



1009 Eighth Ave. S.

Courtesy of Meg Epstein, Jared Bradley

DEVELOPMENT

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Mixed-use building set for Eighth near downtown

Edgehill structure will offer apartments, retail

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A local development duo undertaking multiple projects in various urban Nashville locations has paid \$4.7 million for an Edgehill property on which it is planning a late February start on a mixed-use building.

The address is **1009 Eighth Ave. S.**, two blocks south of downtown and next to the building home to headwear retailer hatWRKS.

To be designed in a modernist style, the proposed building on the site will offer 52 apartment units (potentially with a short-term rental component) and 3,000 square feet of retail. Meg Epstein and Jared Bradley recently acquired the property via an LLC and will undertake the development. Bradley's The Bradley Project has designed the building, and Certified Construction Services (which Bradley also owns) will serve as general contractor. Locally based Fulmer Engineering is also contributing to the project.

The seller was a Florida-based LLC that paid \$3.7 million for the property in January 2019. The property is located within an opportunity zone and was purchased by an OZ fund that will hold it for 10 years, Epstein said.

Epstein said she and Bradley will not need a rezoning to accommodate the future building.

"It's exciting to see our vision for Eighth Avenue South take shape, this time within an opportunity zone fund," Epstein said. "As our third project on the Eighth Avenue corridor, we're continuing our efforts to bring West Coast design aesthetics to the heart of Nashville. It's a truly unique product for this city."

On an adjacent site at 806 Olympic St., Epstein, Bradley and Steve Armistead are developing the 51-unit Alina. They paid \$2 million in December 2018 for that site, according to Metro records. Alina will offer a similar design to the building to front Eighth (read more [here](#)).

Epstein, Armistead and Bradley (joined by other investors) last year also acquired the 21st Avenue building once home to the Catholic Diocese of Nashville and are underway with a residential development at that site (read [here](#)).

The trio also is undertaking a project on 0.83 acres at 909 Hawkins St., also in Edgehill and for which they paid \$4.1 million in July 2018. To be called Illume and nearing completion, that building will offer 77 condominiums and possibly two ground-level retail spaces (read more [here](#)).

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