

2602

Westwood

Drive

Nashville

Tennessee

FOR SALE OR LEASE



JLL

*Achieve
Ambitions*

Property Overview



- For Sale or Lease
- 10,010 SF
- 4 offices
- 16' ceilings
- Black painted interior

- Dressing rooms
- Green rooms
- Carpet throughout
- Full HVAC
- Two (2) 200 amp 3 phase breakers



- Currently built out as a sound stage and performance venue
- Elevated seating
- Performance lighting
- Percussion tile



- 2 drive-in doors (12' X 14')
- 2 dock doors (10' X 10')
- 20 parking spaces
- Excellent location in Melrose neighborhood
- Close proximity to 12th South, Berry Hill, & Wedgewood Houston
- 2.8 miles to downtown Nashville
- 1.0 miles to I-65

Best Potential Use



Craft Brewery



Compound
Pharmacy



Custom
Merchandise

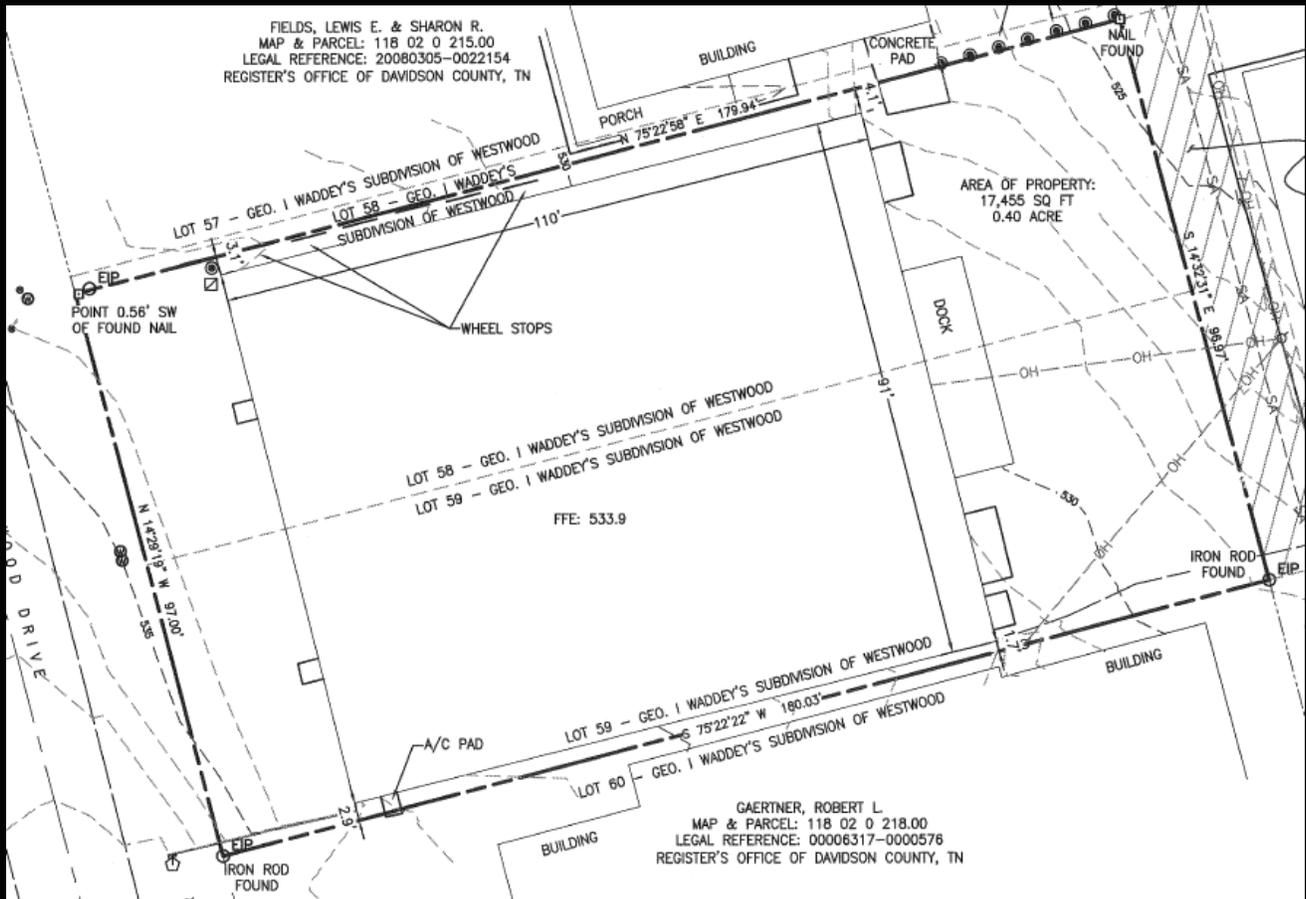
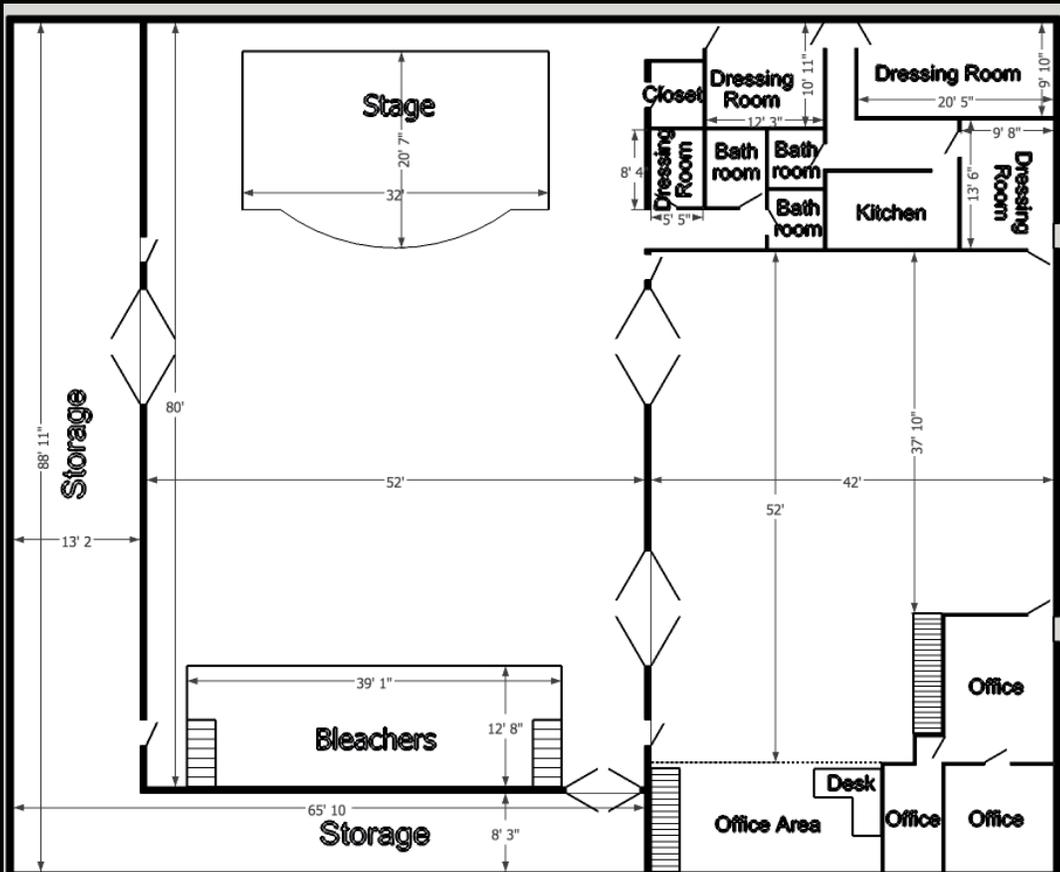


Art Studio /
Gallery



Service
Warehouse

Floor Plan & Survey



Location Overview

VIBRANT AND TRENDY LIVING

Residents of these neighborhoods enjoy on average 27% disposable income advantage

GERMANTOWN

EAST NASHVILLE

NASHVILLE WEST END / DOWNTOWN

THE GULCH

SOBRO

HILLSBORO VILLAGE



12SOUTH + 8TH AVENUE

Craft BREWED

BOTTLE SHOP AND TASTING ROOM
NASHVILLE, TENNESSEE



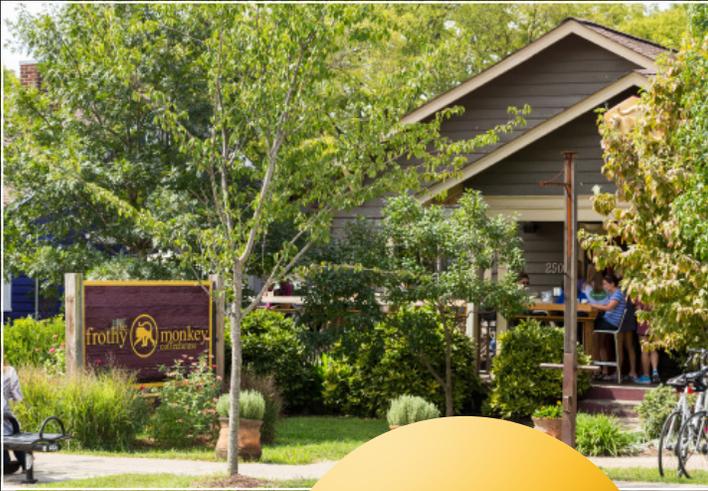
8th South Corridor

A FOODIE DESTINATION

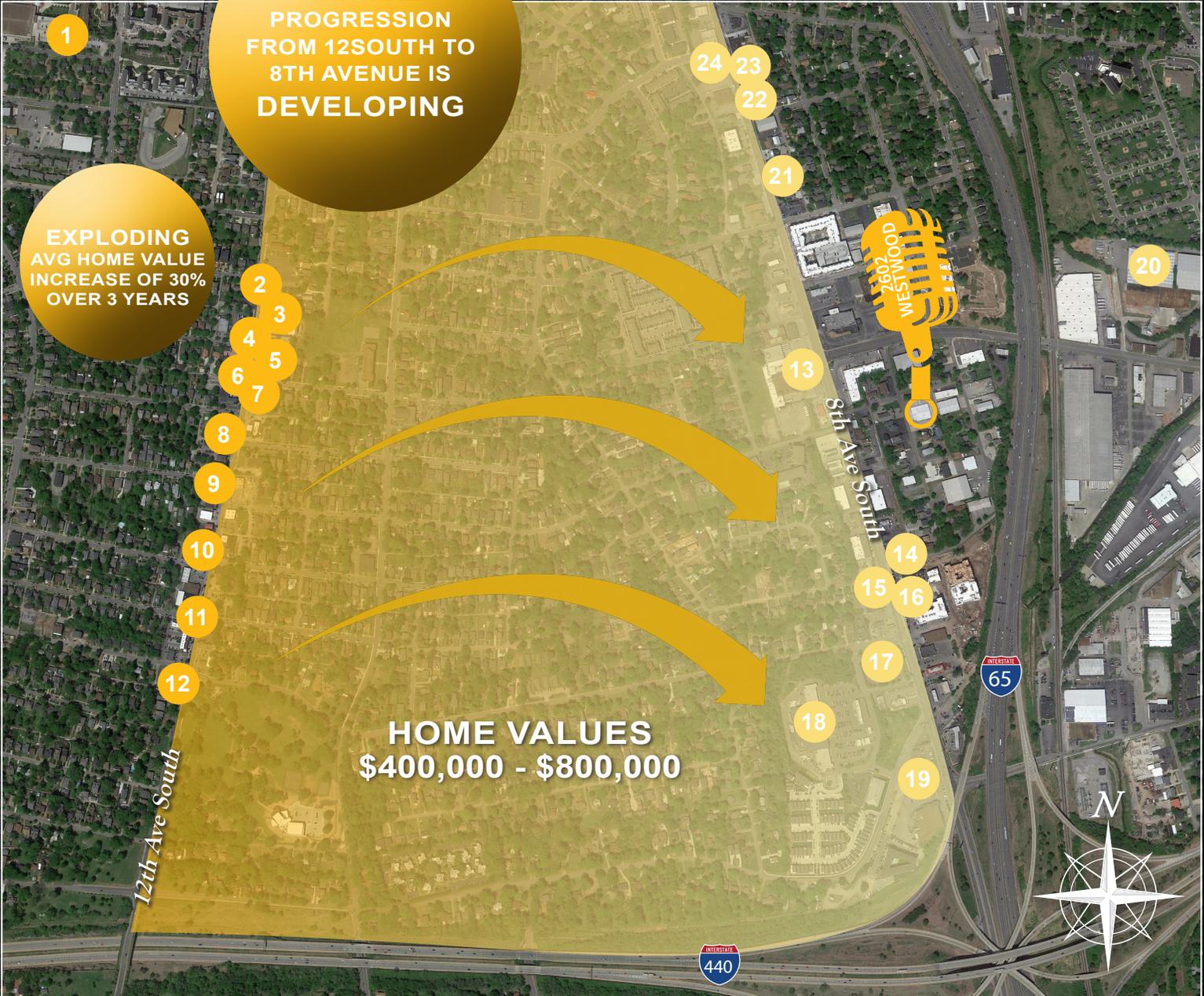
8th South plays host to some of Nashville's most cherished new hot spots and is known to attract Nashvillians in mass to their wide array of local dining that ranges from upscale eats to humble home cooking, making it a true foodie destination



Amenities



- | | |
|----------------------|-----------------------------|
| 1 Belmont University | 13 Old Colonial Bakery Site |
| 2 Cadeau | 14 Sinema |
| 3 Josephines | 15 The Sutler Saloon |
| 4 12South Taproom | 16 Family Dollar Store |
| 5 Mafioza's | 17 Walgreens |
| 6 Katy K Designs | 18 Kroger |
| 7 Urban Grub | 19 CVS |
| 8 Frothy Monkey | 20 Weld Creative Work Space |
| 9 Imogene + Willie | 21 Urban Juicer |
| 10 Corner Music | 22 Pre to Post Modern |
| 11 Burger Up | 23 Eighth and Roast |
| 12 Las Paletas | 24 Zanies Comedy Nightclub |



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