



RETAIL OPPORTUNITY

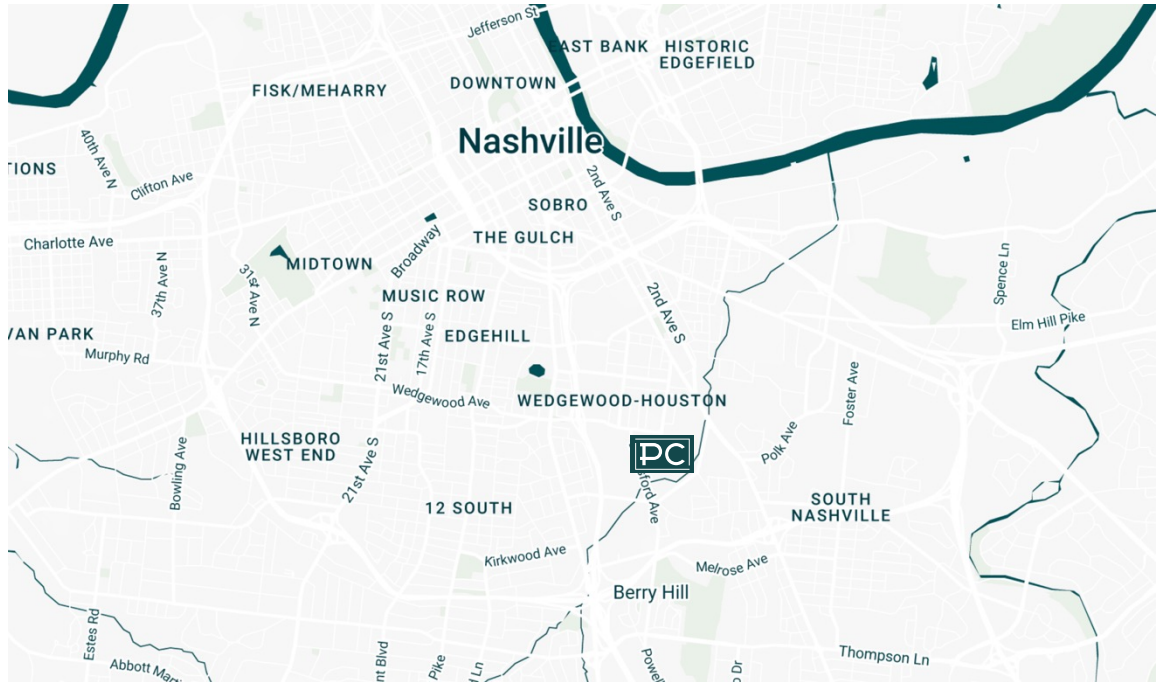
SUMMER 2022

IN THE CENTER OF EVERYTHING.

Park Commons takes center stage as a vibrant 10-acre, mixed-use development set in the heart of the historic Fairgrounds 117-acre campus. Located next to GEODIS Park and surrounded by iconic sporting venues where you can feel the rush of the city, Park Commons is a sports anchored destination designed to celebrate community, health, and wellness while staying true to Nashville.

With 55,000 square feet of retail opportunity across three phases, Park Commons offers the perfect venue for residents and visitors to cultivate an active, healthy lifestyle.

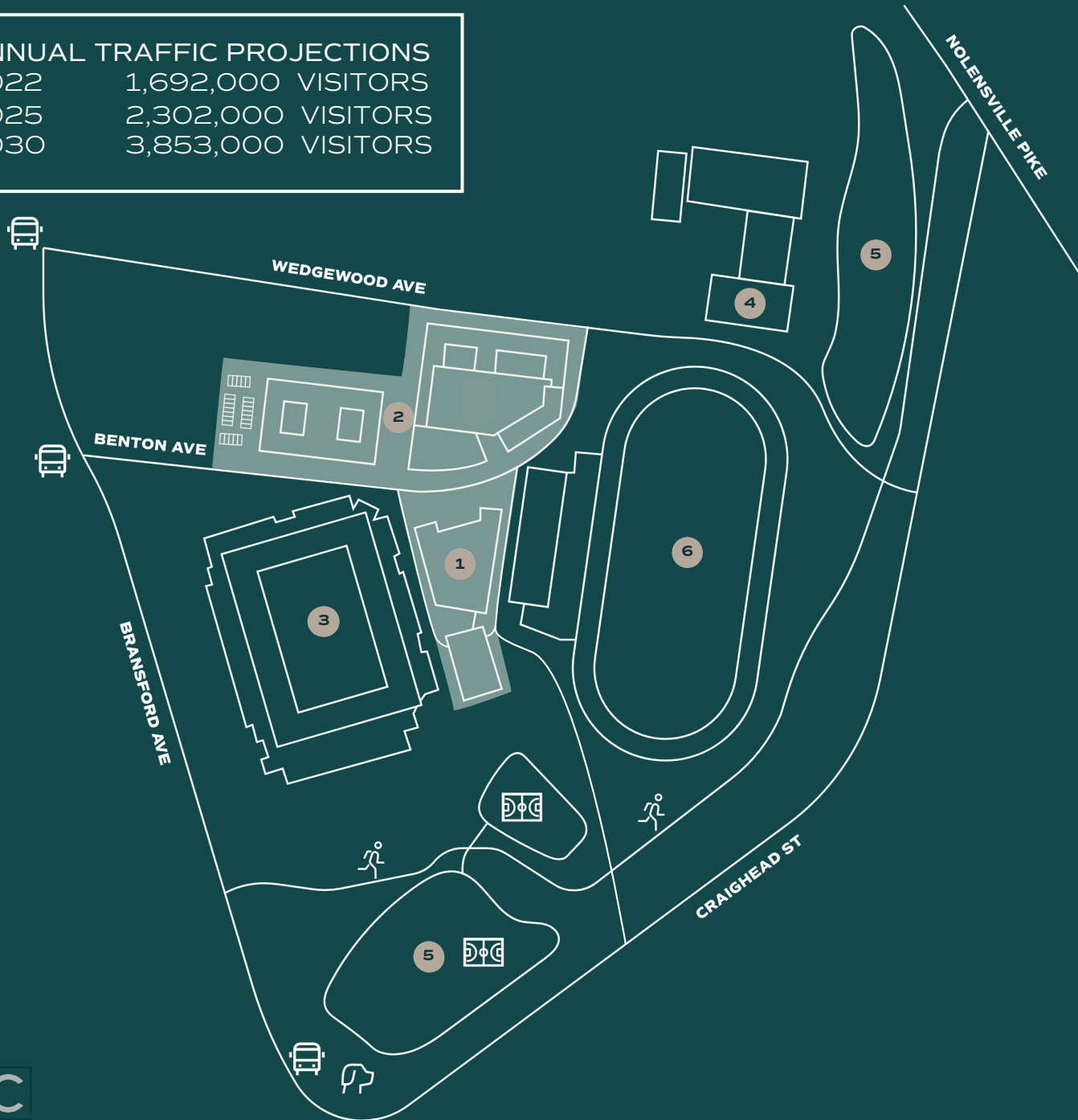
445 Park Commons, the first phase of development, broke ground May 2022 and will be delivering 11,250 square feet of shell space for buildouts in Q2 2024. 445 Park Commons will also feature 335 mixed income residences, a full suite of Class A amenities and state-of-the-art a community Makerspace.



PROJECT OVERVIEW

ANNUAL TRAFFIC PROJECTIONS

2022	1,692,000 VISITORS
2025	2,302,000 VISITORS
2030	3,853,000 VISITORS



CAMPUS MAP & DENSITY

- 1. 445 Park Commons**
 - 335 Residential Units
 - 11,250 SF Retail
 - 7,500 SF Community Space
- 2. Future PC Phases**
 - 625 Residential Units
 - 180,000 SF Office
 - 200 Hotel Keys
 - 43,000 SF Retail
 - 4,000 SF Daycare
- 3. GEODIS Park**
 - 30,000 Seats
 - 17 Matches
 - 10 Concerts / Events
- 4. Expo Center**
 - 180 Events
- 5. Fair Park**
- 6. Nashville Speedway**
 - 10 Races

- Dog Park
- Rec Fields
- Walking Path
- Park Commons

NEIGHBORHOOD OVERVIEW

Wedgewood Houston is one of Nashville's fastest-developing neighborhoods. The area is characterized by its rapidly changing industrial culture into a vibrant entertainment district popular with artists, craftsmen and musicians.

FOOD & DRINK

1. Baked on 8th
2. Bastion
3. Clawson's Pub & Deli
4. Corsair Distillery & Headquarters
5. Diskin Cider
6. Dozen Bakery
7. E+ROSE Wellness Café
8. Earnest Bar & Hideaway
9. Flamingo Cocktail Club
10. Gabby's Burgers & Fries
11. Hattie B's Hot Chicken
12. Humphreys Street Coffee
13. Jackalope Brewing Company
14. Mangia
15. Nashville Craft Distillery
16. Never Never
17. Parson's Chicken & Fish
18. pH Craft Cocktails
19. Pink Door Cookies
20. Poppy & Peep Chocolate
21. Red Bicycle Coffee & Crepes
22. Santa's Pub
23. Smokin Thighs
24. Tempo
25. The Hart

ART & CULTURE & SHOPPING

1. Adventure Science Center
2. COCOCO Home
3. David Lusk Gallery
4. Fair Park
5. Fort Negley
6. Julia Martin Gallery
7. Loyal Stricklin
8. May Hosiery Co-Op
9. Music City Outdoors
10. Nashville Repertory Theatre
11. Publix
12. Soho House
13. TNB Fitness
14. Zeitgeist



NEIGHBORHOOD DEVELOPMENT

The attractiveness of the Wedgewood Houston neighborhood through its unique cultural undertones is bolstered by the ability for newcomers to experience the lifestyle benefits and strategic convenience to the Greater Nashville market. As a result, development in the area is booming.

RECENTLY COMPLETED PROJECTS

1. 8th & Berry (314 residential units)
2. 83 Freight (83 residential units)
3. Alloy (81 condos)
4. BentoLiving (89 short term rental)
5. Braxton Music City (236 residential units)
6. GEODIS PARK (Nashville SC stadium)
7. Houston Station (100,000sf office)
8. Martin Flats (150 micro residential units)
9. May Hosiery Mills (120,000sf office)
10. Soho House (members only hotel and club)

UNDER CONSTRUCTION / PROPOSED PROJECTS

1. Emblem Park (346 residential units + 13,000sf retail)
2. Merritt Mansion (800,000sf office + 380 residential units + 88,000sf retail)
3. Nashville Warehouse Co. (190,000sf office)
4. Nashville Speedway Improvements
5. WeHoCrossing (72,500 sf office, 12,000sf retail)
6. The Finery (700,000sf office, residential + retail)



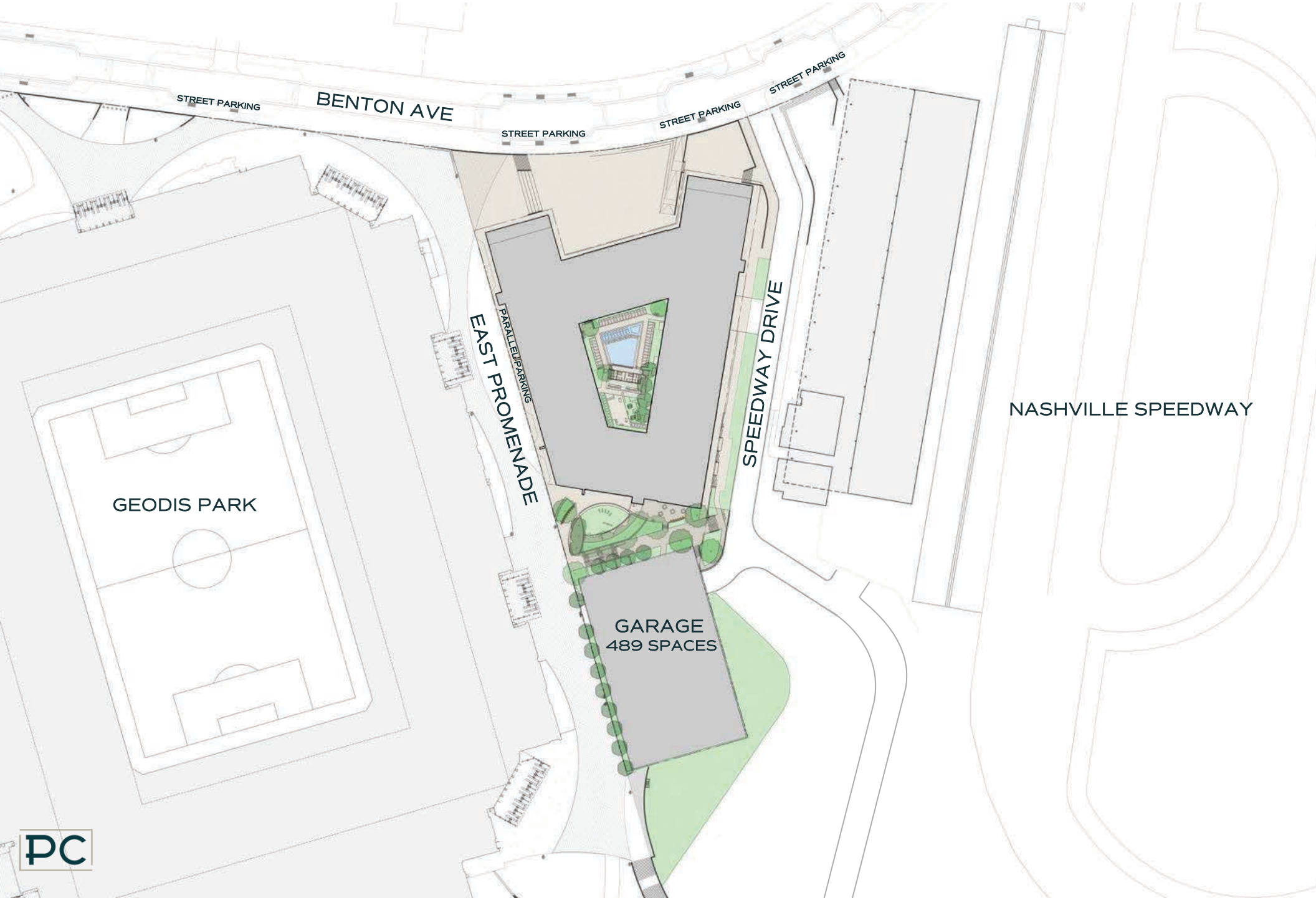


BE A PART OF THE ACTION

FOUR RETAIL OPPORTUNITIES FOR
PLACEMAKING WITHIN A SPORTS ANCHORED
MIXED-USE DESTINATION

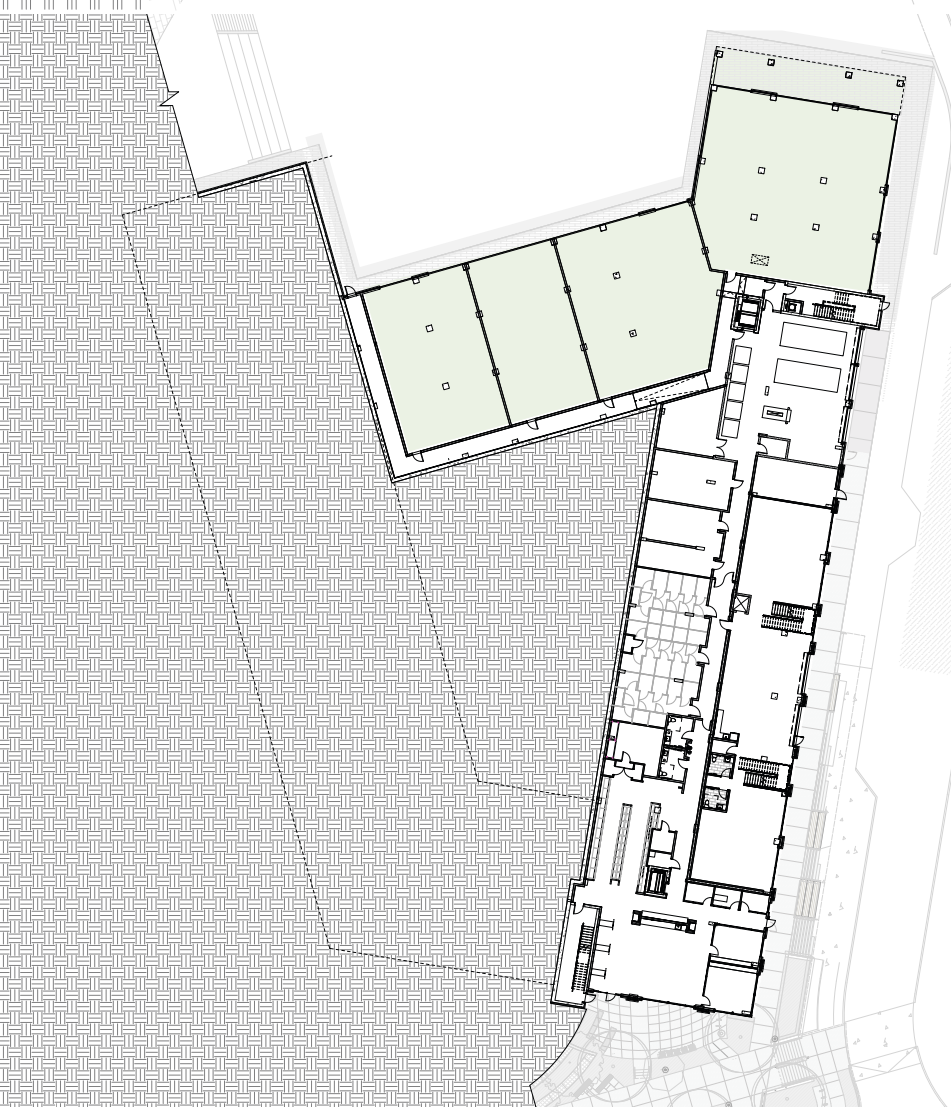
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SHELL SUITES WILL BE DELIVERED FOR BUILDOUTS Q2 2024

445 SITE PLAN + PARKING



445 GROUND AND FIRST FLOOR PLANS

GROUND FLOOR PLAN



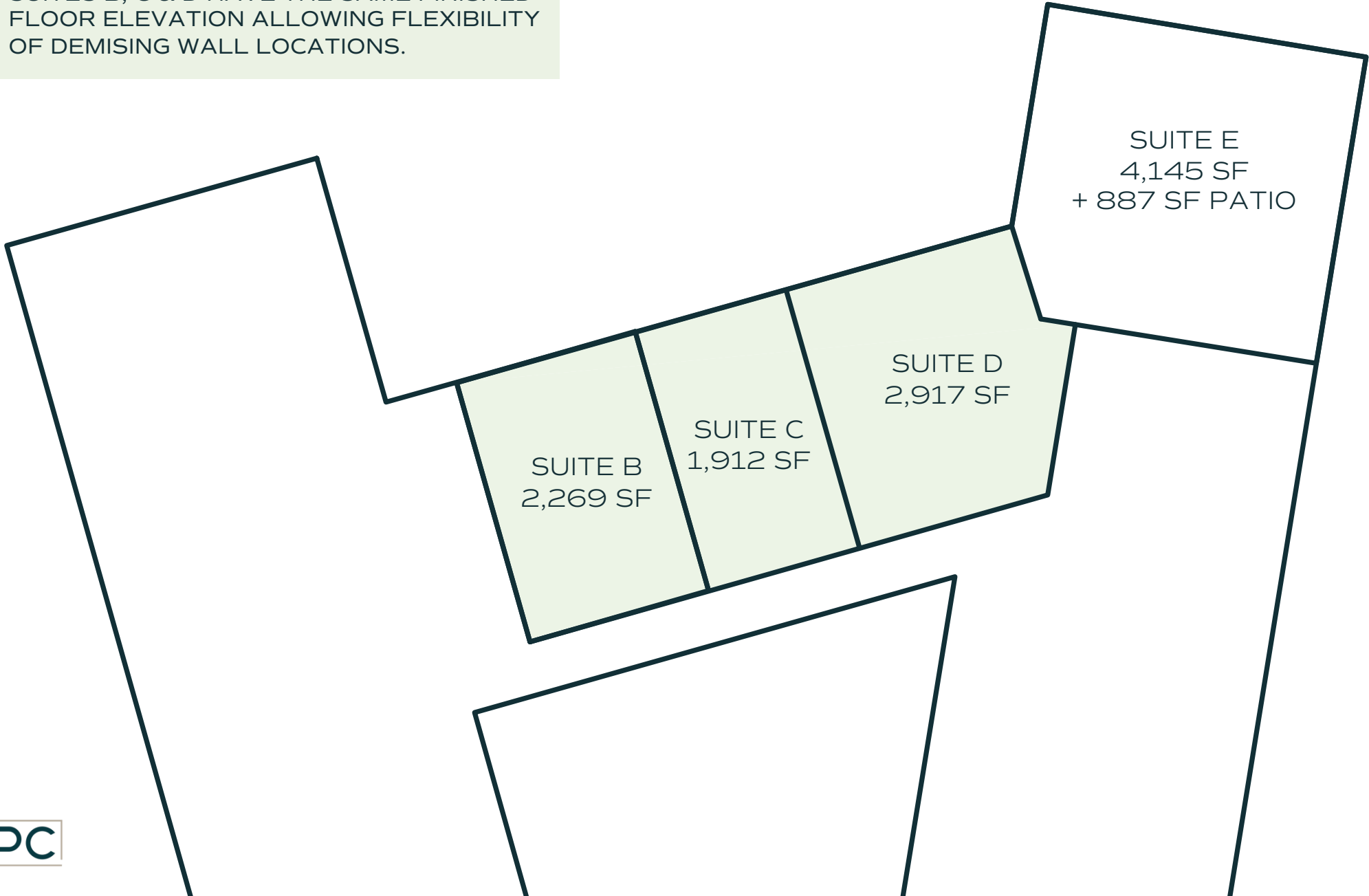
FIRST FLOOR PLAN



RETAIL AREA

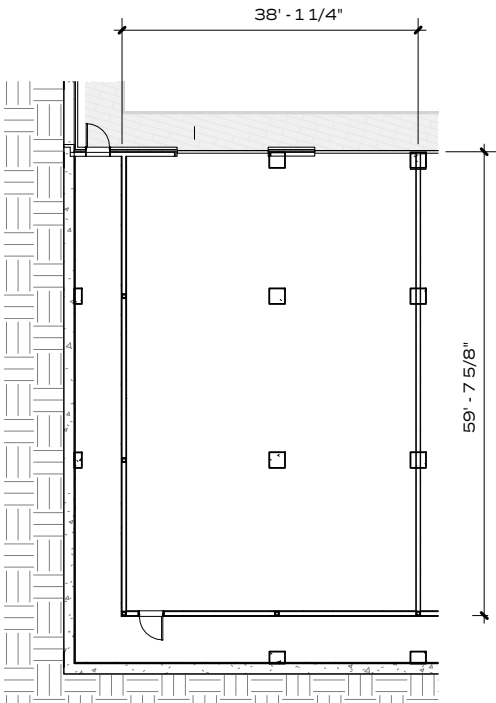
445 RETAIL PLAN OVERVIEW

SUITES B, C & D HAVE THE SAME FINISHED FLOOR ELEVATION ALLOWING FLEXIBILITY OF DEMISING WALL LOCATIONS.

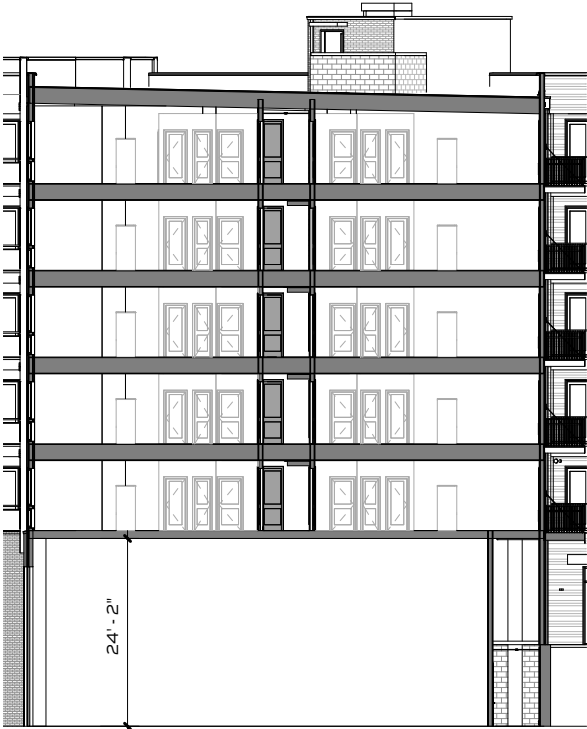


SUITE B.

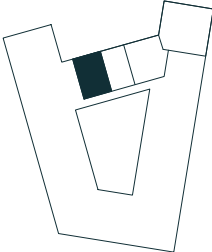
2,269 SF
FFE = 495'-0"



PLAN



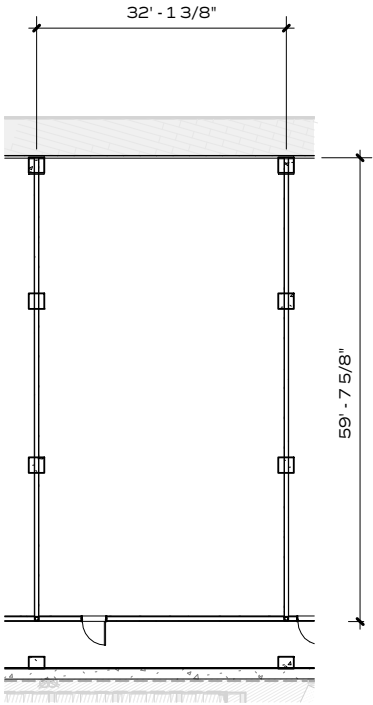
SECTION



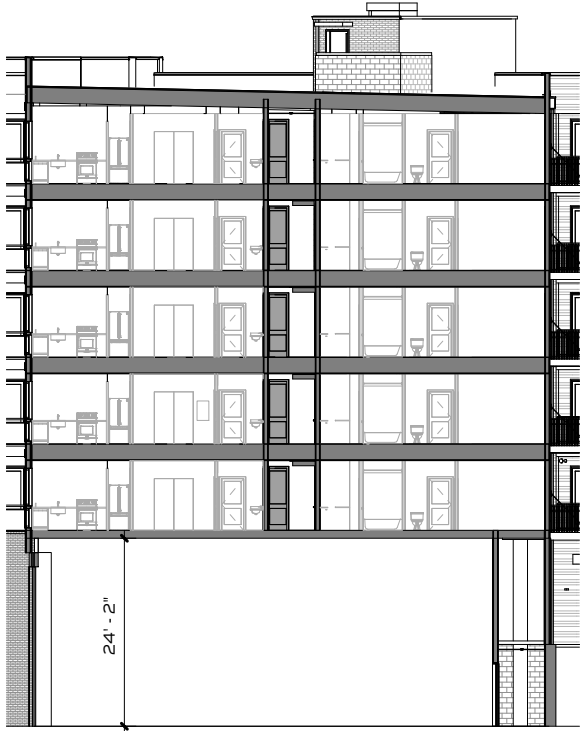
KEY PLAN

SUITE C.

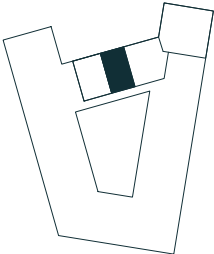
1,912 SF
FFE = 495'-0"



PLAN



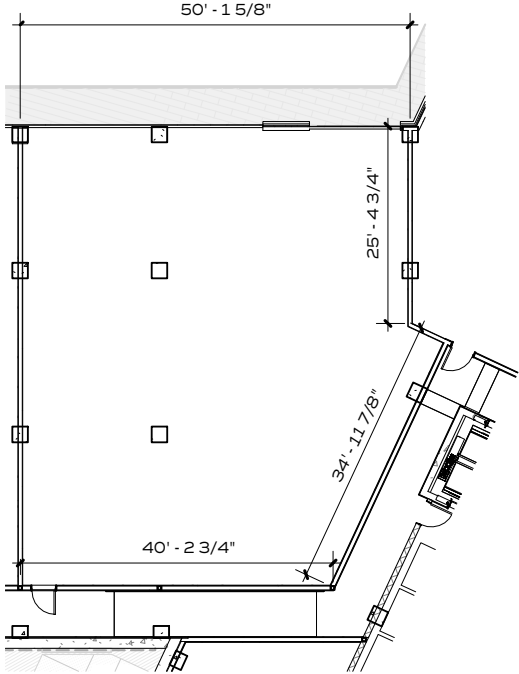
SECTION



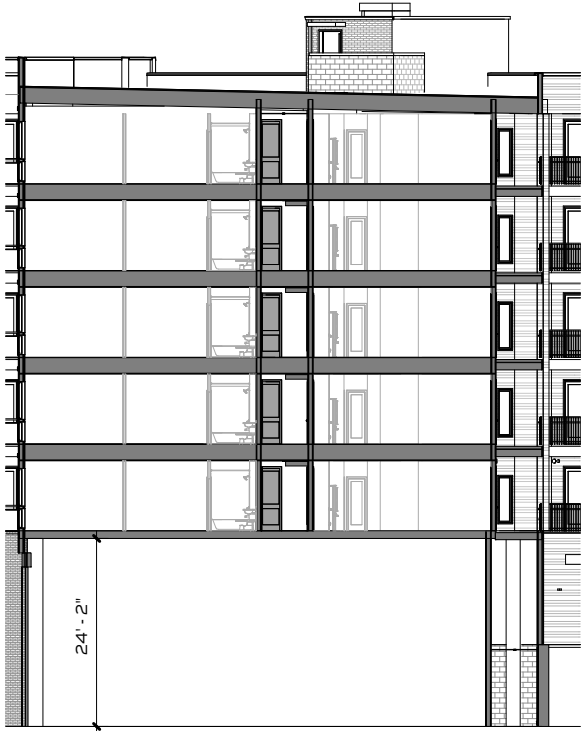
KEY PLAN

SUITE D.

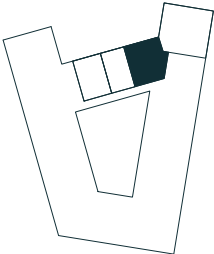
2,917 SF
FFE = 495'-0"



PLAN



SECTION

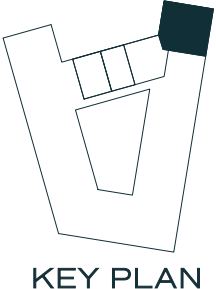
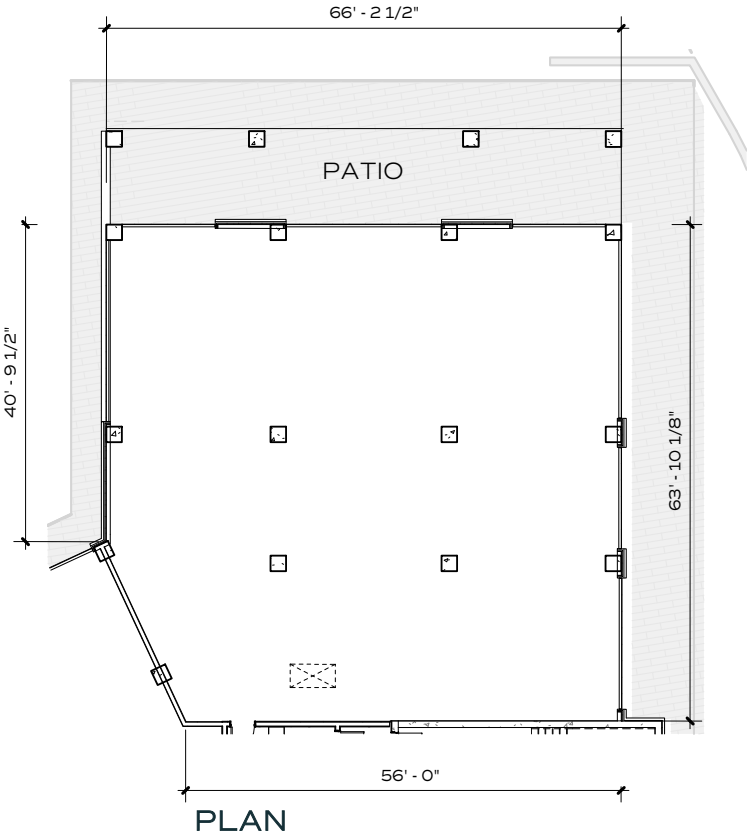


KEY PLAN

SUITE E.

4,145 SF + 887 SF PATIO

FFE = 493'-0"





445parkcommons.com