

722 MCFERRIN AVE | NASHVILLE, TN 37206

▷ 1,900 SF | Turnkey Bar / F&B — New Construction ▷ East Nashville | McFerrin Avenue
▷ Back-Bar | Kitchen-Ready | 11' Ceilings | Turnkey Delivery Q3 2026

STRIDE

COMMERCIAL

722 McFerrin Avenue

TURNKEY BAR / F&B FOR LEASE // EAST NASHVILLE // NASHVILLE, TN 37206

Building Snapshot

722 MCFERRIN AVENUE | NASHVILLE, TN 37206

Address	: 722 McFerrin Avenue, Nashville, TN 37206
Total Building SF	: 5,322 SF (1 commercial ground-floor + 3 residential/STR units)
Available SF	: 1,900 SF - ground floor commercial
Lease Rate	: Negotiable - Contact Broker For Details
Lease Type	: NNN
Delivery Condition	: New-construction F&B space being delivered turnkey in Q3 2026 — back-bar, kitchen infrastructure, ADA restrooms, and new HVAC included in the delivered buildout. Tenant change orders can still be accommodated ahead of completion.
Availability	: Turnkey delivery Q3 2026
Parking	: 6 rear surface spaces (including 1 ADA) + walkable street parking
Year Built	: 2024 (building) Turnkey F&B buildout on track for Q3 2026 completion
Zoning	: MUN-A OV-NHC OV-UZO
Ceiling Height	: 11 ft
Signage	: Window signage facing McFerrin Ave - subject to NHC overlay and UZO approval
Utilities	: Water (Metro), Electric (NES), Gas (Piedmont), Low-Voltage (AT&T / Comcast)
Target Operator	: Local/regional F&B operator with prior bar/restaurant ownership experience. Ideal for cocktail bar, light F&B, café, etc.



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Executive Summary

OPPORTUNITY

722 McFerrin Avenue delivers what almost no East Nashville lease opportunity can: a 1,900 SF bar and F&B space being delivered turnkey in Q3 2026, in a newly constructed mixed-use building. The buildout includes a complete back-bar, kitchen infrastructure, restrooms, HVAC, and modern finishes — purpose-designed for a high-design cocktail, lounge, or neighborhood dining concept, with tenant change orders still able to be accommodated ahead of completion. With 11-foot ceilings, an open floor plan, 6 rear parking spaces, and window signage facing McFerrin Avenue, the space eliminates the most expensive and time-consuming phase of opening a new concept: the build-out. East Nashville's McFerrin Avenue corridor is an established and growing drinking and dining destination — the operator who secures this space inherits not just a building, but a neighborhood audience actively looking for exactly this.



HIGHLIGHTS

- 1,900 SF turnkey build-out — back-bar, kitchen infrastructure, restrooms, HVAC, and modern finishes delivered in the Q3 2026 turnkey buildout.
- 11-foot ceilings — above-standard ceiling height for intimate cocktail lounge or dining programming
- Open floor plan — high-design flexibility within a purpose-built F&B footprint
- 6 rear parking spaces (including 1 ADA) + walkable McFerrin Ave street parking
- Window signage facing McFerrin Avenue — street-level presence in a walkable, foot-traffic neighborhood
- Zoned MUN-A within the Urban Zoning Overlay (OV-UZO) and neighborhood conservation overlay (OV-NHC) — a mixed-use neighborhood district that accommodates bar and F&B uses as conditional uses. At 1,900 SF, the space sits within Metro's MUN size limits for these uses. Operators should confirm specific use approvals and conditions through Metro Codes (U&O).
- Mixed-use building (3 residential/STR units above) — built-in overnight guests and neighborhood residents as initial customer base

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About the Space

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THE SPACE

- 722 McFerrin Ave — Ground-floor commercial, new construction
- 1,900 SF — open floor plan
- 11-foot ceiling height
- Purpose-built for cocktail / lounge / F&B concept
- Window signage on McFerrin Ave frontage
- Mixed-use building — 3 residential/STR units above
- **Availability:** Turnkey delivery Q3 2026; confirm U&O with owner and Metro Codes

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BUILD-OUT FEATURES

- Complete back-bar — ready for immediate bar programming
- Kitchen-ready infrastructure — utility rough-ins in place
- Restrooms — included in delivery
- HVAC — included in delivery
- Modern finishes throughout
- 1,500-gallon grease trap — tenant responsibility for maintenance
- Utilities: Water (Metro), Electric (NES), Gas (Piedmont)
- Low-voltage: AT&T and Comcast available
- 6 rear parking spaces (1 ADA) + street parking

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LEASE TERMS

- **Rate:** Negotiable pending other deal points
- **Lease Type:** NNN
- **Delivery:** Turnkey, move-in-ready upon Q3 2026 completion
- **Target:** Experienced local/ regional F&B operator only



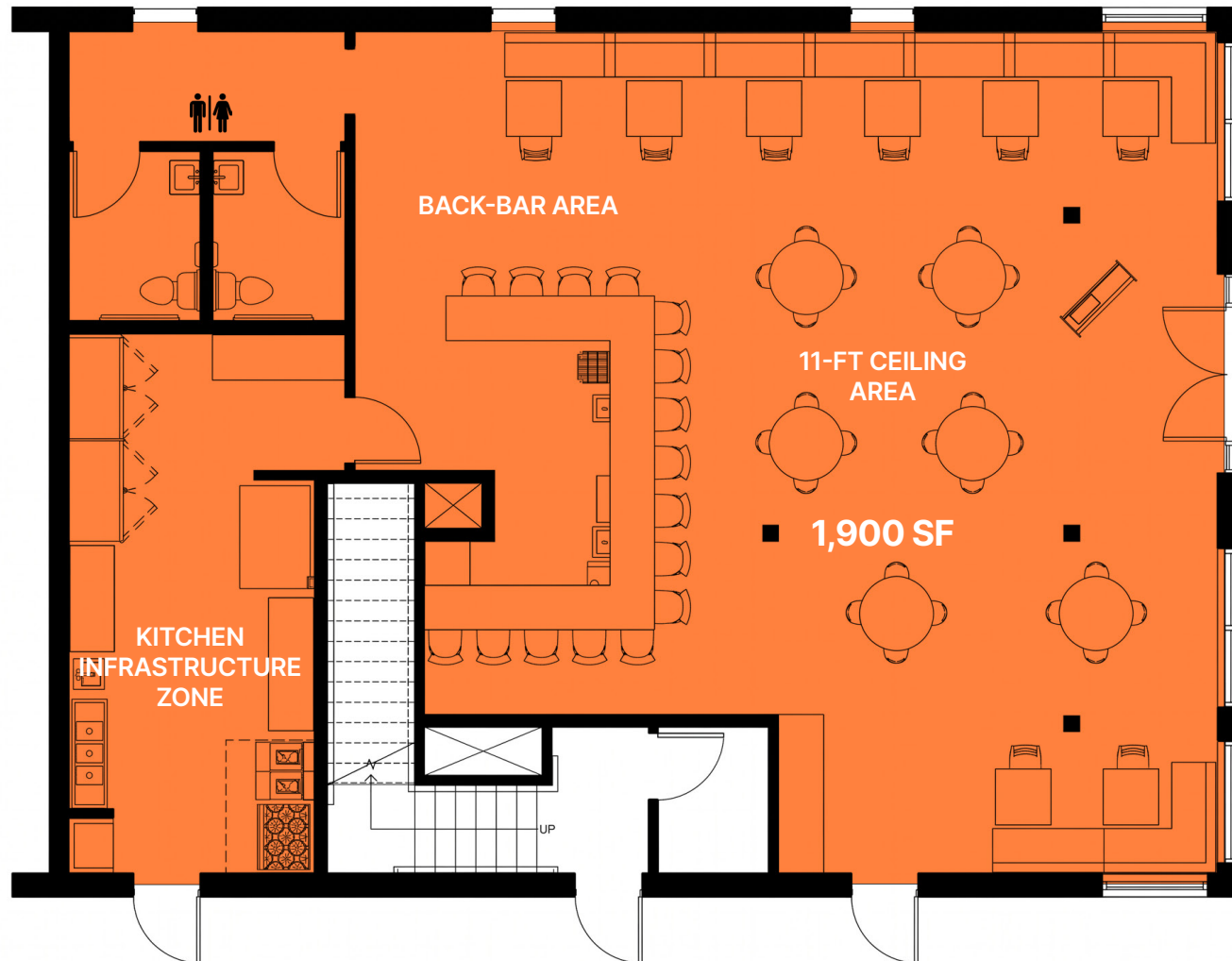
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Floor Plan

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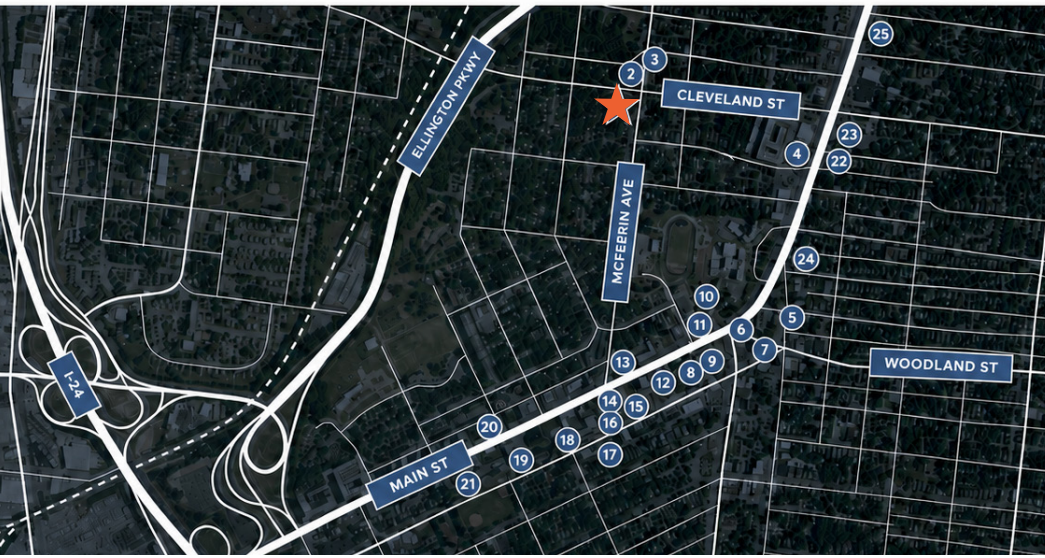
Rear Exit To Parking

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Location & Access



★ 722 McFERRIN AVE

2. The Pharmacy
3. Mas Tacos
4. Coral Club
5. The 5 Spot
6. Emmy Squared
7. Five Points
8. Noble's East Nashville
9. Cilantro Mexican Grill
10. Hunters Station
11. Snooze, an A.M. Eatery
12. Crazy Gnome Brewery
13. Koi Sushi & Thai
14. Attaboy
15. Up-Down Nashville
16. The Basement East
17. Honeytree Meadery
18. Joyland
19. Yeast Nashville
20. Love and Exile Bar
21. Hawkers Asian Street Food
22. ALDI
23. PENINSULA
24. Dino's Bar & Grill
25. Tailgate Brewery

DRIVE TIMES

Five Points (East Nashville hub)	~0.7 miles / ~3 min
Gallatin Ave corridor	~0.5 miles / ~2 min
Downtown Nashville	~2.5 miles / ~8 min
Nissan Stadium / SoBro	~2 miles / ~6 min
Vanderbilt / Midtown	~3 miles / ~9 min via I-40
BNA Nashville Int'l Airport	~7 miles / ~14 min via I-40
I-24 / I-65 Access	~2 miles via Shelby Ave or Main St

ACCESS HIGHLIGHTS

- McFerrin Avenue — walkable East Nashville street with active cocktail and dining corridor trajectory
- 6 rear surface parking spaces (1 ADA) — accessible from rear of building; confirm any residential allocation with owner
- Window signage facing McFerrin Ave — street-level identity in a walkable, foot-traffic neighborhood
- ~0.7 miles to Five Points — East Nashville's most active dining and nightlife intersection
- Mixed-use building — 3 residential/STR units above create built-in overnight guest traffic

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Amenities & Neighborhood



ABOUT EAST NASHVILLE — MCFERRIN AVE

McFerrin Avenue is one of East Nashville's emerging cocktail and dining corridors — a residential-scale street with active foot traffic, a growing bar and dining scene, and a neighborhood identity that draws both long-term residents and nightlife-oriented visitors from across Nashville. The corridor benefits from proximity to Five Points (~0.7 mi SW), Gallatin Avenue (~0.5 mi), and the broader East Nashville dining and entertainment ecosystem that has made this zip code one of Nashville's most sought-after commercial addresses for independent F&B operators. The 3 residential and STR units above 722 McFerrin provide a built-in captive audience of overnight guests and residents who will become regular patrons. The operator who opens here is not just leasing a space — they are claiming one of East Nashville's few remaining high-design bar and dining positions at a rate and on terms that reflect the turnkey delivery advantage.

NEARBY — MCFERRIN AVE & EAST NASHVILLE

- The Pharmacy Burger Parlor & Beer Garden — 731 McFerrin Ave, next door. East Nashville's iconic burger + beer garden.
- Mas Tacos Por Favor — 732 McFerrin Ave, next door. Beloved taco spot featured on Food Network.
- The 5 Spot — Five Points. Live music and craft cocktails.
- Attaboy — Acclaimed craft cocktail bar.
- The Basement East — Landmark East Nashville live-music venue.
- Dino's Bar & Grill — Gallatin Ave. Classic East Nashville dive.
- Five Points — East Nashville's main dining and nightlife hub.

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Traffic & Demographics

TRAFFIC COUNTS

ROAD	AADT 2025 (Vehicles per Day)
Cleveland St (adjacent to property):	12,858 vehicles/day

Source: TDOT Traffic Count Database System (TCDS), 2025 count.

DEMOGRAPHICS — ZIP 37206 (U.S. CENSUS, ACS 2024 5-YEAR)

28,500 TOTAL POPULATION	34 MEDIAN AGE	\$96,169 MEDIAN HH INCOME
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Source: U.S. Census Bureau, ACS 5-Year Estimates, ZIP 37206

ADDITIONAL DEMOGRAPHIC HIGHLIGHTS

- Median household income well above the Davidson County average (\$77,853)
- 18.6% of households earn \$200K+
- 63% hold a bachelor's degree or higher

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