

MONROE & ARTHUR

HISTORICAL NEIGHBORHOOD LANDMARK OPPORTUNITY



PROPERTY OVERVIEW

RARE COMMERCIAL OPPORTUNITY IN THE HISTORIC BUENA VISTA NEIGHBORHOOD OF NORTH NASHVILLE. THE PROPERTY IS SITUATED ON THE CORNER OF MONROE AND ARTHUR AND SITS TWO BLOCKS FROM THE MAIN INTERSECTION OF MONROE AND ROSA PARKS BLVD. THE PROPERTY BENEFITS FROM STEADY NEIGHBORHOOD TRAFFIC AND HAS RECENTLY BEGAN EXPERIENCING FOOT TRAFFIC DUE TO LARGE INFLUX OF NEW RESIDENTS AS WELL AS TRAVELERS STAYING AT THE DOZENS OF AIRBNB'S NEARBY. GIVEN A NEIGHBORHOOD HISTORICAL LANDMARK OVERLAY, THE STATUS ALLOWS A VARIETY OF USES INCLUDING A RESTAURANT, BED AND BREAKFAST, RETAIL, OFFICE OR RESIDENTIAL.

PROPERTY SUMMARY

ADDRESS: 1006 MONROE STREET,
NASHVILLE, TN 37208

TOTAL SQUARE FOOTAGE 6,236

LOT SIZE: 0.36 ACRES

SUBMARKET: BUENA VISTA

ZONING: OV-NHL

PARCELS: 081-16-0-175.00

PROPERTY HIGHLIGHTS

- RENOVATED HISTORIC 2-STORY RESIDENCE
- HISTORIC LANDMARK OVERLAY ZONING
- EXPOSED BRICK WALLS
- 12' CEILINGS ON MAIN LEVEL
- LARGE OUTDOOR AREA

LOCATION HIGHLIGHTS

- RARE NEIGHBORHOOD COMMERCIAL OPPORTUNITY
- 1 BLOCK TO THE GERMANTOWN KROGER
- 2 BLOCKS OFF ROSA PARKS BLVD.
- LARGE INFLUX OF NEW RESIDENTS AND TRAVELERS





Monroe St.

PROPERTY

Arthur









Construction of 1006 Monroe began in late June 1904 by owner Leo D. Wege. The building cost \$6,000 to construct. According to a 1905 newspaper article, brick for the home was provided by A.D. & C.H. Lesueur Brick Company. In 1905, the company was 35 years old and located on Union Street with yards in South Nashville, between Lebanon Pike and the Cumberland River.

Lots 115, 116, and 117 were purchased by Leo D. Wege between 1903 and 1905. The current property includes parts of Lots 115 and 116 and none of lot 117. Wege purchased the lots in three separate transactions from Alethia Scovel, Spencer G. Scovel, and Demia B. Gormell. It is likely that the lots were vacant at the time. Platted in 1856 as part of the Plan of McGavock's Town

North Nashville. Monroe was Ophelia Ave and Arthur was Wetmore Ave at the time of recording.

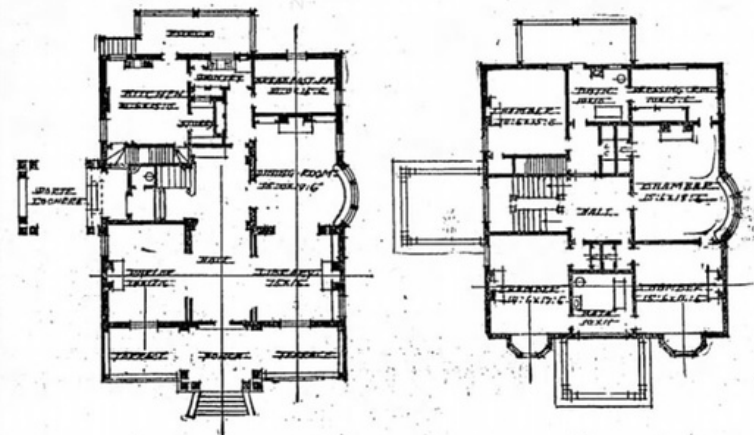
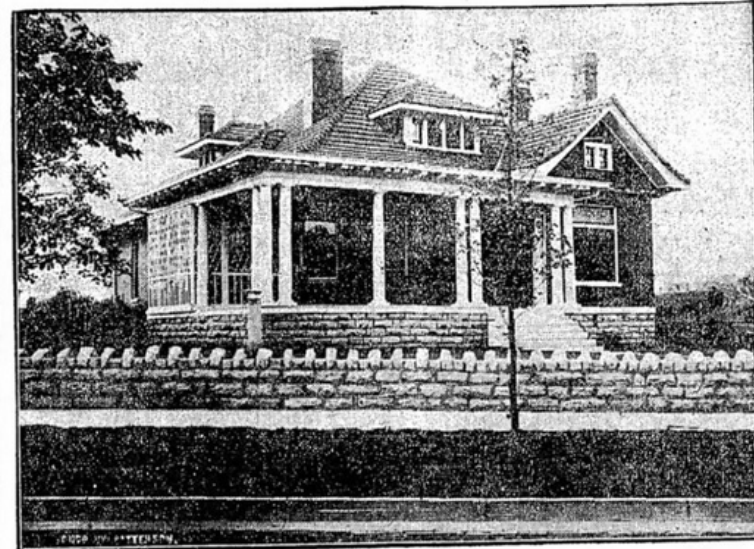
Leo D. Wege first appears in the city directories as living at 1006 Monroe in 1905. The directory refers to the property as "Monroe n.e. corner Arthur Avenue" By 1906, the house is listed with the address 1006 Monroe. The 1904 directory lists Wege as living nearby in Germantown at 1201 N. Vine, which is now 1201 7th Avenue North at the north east corner of Madison Street.

Leo D. Wege was a founder of Family Service laundry, one of Nashville's oldest commercial laundries. Prior to opening his own shop, he was manager at the New York Collar and Cuff Laundry located on Union Street. An early "influencer" he shows up multiple times in *the Tennessean* around 1913 recommending Lung Vita, an Asthma and Tuberculosis remedy. *The Tennessean* notes him as a "well known liquor dealer." He may have also been in the restaurant business as he placed a classified ad in 1914 to sell used restaurant equipment.

In 1919, he was found guilty of killing competitor Samuel Hartman. He entered into a partnership with Mr. Hartman and another man after his own business failing and the loss of his home. He sued Hartman in 1917 for breach of contract and was concerned that Mr. Hartman was seeking to destroy his son's laundry business. Although he claimed self-defense, a jury found him guilty in the second degree with a sentence of ten to twenty years in the state penitentiary. The Supreme Court upheld the ruling in 1919.

Originally, from Louisville, he died at the age of 69 in Nashville, following two years of failing health.

SPLENDIDLY DESIGNED HOME



Above is shown the splendidly designed modern bungalow home of Leo. Wege at Monroe street and Arthur avenue. Below are the plans of a modern city residence built on a suburban lot. The house is built of gray brick trimmed with stone of a corresponding color, all laid with black joints. The first floor on the interior is trimmed in hardwoods and finished in white. The second story is trimmed in stained soft woods. Asmus & Norton are the architects.

designed to occupy, and that they receive the right care and that their needs until recently. This organization was composed largely of women, but its cost of living caused by the material going through so many hands before it

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INTERSTATE 65

ROSA PARKS BLVD.

ARTHUR STREET

MONROE STREET

JEFFERSON STREET

INTERSTATE 24

FUTURE 65 ACRE ORACLE CAMPUS

RIVER NORTH

TOP GOLF

EAST BANK

EAST BANK

NISSAN STADIUM

O-KU

BEARDED IRIS

THE OPTIMIST

NEUHOFF DISTRICT

BUTCHERTOWN HALL

MONDAY NIGHT BREWERY

5TH & TAYLOR

STEADFAST

SONNY'S SAMURAI SUSHI

BARISTA PARLOR

THE GOAT

ROLF & DAUGHTERS

STEAM BOY'S

312 PIZZA

CITY HOUSE

KROGER

MOTHER'S RUIN

HENRIETTA RED

SEDONA TAPHOUSE

GERMANTON PUB

MONELLE'S

TACO MAMACITA'S

JACK BROWN'S

GERMANTOWN CAFE

EMMY'S SQUARED

NEIGHBOR'S

GEIST

DESANO'S

VON ELROD'S

BROOKLYN BOWL

THIRD AND HOME

TAILGATE BREWERY

EG+MC

TENNESSEE STATE LIBRARY

FIRST TENNESSEE PARK

BI-CENTENNIAL PARK

JONATHON'S

FARMER'S MARKET

MUNICIPAL AUDITORIUM

STATE CAPITAL

MARATHON VILLAGE

ML ROSE

STARBUCK'S

CONDADO TACOS

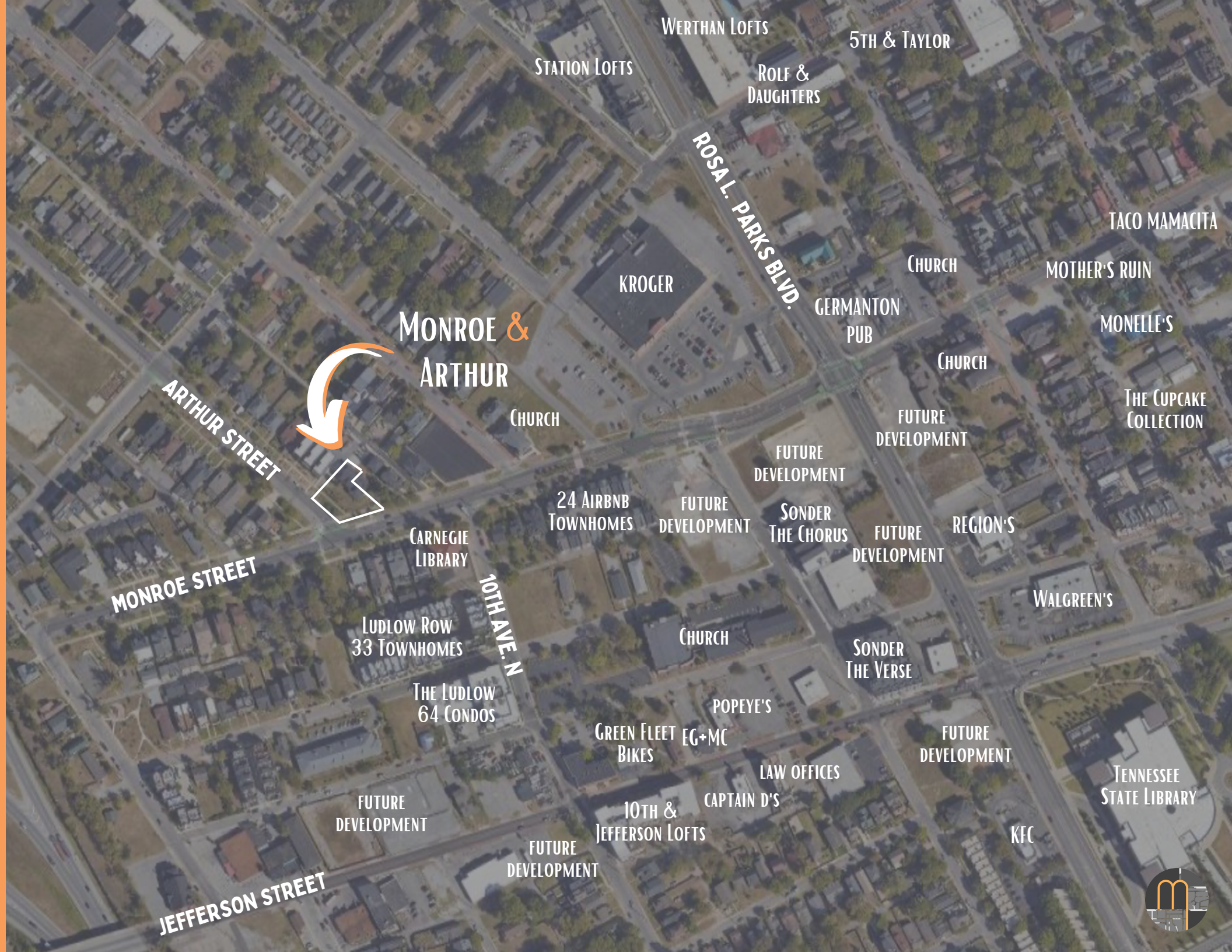
PUBLIX

DOWNTOWN NASHVILLE



MONROE & ARTHUR





WERTHAN LOFTS

5TH & TAYLOR

STATION LOFTS

ROLF & DAUGHTERS

ROSA L. PARKS BLVD.

TACO MAMACITA

CHURCH

MOTHER'S RUIN

MONELLE'S

MONROE &
ARTHUR

KROGER

GERMANTON PUB

CHURCH

THE CUPCAKE COLLECTION

ARTHUR STREET



CHURCH

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

24 AIRBNB TOWNHOMES

FUTURE DEVELOPMENT

SONDER THE CHORUS

FUTURE DEVELOPMENT

REGION'S

MONROE STREET

CARNEGIE LIBRARY

10TH AVE. N

LUDLOW ROW
33 TOWNHOMES

24 AIRBNB TOWNHOMES

FUTURE DEVELOPMENT

SONDER THE CHORUS

FUTURE DEVELOPMENT

REGION'S

WALGREEN'S

LUDLOW ROW
33 TOWNHOMES

THE LUDLOW
64 CONDOS

CHURCH

SONDER THE VERSE

POPEYE'S

FUTURE DEVELOPMENT

GREEN FLEET BIKES
EG+MC

LAW OFFICES

TENNESSEE STATE LIBRARY

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

10TH & JEFFERSON LOFTS

CAPTAIN D'S

KFC

JEFFERSON STREET



ARTHUR STREET

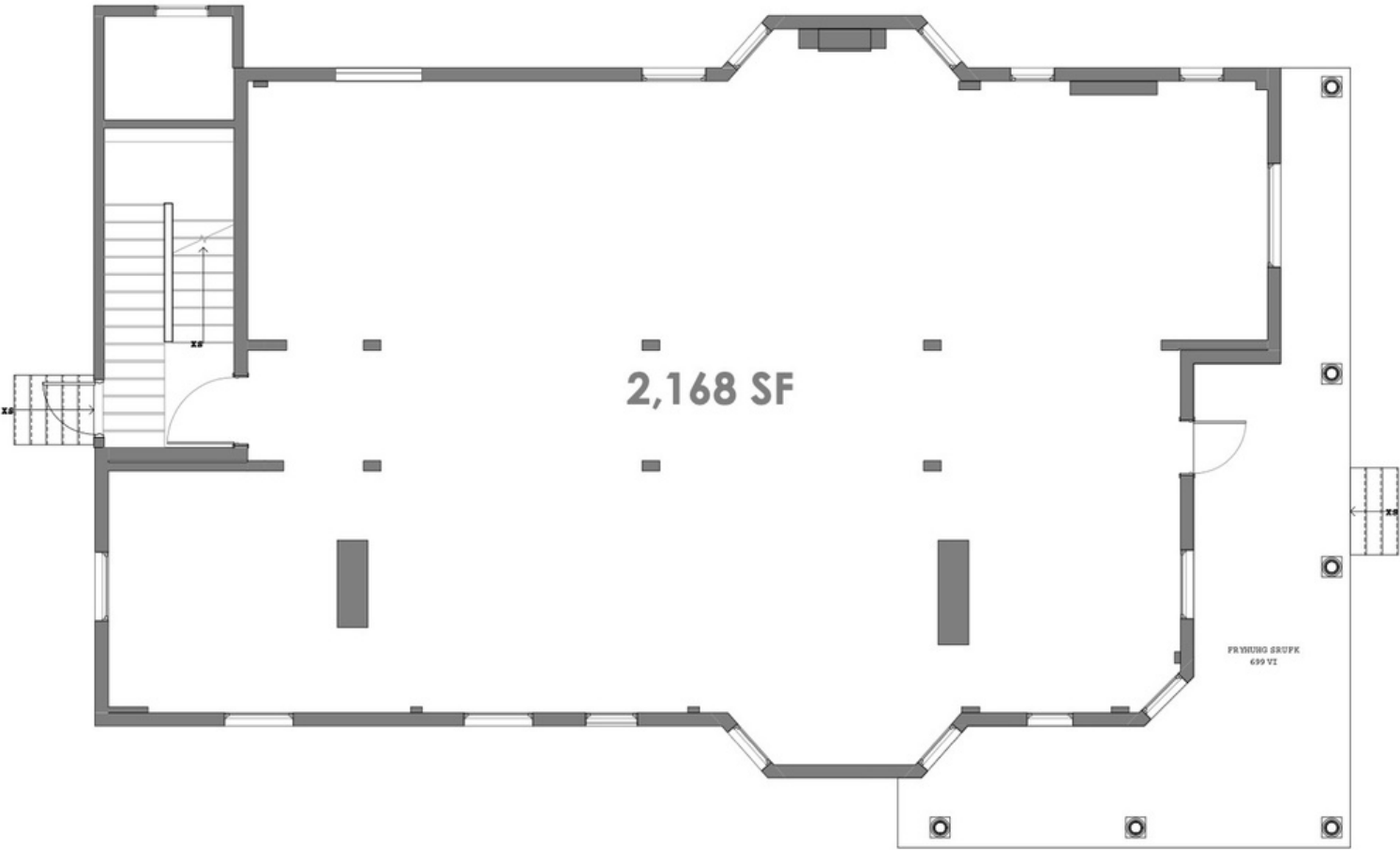
ALLEY

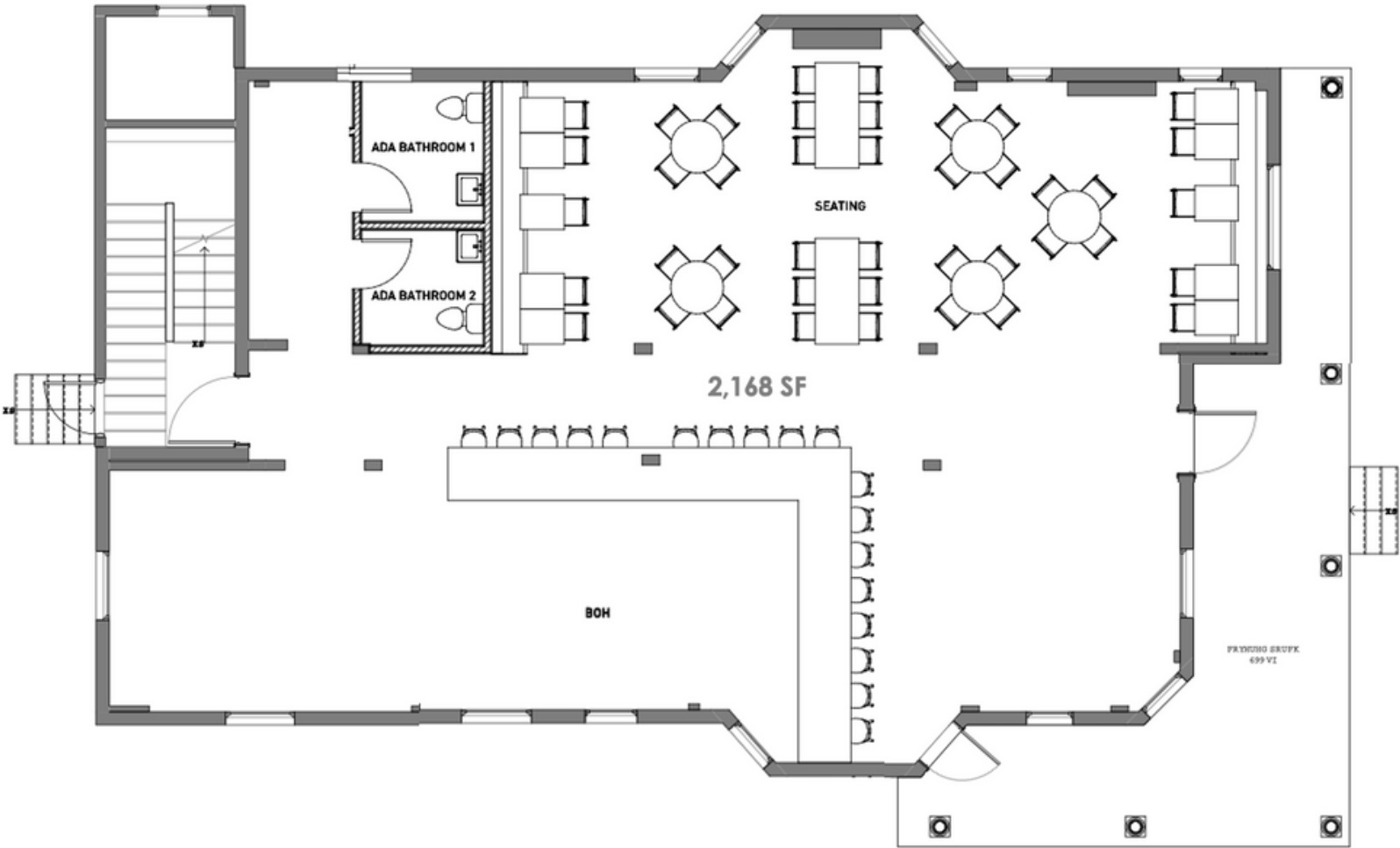
CHURCH
PARKING
LOT

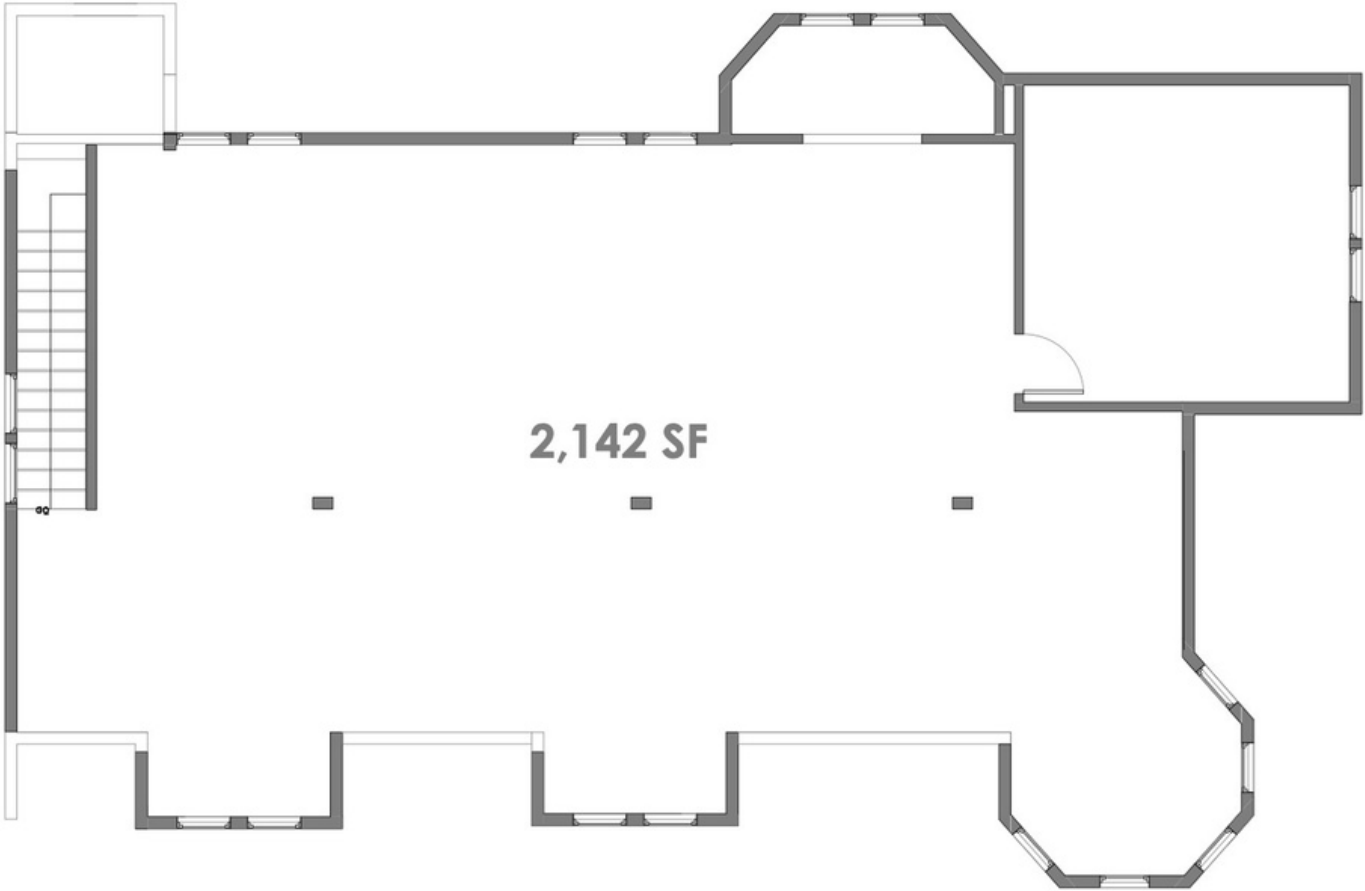
MONROE STREET

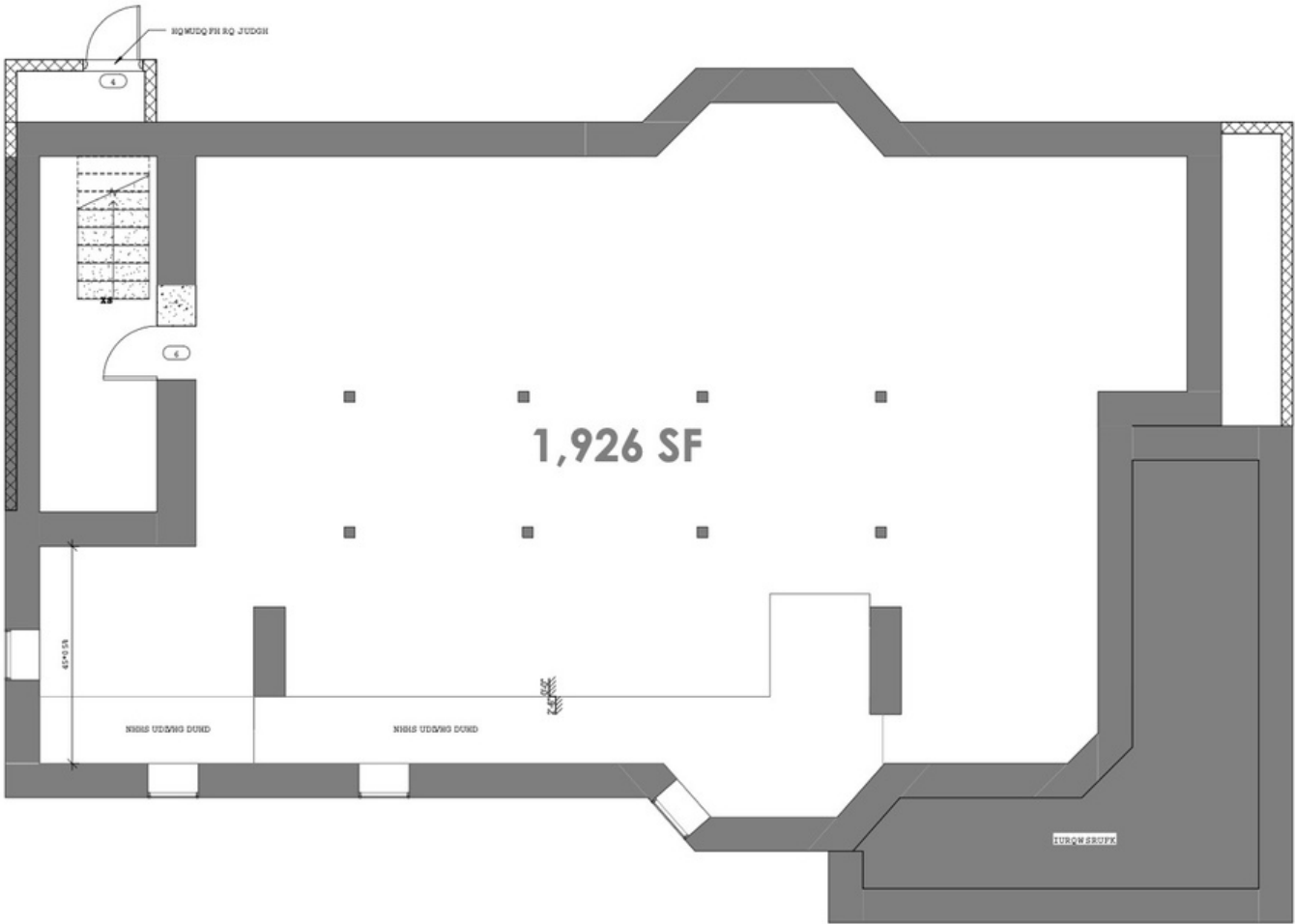
10TH AVE N













Market
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real estate
group

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