

WEDGEWOOD HOUSTON

445

PARK

COMMONS

NASHVILLE

For Lease | 2,908 SF + 1,953 SF |
Retail Opportunity





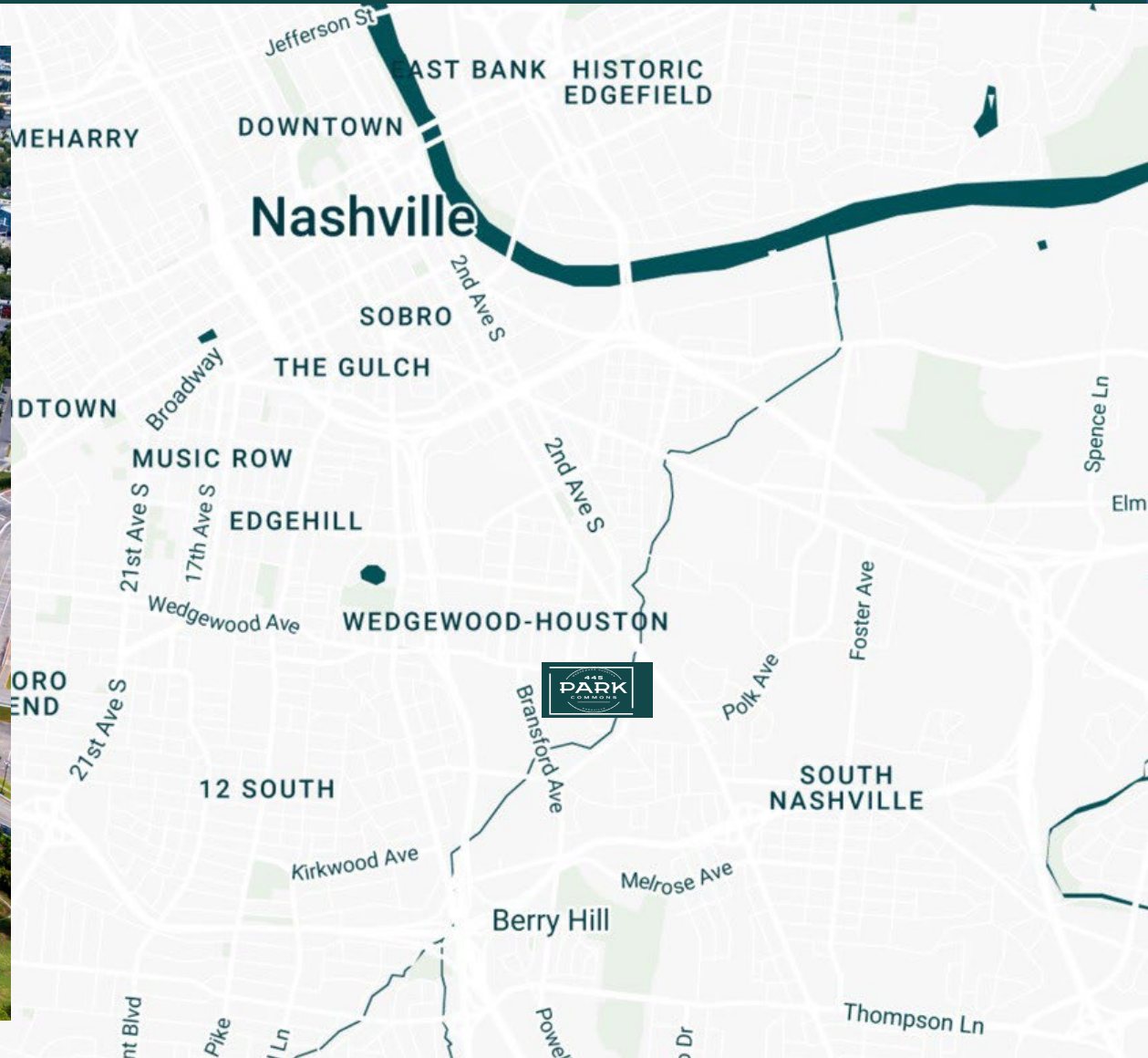
PARK COMMONS TAKES CENTER STAGE AS A VIBRANT 10-ACRE, MIXED-USE DEVELOPMENT SET IN THE HEART OF THE HISTORIC FAIRGROUNDS 117-ACRE CAMPUS.



IN THE CENTER OF EVERYTHING.

Located next to GEODIS Park and surrounded by iconic sporting venues where you can feel the rush of the city, Park Commons is designed to celebrate community, health, and wellness while staying true to Nashville.

With over 60,000 square feet of retail opportunity across three phases, Park Commons offers the perfect venue for residents and visitors to cultivate an active, healthy lifestyle.



PROJECT OVERVIEW

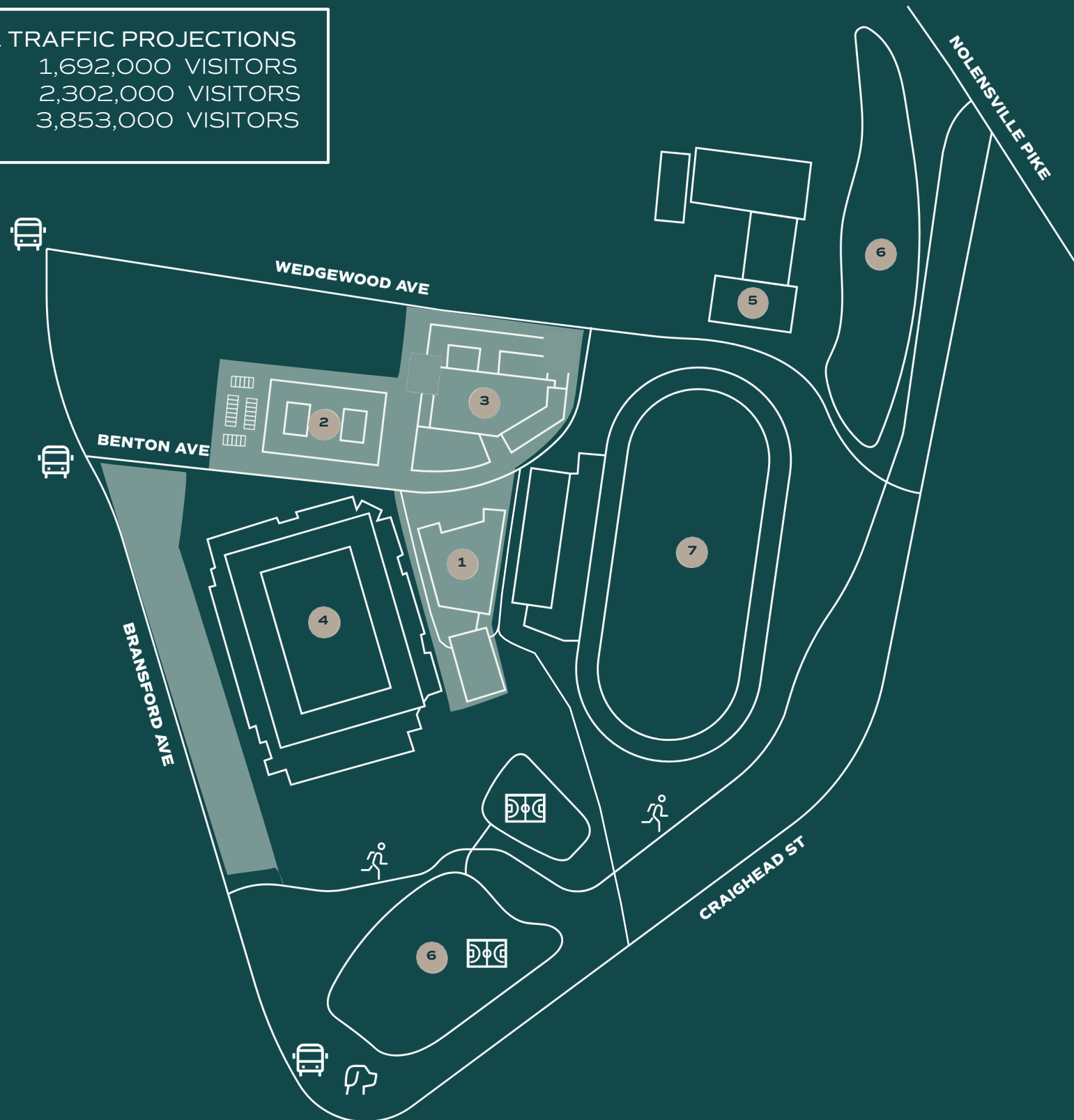
ANNUAL TRAFFIC PROJECTIONS

2022	1,692,000 VISITORS
2027	2,302,000 VISITORS
2030	3,853,000 VISITORS

CAMPUS MAP & DENSITY

- 445 Park Commons
-335 Residential Units
-11,250 SF Retail
-7,500 SF Community Space
- Future PC Phase 2
-330 Residential Units
-15,000 SF Retail
-4,000 SF Daycare
- Future PC Phase 3
-180,000 SF Office
-330 Residential Units
-200 Hotel Keys
-15,000 SF Retail
- GEODIS Park
-30,000 Seats
-17 Matches
-10 Concerts / Events
- Expo Center
-180 Events
- Fair Park
- Nashville Speedway
-10 Races

-  Dog Park
-  Rec Fields
-  Walking Path
-  Park Commons



NASHVILLE'S CREATIVE HUB: WEDGEWOOD HOUSTON



DICEYS TAVERN



IGGY'S



NEVER NEVER



BASTION

Wedgewood Houston is one of Nashville's fastest-developing neighborhoods. The area is characterized by its rapidly changing industrial culture into a vibrant entertainment district popular with artists, craftsmen and musicians.

FOOD & DRINK

1. American Lounge
2. Baked on 8th
3. Barista Parlor
4. Bastion
5. Corsair Distillery & Headquarters
6. Crest Coffee House
7. Dicey's Tavern
8. Diskin Cider
9. Dozen Bakery
10. E+ROSE Wellness Café
11. Flamingo Cocktail Club
12. Gabby's Burgers & Fries
13. Hattie B's Hot Chicken
14. Humphreys Street Coffee
15. Iggy's
16. Jackalope Brewing Company
17. Mangia
18. Mercado
19. Nashville Craft Distillery
20. Never Never
21. pH Craft Cocktails
22. Poppy & Peep Chocolate
23. Red Bicycle Coffee & Crepes
24. Santa's Pub
25. Smokin Thighs
26. Tempo

ART & CULTURE & SHOPPING

1. Adventure Science Center
2. COCOCO Home
3. David Lusk Gallery
4. Fair Park
5. Fork's Drum Closet
6. Fort Negley
7. GEODIS Park
8. Julia Martin Gallery
9. Loyal Stricklin
10. Nashville Fairgrounds Speedway
11. Nashville Repertory Theatre
12. Publix
13. Soho House
14. The Fairgrounds Nashville
15. TNB Fitness
16. Zeitgeist



AREA DEMOGRAPHICS

WITHIN A 3 MILE RADIUS

2024	107,033 POPULATION	199,619 DAYTIME POPULATION	30.6 MEDIAN AGE	\$123,985 AVERAGE HOUSEHOLD INCOME
2029	125,956 POPULATION		32.4 MEDIAN AGE	\$141,213 AVERAGE HOUSEHOLD INCOME

WITHIN A 5 MILE RADIUS

2024	254,446 POPULATION	469,849 DAYTIME POPULATION	32.5 MEDIAN AGE	\$125,573 AVERAGE HOUSEHOLD INCOME
2029	283,505 POPULATION		34.1 MEDIAN AGE	\$143,545 AVERAGE HOUSEHOLD INCOME





NOW LEASING
470.339.7791
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LEASING

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BE A PART OF THE ACTION
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445 PARK COMMONS CAMPUS PLAN

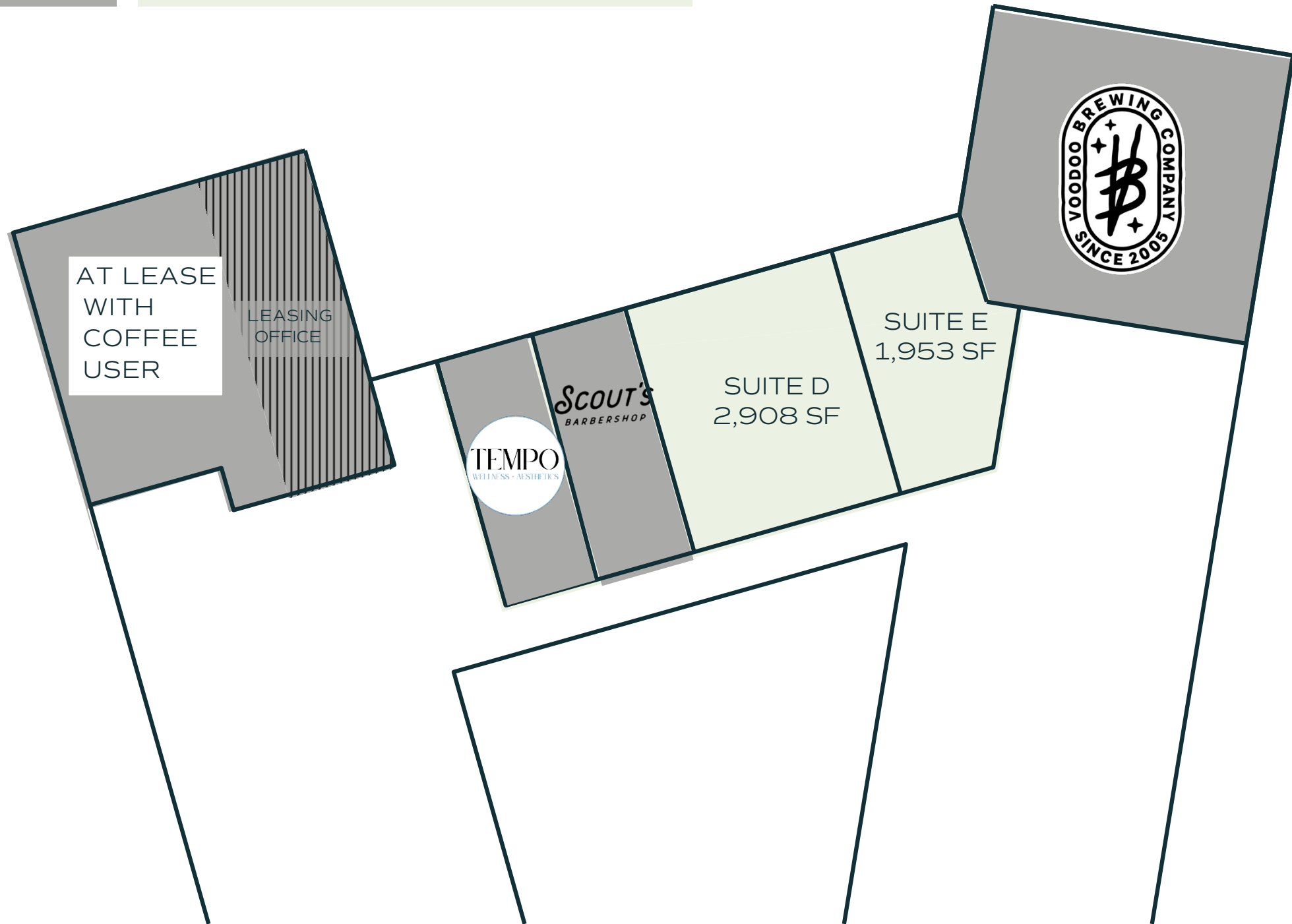


RETAIL OPPORTUNITY OVERVIEW

LEASED

AVAILABLE

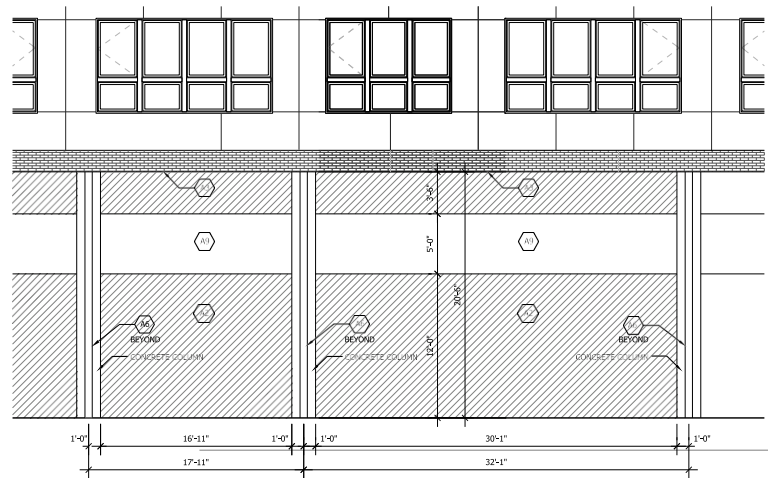
SUITES D&E HAVE THE SAME FINISHED FLOOR ELEVATION AND CAN BE COMBINED.



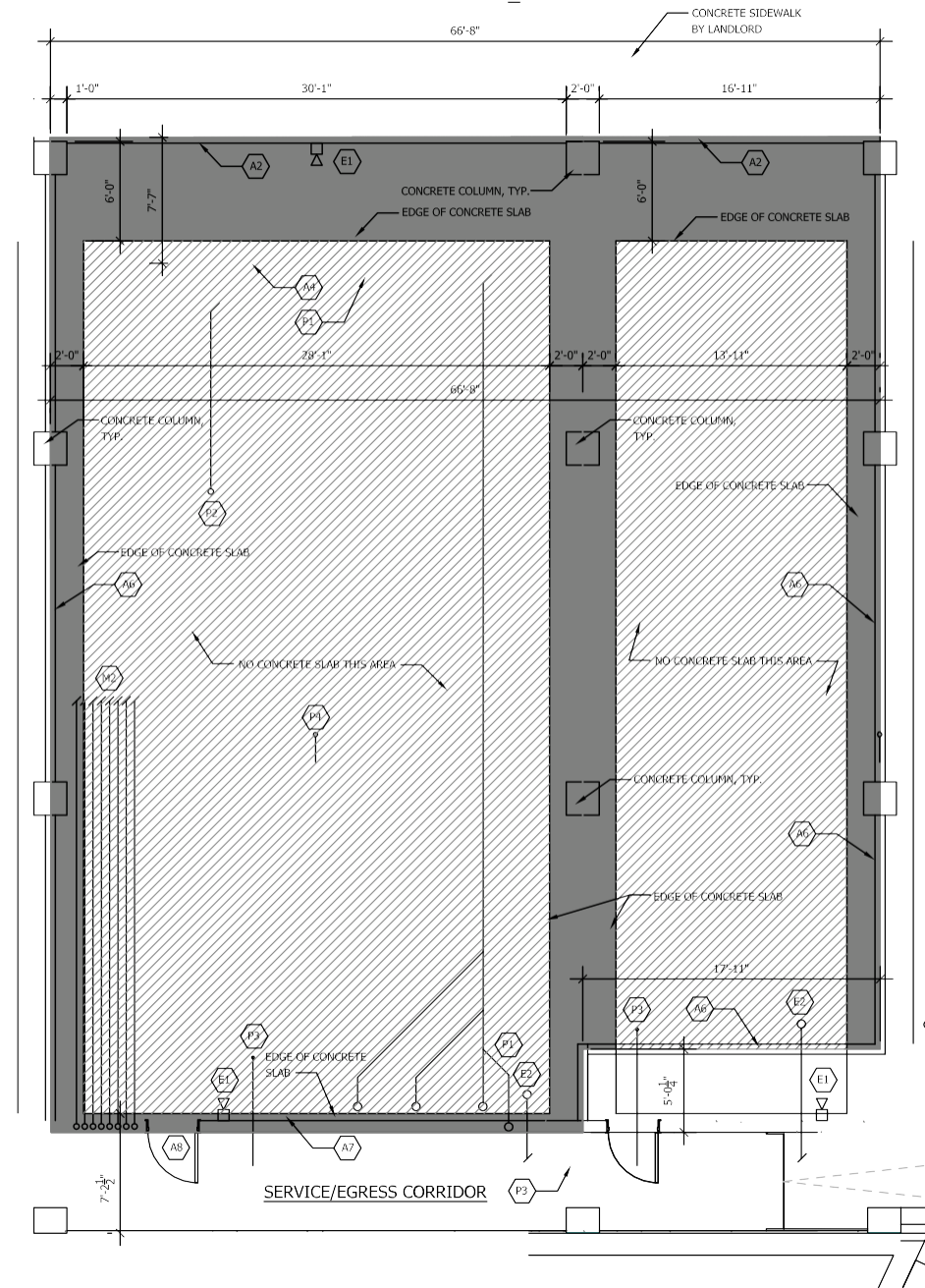
SUITE D.

2,908 SF

20'6" CEILING HEIGHT

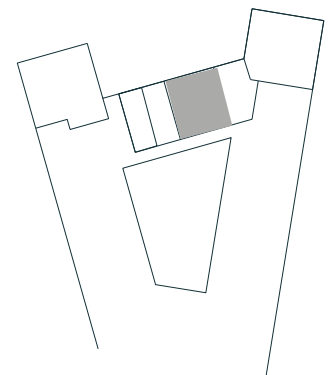


ELEVATION



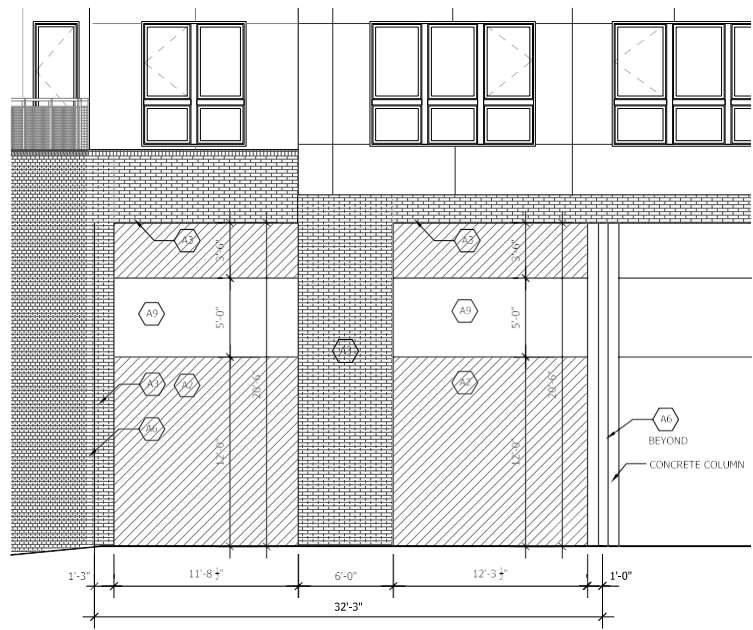
PLAN

KEY PLAN

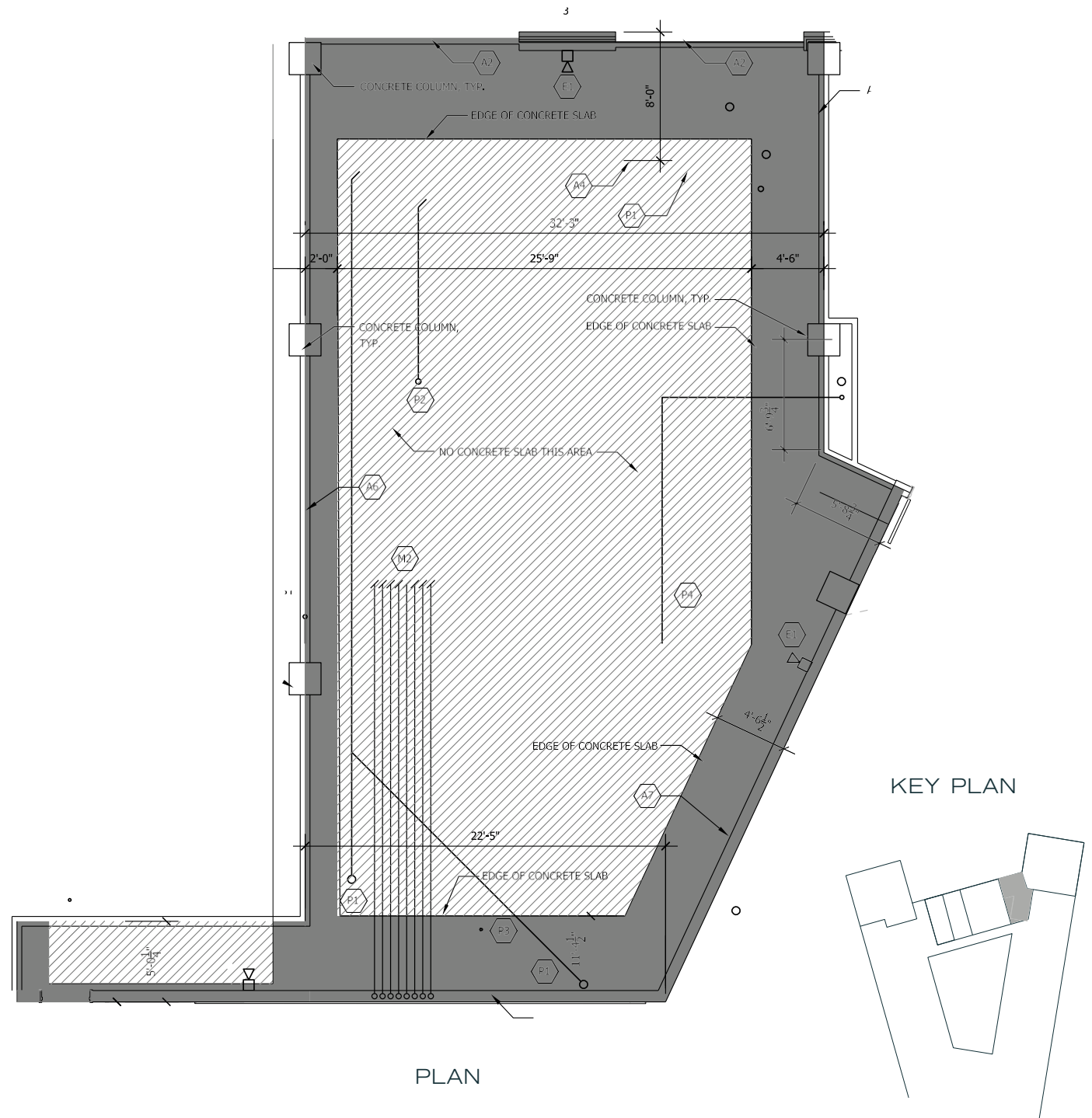


SUITE E.

1,953 SF
20'6" CEILING HEIGHT

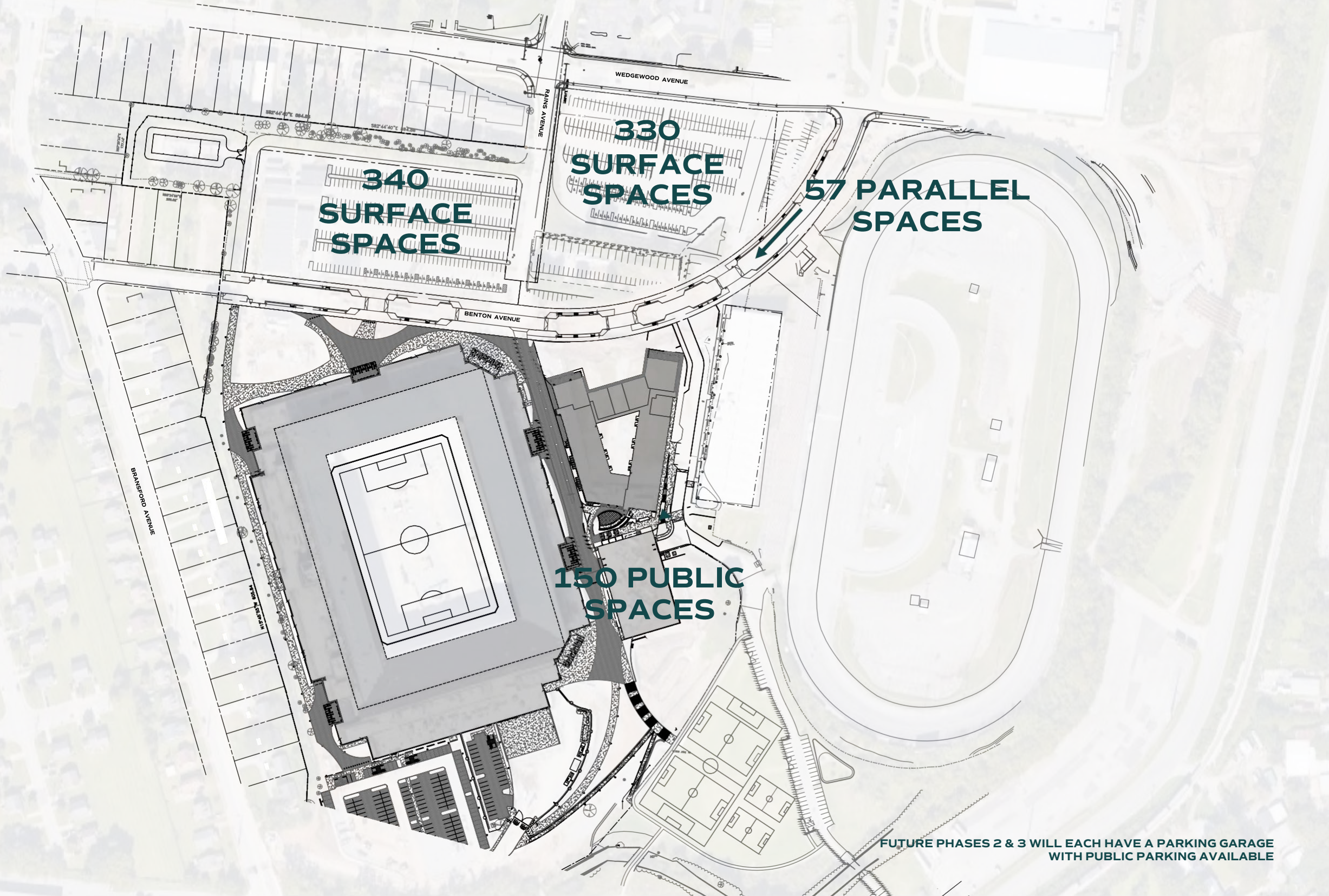


ELEVATION



PLAN

1 HOUR FREE PARKING WITH AMPLE OPTION



FUTURE PHASES 2 & 3 WILL EACH HAVE A PARKING GARAGE WITH PUBLIC PARKING AVAILABLE



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