

EXCLUSIVE OFFERING
MEMORANDUM



FOR LEASE

TURNKEY BAR/RESTAURANT SPACE | CHESTNUT HILL
1046 3RD AVE S, NASHVILLE, TN 37210

LEASING PRICE: CONTACT BROKER | AVAILABLE SPACE: ±2,400 SF

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EXECUTIVE OVERVIEW

1046 3RD AVE S, NASHVILLE, TN 37210



EXECUTIVE SUMMARY

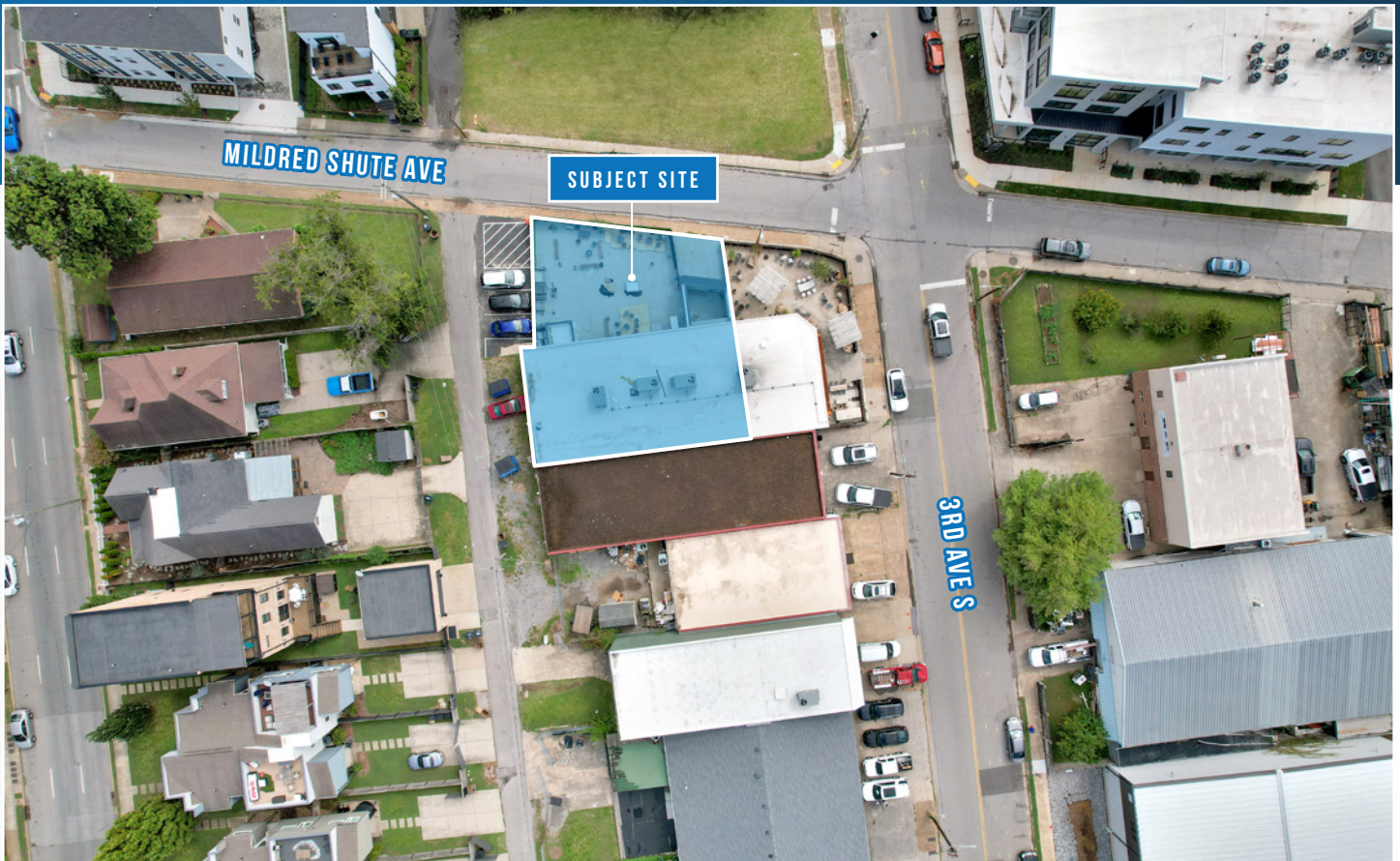
1046 3rd Ave S offers $\pm 2,400$ SF of fully built-out bar/restaurant space in the heart of Chestnut Hill. The property combines an open interior with polished industrial finishes, a large outdoor patio, and a full suite of FF&E included. This turnkey setup is ideal for **hospitality operators, breweries, event venues, or entertainment concepts** looking to establish themselves in a fast-growing corridor minutes from downtown Nashville.

LEASING POSITIONING

- **Turnkey Hospitality:** Fully equipped and move-in ready for bar/restaurant use
- **Entertainment-Ready:** Indoor/outdoor layout with professional sound & lighting
- **High-Demand Submarket:** Strong visibility in Chestnut Hill, with continued growth in residential and commercial activity

BUILDING DETAILS

1046 3RD AVE S, NASHVILLE, TN 37210



PROPERTY HIGHLIGHTS

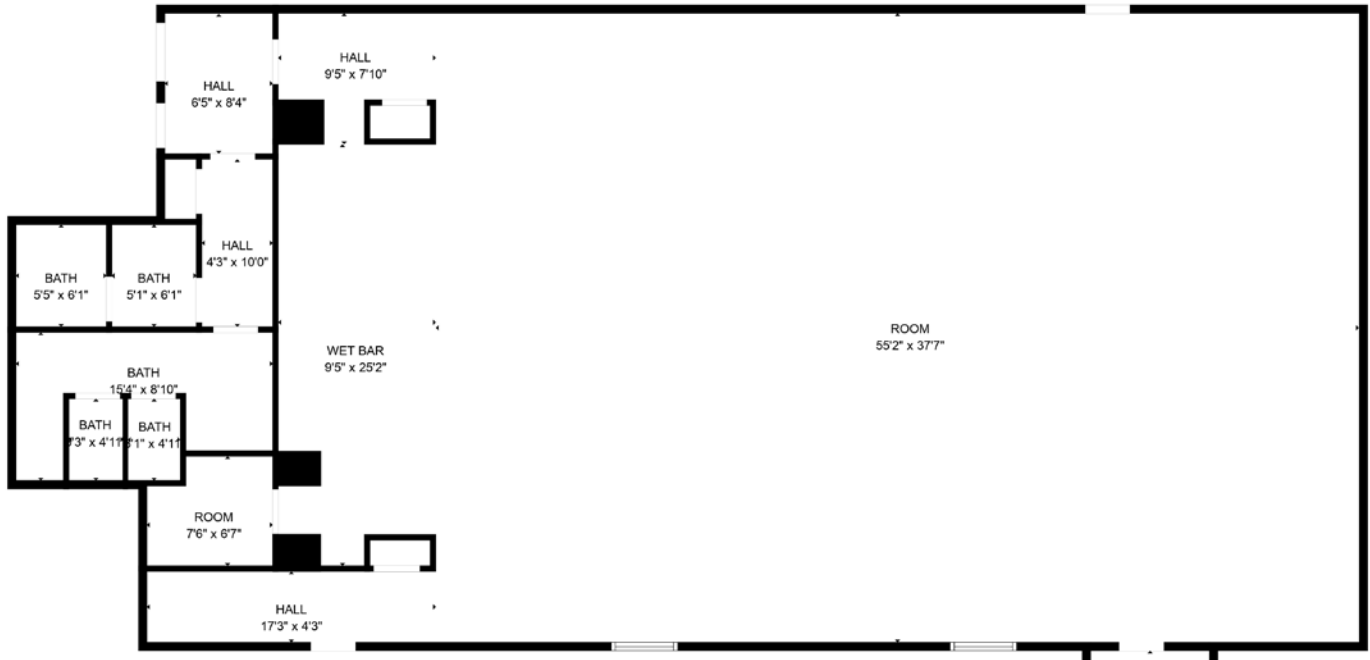
Available Space:	±2,400 SF of built-out bar/restaurant space
Fire System:	Fully sprinklered building with modern fire suppression
Interior:	Open interior layout with minimal columns & exposed rafters
Build outs:	Built-out bar with taps, coolers, icemaker, sinks, and small oven
Premium Finishes:	Exposed concrete walls & polished concrete floors
Features:	State-of-the-art sound system & LED lighting throughout
Patio:	Large outdoor patio with dual access points
Storage:	Private rear storage room for back-of-house operations
Security:	Modern security with full camera and alarm system
Frontage:	Generous street frontage for branding and visibility
Parking:	On-site parking along side of building, plus street parking

LAYOUT DETAILS

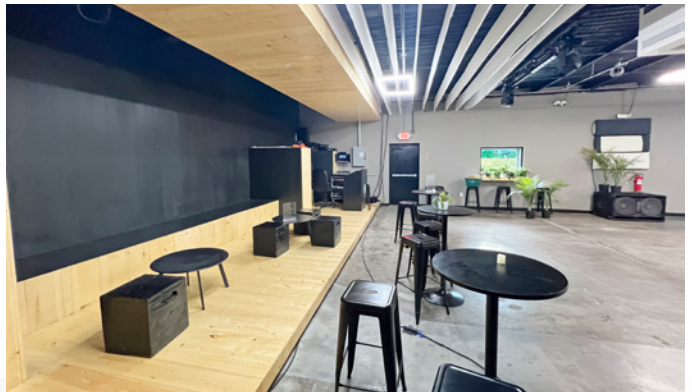
- Large glass door reach-in cooler (4'8" x 6'10")
- Two additional 4' x 3' glass reach-in coolers
- Three-compartment sink & handwashing sink
- Two tap coolers & ice maker
- Bar fixtures and small oven

FLOOR PLAN / PROPERTY PHOTOS

1046 3RD AVE S, NASHVILLE, TN 37210



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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MARKET OVERVIEW

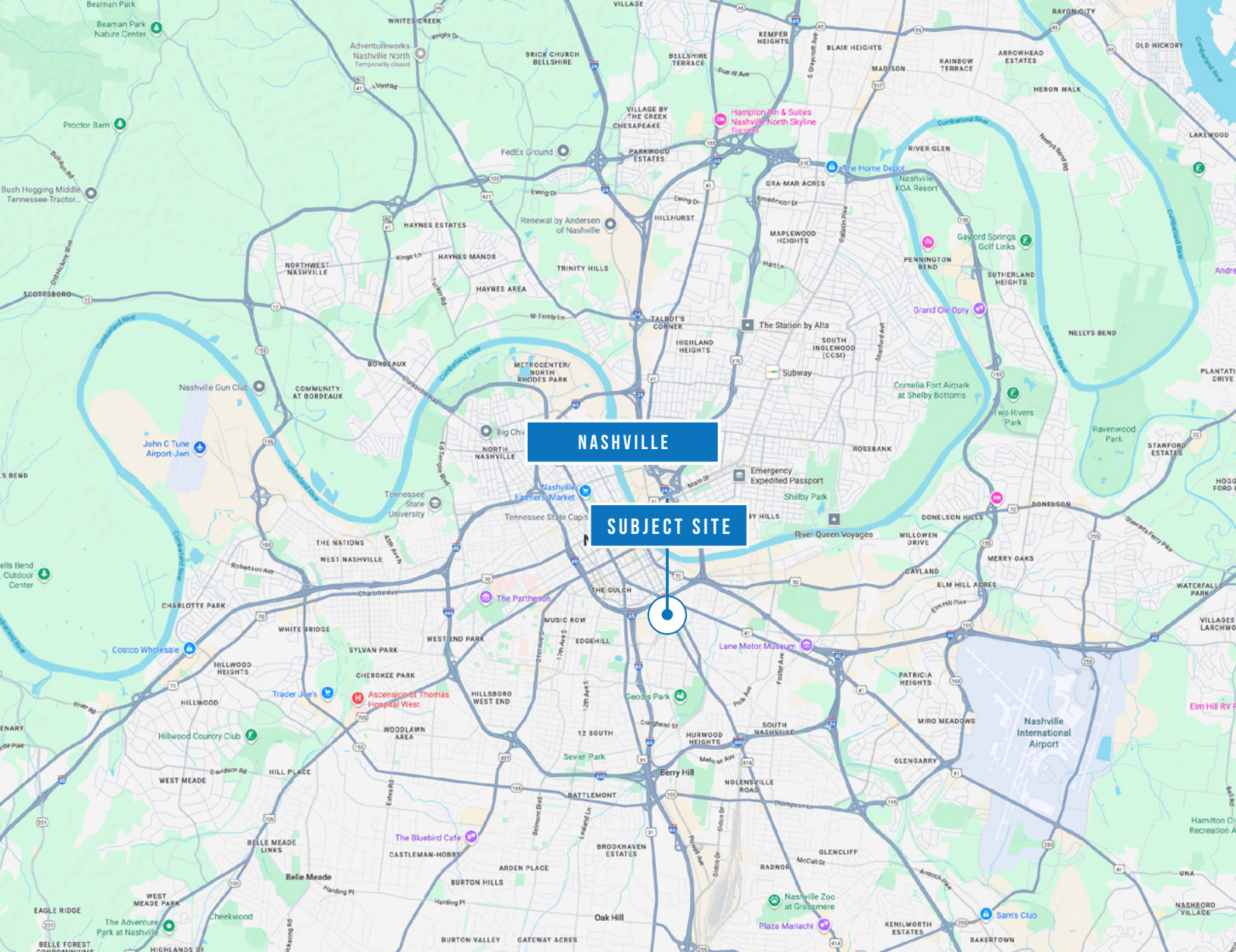
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Name	Category
1 Fuoco	Eatery
2 Merge Coffee Bar	Cafe
3 Fort Negley Park	Park
4 Domino's Pizza	Eatery
5 Cafe Babu	Eatery
6 Lead Cameron Middle School	School
7 Dicey's Tavern	Bar
8 Fairgrounds Speedway Nashville	Amenity
9 Nashville Flea Market	Grocery
10 Baked On 8th	Amenity
11 New Heights Brewing Company	Brewery
12 Mr. Burger	Eatery
13 Husk Nashville	Amenity
14 Bridgestone Arena	Amenity
15 Ascend Amphitheater	Amenity
16 Tennessee State Capitol	Amenity
17 Nissan Stadium	Amenity
18 Nashville Farmers' Market	Grocery
19 Nelson's Green Brier Distillery	Brewery
20 Music City Gents	Amenity
21 Diskin Cider	Amenity
22 Gabby's Burgers & Fries	Amenity
23 The Iberian Pig	Amenity
24 Husk Nashville	Amenity
25 Pinewood	Amenity
26 The Finch	Amenity
27 Tennessee Central Railway Museum	Attraction
28 Riverfront	Amenity

LOCATION & ACCESSIBILITY

- Situated in Chestnut Hill
- Minutes to Downtown Nashville, SoBro, and The Gulch
- Surrounded by breweries, restaurants, music venues, and new residential development
- Excellent visibility and connectivity within one of Nashville's fastest-growing submarkets



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