

For LEASE  
**RETAIL**

# **DOWNTOWN 2ND AVE NORTH**

**144 2ND AVE NORTH**

**PILCHER BLDG.**

**PILCHER**

**138-140**

RETAIL  
AVAILABLE



**SNIPES  
PROPERTIES**

# UNIQUE OPPORTUNITY **BAR | RESTAURANT | RETAIL** **SPACE ON BUSY 2ND AVE** TOURIST DISTRICT

This is a unique opportunity for a BAR | RESTAURANT | RETAIL space on the busy 2nd Ave North tourist district. Located in downtown Nashville and just one block from lower Broadway. The lower level space being  $\pm$  6,899 SF and built out with high end finishes and ready for occupancy. Great for a Speak Easy, Bar, Restaurant, Retail or entertainment venue.

**Building Square Footage:**  $\pm$  38,626 SF

**Available Square Footage:**  $\pm$  6,899 SF

**Lower Level Lease Rate:**  
\$55 SF/YR (NNN)

**Intersection:** 2nd Ave North and Commerce Street

Available for the best in retail concepts // Open floor plan with towering 13'-16' foot ceilings with historic timber and brick construction // Walking distance to Ryman Auditorium, Bridgestone Area, Omni Nashville Hotel, AJ's Good Time Bar, Nissan Stadium, 21c Museum Hotel, Hard Rock Café, among many other incredible restaurants, bars, luxury condos, apartments, hotels, and companies.

## **For Leasing Information:**

Stan Snipes, Snipes Properties  
615.815.1613  
ssnipes@snipes-properties.com

**PILCHER BLDG.**  
144 2nd Avenue North  
Nashville, TN 37201

**(615) 815.1613**

Creed Investment Company  
**creative. urban. investments.**



LOWER**LEVEL**



# LOWER LEVEL

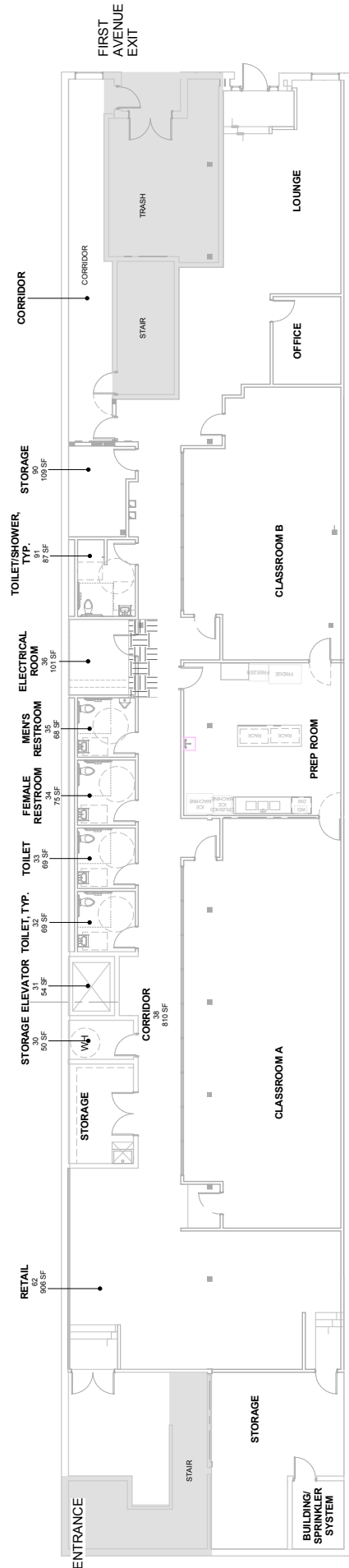


# FLOOR PLAN

## LOWER LEVEL FLOOR

Use:  
RETAIL

Rentable SF:  
± 6,899 SF



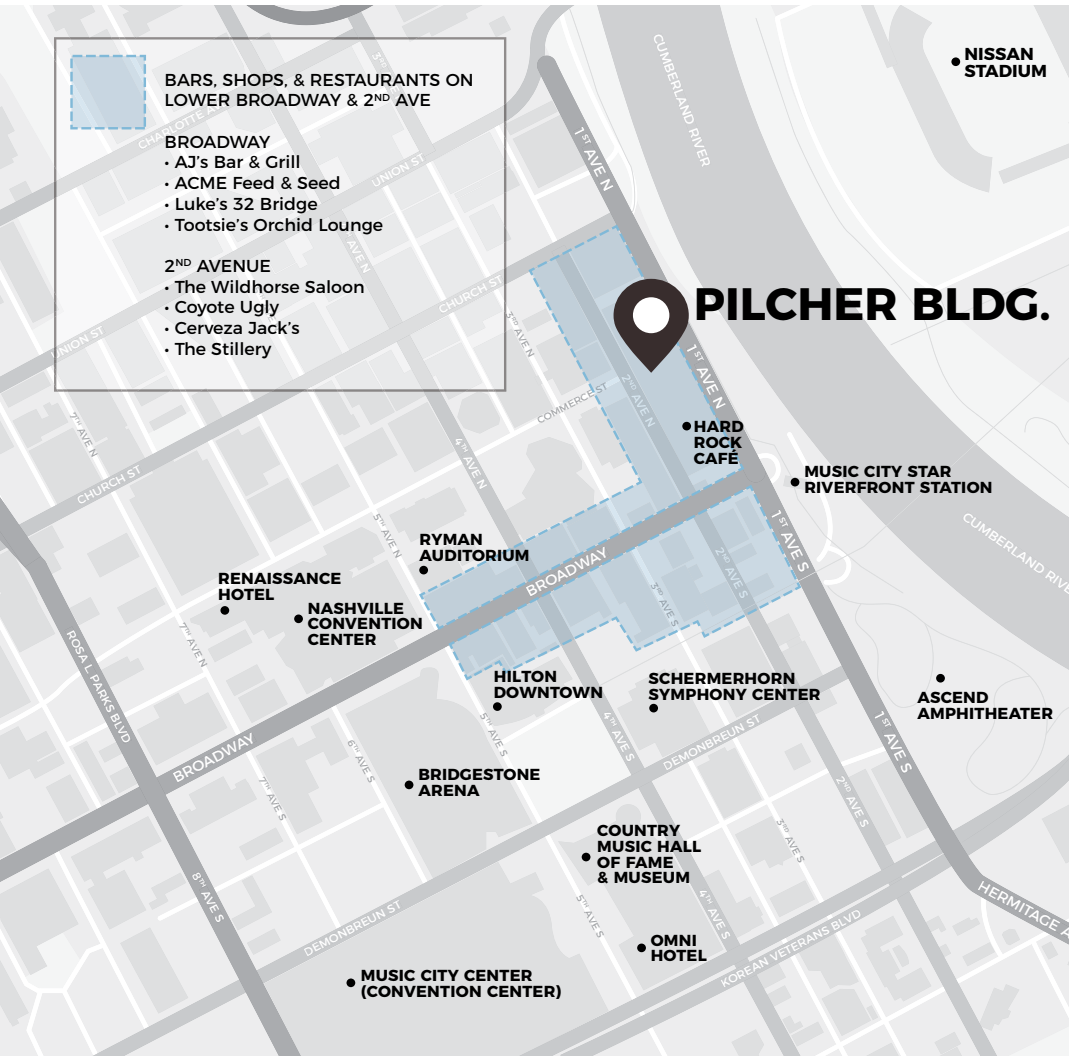


**It's good to be in Nashville. No wonder we are called the "IT" city!**

**PILCHER BLDG.**  
144 2<sup>ND</sup> AVENUE NORTH

- **#6 Best of the Best Top U.S. Destinations 2025**  
Tripadvisor - January 2025
- **#13 Best Cities in the U.S. in 2025**  
Travel + Leisure - July 2025
- **Nashville #3 for the "South's Best Cities Overall"**  
Southern Living - March 2025
- **Nashville Among "The Best Music Cities in the U.S."**  
Rolling Stone Magazine - June 2025

**It's all happening in Downtown Nashville and the Pilcher Bldg. is right in the middle of it all! There's no hotter place to be!**



- BARS, SHOPS, & RESTAURANTS ON LOWER BROADWAY & 2<sup>ND</sup> AVE**
- BROADWAY**
- AJ's Bar & Grill
  - ACME Feed & Seed
  - Luke's 32 Bridge
  - Tootsie's Orchid Lounge
- 2<sup>ND</sup> AVENUE**
- The Wildhorse Saloon
  - Coyote Ugly
  - Cerveza Jack's
  - The Stillery

**PILCHER BLDG.**

## Corporate Relocation + Expansion

- **2025 Announcement:** Pinnacle Financial Partners relocated its headquarters to Nashville Yards, opened new offices early 2025
- **2025 Announcement:** Oracle is significantly investing and expanding, bringing major jobs and solidifying Nashville's tech presence.
- **2025 Announcement:** East Bank includes major mixed-use development, riverfront parks and new housing with Oracle campus being the large centerpiece.
- **2025 Announcement:** Music City Center Expansion. Plans are underway for a major expansion of the convention center to boost tourism and business.

# FACTS & **FEATURES**

## **Nashville & Downtown Area**

Nashville was recently ranked as the one of the hottest American cities due to job growth, affordability, livability, and the health and well-being of the city's residents by Business Insider.

On average, there are over 800 events every month in Downtown Nashville including CMA Music Festival, New Year's Eve Broadway Bash, Music City Marathon and the 4th of July Celebration.

Downtown Nashville is the heart of Music City with over 250 live music venues offering country, jazz, bluegrass and blues every night. In addition, there are over 40,000 concert and theater venue seats, with an additional 69,143 seats in Nissan Stadium.

Downtown's major sports venues are the Bridgestone Arena (home to the Nashville Predators professional hockey team), the Nissan Stadium (home to the Tennessee Titans), the Sulphur Dell Baseball Stadium (home to the Nashville Sounds minor league baseball team), the newly established GEODIS Park (home to the MLS Nashville SC)

Downtown Nashville had 17.5 million visitors within 2025 and spending projected to reach \$11.4 Billion.

**The Pilcher Bldg., part of the Original Town of Nashville, was built in 1900 with five stories, consisting of a 1st Avenue river facing ground level "basement" entrance, and four additional floors starting with the 2nd Avenue grade level entrance. The building was strategically positioned on the Cumberland River with an address of 54 Market Street South and was home to local salt merchants, the Pilcher Brothers.**

Today this building is situated in the middle of Nashville's 2nd Avenue Historical District. The Pilcher Bldg. boasts turn-of-the-century architecture and original features that simply cannot be replicated today.

The redevelopment of the Pilcher Bldg. has brought state-of-the-art, modern energy savings improvements that few buildings of this age and character can offer.



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