

1017 WOODLAND STREET | NASHVILLE, TN 37206

- ▷ ±2,547 SF | 2-Story Restaurant Building on 0.09 AC
- ▷ Five Points / East Nashville — Iconic Address
- ▷ Second-Gen Restaurant Build-Out | \$3,000,000

STRIDE

COMMERCIAL

1017 Woodland Street

RESTAURANT BUILDING FOR SALE // NASHVILLE, TN 37206

Building Snapshot

1017 WOODLAND STREET | NASHVILLE, TN 37206

Building SF: ±2,547 SF (2-story)

Parcel SF / Acreage: 3,920 SF / 0.09 AC

Asking Price: \$3,000,000

Offering Type: Fee simple — building and land

Sale Terms: As-is, where-is; standard PSA; all offers through Stride Commercial

Current Use / History: Former home of Margot Café & Bar (opened June 5, 2001; closed June 5, 2026 — exactly 25 years). Original building was Krech Motor Company. Prior to that, the address was associated with East Nashville's Five Points commercial corridor.

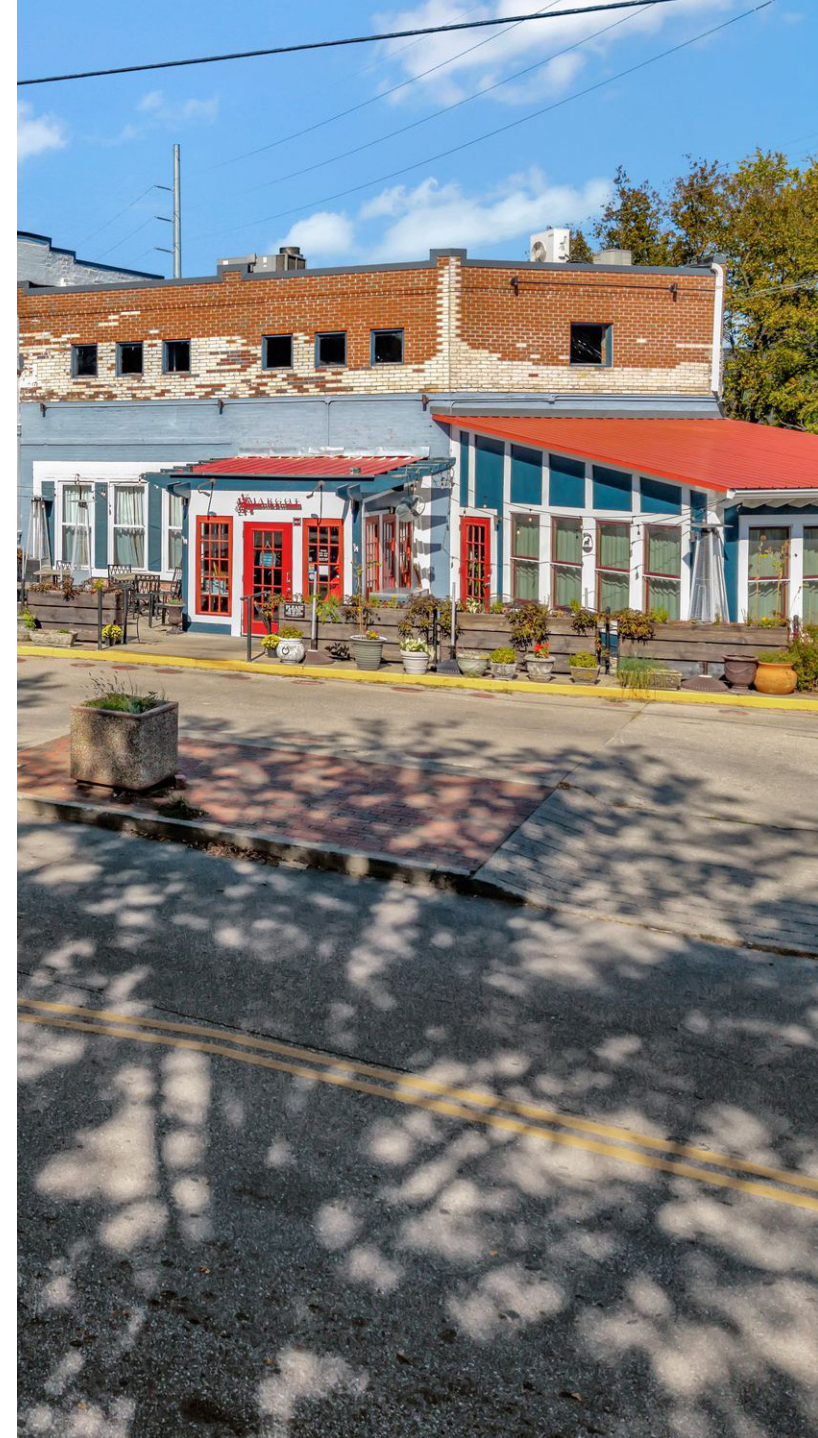
Vacancy: Building vacant as of June 5, 2026 — Margot Café & Bar permanently closed on its 25th anniversary.

Condition: Second-generation restaurant build-out — full commercial kitchen in place. Dining room, bar, and second-floor event/dining space.

Parking: 4 on-site spaces + street parking and surface lots in the immediate area

Outdoor Expansion: Potential patio/outdoor dining conversion where on-site parking currently exists

Zoning: MUL-A (Mixed-Use Limited) | OV-NHC | OV-UZO



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Executive Summary

OPPORTUNITY

On June 5, 2026 — exactly 25 years to the day after it opened — Margot Café & Bar served its final meal at 1017 Woodland Street. For the first time since 2001, one of East Nashville's most recognized addresses is available for purchase. Chef Margot McCormack opened the restaurant in a building that had previously housed Krech Motor Company, transforming it into a James Beard-nominated destination that earned national coverage in The New York Times, TIME, and The Wall Street Journal, and drew a fiercely loyal dining audience to Five Points before the neighborhood became what it is today. This ±2,547 SF two-story building on a 3,920 SF parcel is offered at \$3,000,000 — an as-is acquisition of a second-generation full commercial kitchen, a proven two-floor restaurant footprint, and an address with 25 years of embedded brand equity at the center of East Nashville's cultural core. The site offers potential patio/outdoor expansion in the area currently used for on-site parking. MUL-A zoning with OV-NHC and OV-UZO overlays supports continued F&B use as well as a range of other mixed-use scenarios.



HIGHLIGHTS

- First time available in 25 years — legacy restaurant address at Five Points, the intersection where Woodland Street, Forrest Avenue, N. 11th Street, and Clearview Avenue converge into East Nashville's commercial and cultural core.
- Building and land — fee simple sale of ±2,547 SF 2-story building on 0.09 AC / 3,920 SF parcel, offered at \$3,000,000.
- Second-generation full commercial kitchen in place — most expensive restaurant infrastructure already built.
- Vacant and ready — Margot Café & Bar closed June 5, 2026. No operational business to coordinate around.
- Expansion potential — patio/outdoor dining conversion where on-site parking currently exists.
- MUL-A / OV-NHC / OV-UZO zoning — F&B, hospitality, mixed-use, and other commercial uses supported.
- Prime Five Points positioning — walkable destination with one of Nashville's most loyal neighborhood dining audiences.
- Nationally recognized address — Margot earned four James Beard Foundation nominations and coverage in The New York Times, TIME, and The Wall Street Journal over its 25-year run.
- Ideal for restaurateurs, hospitality investors, or owner-users seeking a proven East Nashville address.

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About the Space

1

THE BUILDING

- 1017 Woodland Street — 2-story restaurant building
- ±2,547 SF total across two floors
- Second-generation full commercial kitchen
- Ground floor: dining room, bar, and back-of-house
- Second floor: additional dining and event space

2

THE SITE

- 3,920 SF parcel / 0.09 acres
- 4 on-site parking spaces
- Outdoor expansion potential — patio/outdoor dining conversion of existing parking area
- Street parking and surface lots immediately adjacent
- MUL-A (Mixed-Use Limited) zoning — supports F&B, hospitality, mixed-use
- OV-NHC + OV-UZO overlays — confirm exterior alteration scope with Metro Nashville Planning

3

THE OPPORTUNITY

- Asking Price: \$3,000,000
- Sale Terms: As-is, where-is / standard PSA
- Ideal Buyers: Restaurateurs, hospitality operators, investors, owner-users
- Use Cases: Continued F&B; value-add investment; mixed-use redevelopment
- Legacy address — first available in 25 years
- All inquiries: Lanier Wagster, Cameron Bice, or Matt Cooper, CCIM

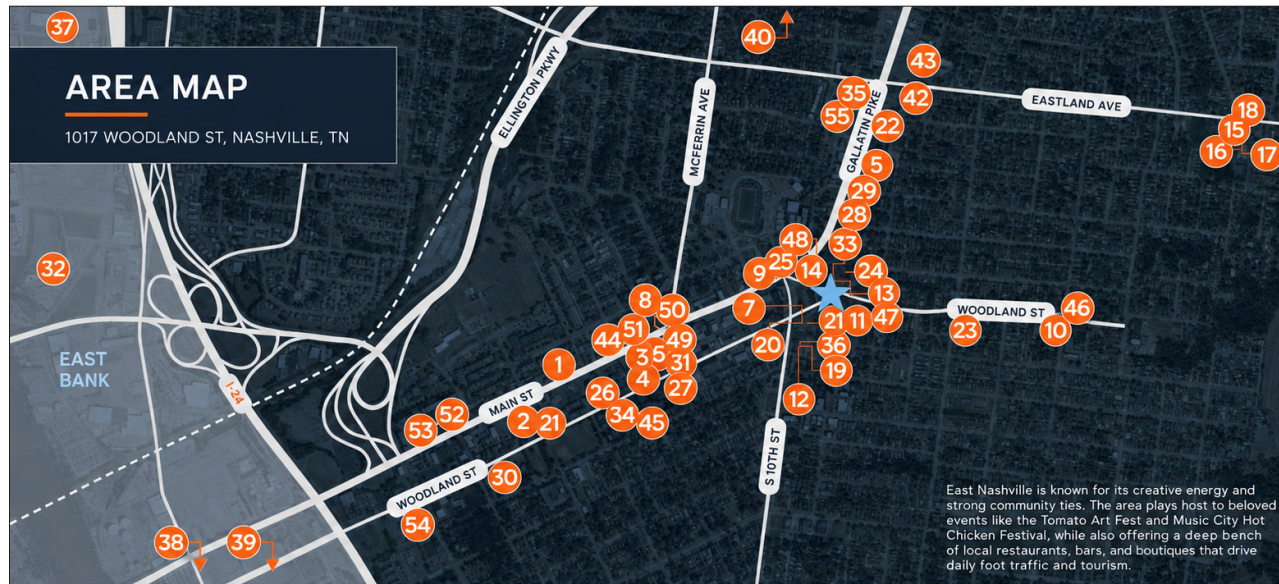


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Location & Access



DRIVE TIMES & ACCESS

- Five Points (at/adjacent): Immediate — steps from intersection
- Downtown Nashville: ~2 miles / ~7 min
- Vanderbilt / Midtown: ~3 miles / ~9 min via I-40
- Germantown: ~2.5 miles / ~8 min
- BNA Nashville Int'l Airport: ~7 miles / ~14 min via I-40
- Shelby Park / Greenway: ~0.5 miles / ~2 min
- East Bank / Oracle Site: ~1.5 miles / ~5 min

ACCESS HIGHLIGHTS

- Five Points — East Nashville's most active commercial and dining intersection, at the address. Where Woodland St, Forrest Ave, N. 11th St, and Clearview Ave converge.
- Walkable destination — Five Points draws sustained foot traffic from residents, visitors, and destination diners throughout the week and on weekends.
- 4 on-site parking spaces + street parking and surface lots within steps.
- Outdoor patio expansion potential — converts existing parking to outdoor dining.
- Broker-accompanied tours only — contact Lanier Wagster, Cameron Bice, or Matt Cooper, CCIM.

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Amenities & Neighborhood



ABOUT FIVE POINTS / EAST NASHVILLE

Five Points is East Nashville's commercial and cultural center — the intersection where Woodland Street, Forrest Avenue, North 11th Street, and Clearview Avenue converge. For 25 years, Margot Café & Bar defined elevated neighborhood dining at this address, earning four James Beard Foundation nominations and consistent national press coverage before the surrounding neighborhood reached its current density and recognition. The buyers who compete for 1017 Woodland Street will inherit an address with embedded brand awareness, a neighborhood that has deepened significantly in value since 2001, and the foot-traffic environment that independent restaurant operators across Nashville aspire to reach. Established anchors nearby include The 5 Spot (live music, Forrest Ave at Five Points), Five Points Pizza, Lockeland Table, and Butcher & Bee — with East Bank development, the new Titans stadium, and Oracle's campus further concentrating regional demand on the East Side.

FIVE POINTS — NEARBY

- The 5 Spot — East Nashville live music venue (Forrest Ave at Five Points)
- Five Points Pizza — neighborhood dining staple at the intersection
- Lockeland Table — James Beard-recognized community restaurant (~0.4 mi, 1520 Woodland St)
- Ugly Mugs Coffee — neighborhood coffee institution (Eastland Ave, ~0.6 mi)
- Bongo Java East — coffee and café (~0.2 mi on S. 11th St)
- Butcher & Bee — acclaimed dining at Woodland & Main (902 Main St, ~0.4 mi)
- Joyland (Sean Brock) — Sean Brock burger concept one block west at 901 Woodland St (~0.1 mi)
- Smith & Lentz Brewing — craft brewery (903 Main St, ~0.3 mi)
- Shelby Park & Shelby Bottoms Greenway — outdoor recreation (~0.5 mi)
- East Bank development — Oracle HQ site, New Titans Stadium, major mixed-use redevelopment all within (~1.5 mi)

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Traffic & Demographics

TRAFFIC COUNTS

- Woodland St (at property/Five Points): 6,243 VPD
- Gallatin Pike (nearby arterial, ~0.4 mi): 20,320 VPD

Source: TDOT AADT, 2025

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population:	8,321	102,222	243,034
2030 Projected Population:	19,299	109,438	257,379
2025 Households:	8,223	49,833	109,334
Median Age:	35.4	35.3	34.2
Average Household Income:	\$115,727	\$113,725	\$104,275
Median Household Income:	\$87,511	\$86,419	\$75,290
Bachelor's Degree or Higher:	42%	45%	42%
Median Home Value:	\$695,418	\$553,454	\$478,563
Annual Consumer Spending:	\$251.4M	\$1.5B	\$3.1B

Source: CoStar, 2025 estimates (1/3/5-mile radius)

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CONTACT US

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