

625 4th
Avenue
South

NASHVILLE | TN 37210



**FOR
SALE**

**Downtown
Development Site**
.77 Acres

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Colliers

EXECUTIVE SUMMARY

Colliers International has been exclusively retained to present for sale this prime corner development property in Nashville's vibrant downtown SoBro district.

Offering exceptional access to all major attractions, roadways, and walkable neighborhood amenities, this prominently positioned .77 acre site is zoned for a wide variety of development opportunities in one of the nation's most exciting cities!



INVESTMENT HIGHLIGHTS

0.77 ACRE (±33,400 SF)
CORNER LOCATION AT
4TH & ELM STREET

PARCELS	093-10-0-376.00 and 093-10-0-380.00
ZONING	Downtown Code (DTC), allowing for a broad range of development options Existing zoning: 11 stories
LAND USE	Apartments, Condominiums, Hotel, Office, Retail, Mixed-use
WALKABILITY	4 minute walk to Music City Convention Center, Lower Broadway, Bridgestone Arena
INTERSTATE	1 minute drive to 1-40 and 1-65 S
LOCATION	Lafayette/SoBro Subdistrict – 2.4 M SF of Office Space 5800 Hotel Rooms Home of the Country Music Hall of Fame & world famous Lower Broadway

625 4th Avenue South
Lafayette Subdistrict



CORNER SITE WITH WRAPAROUND FRONTAGE

With over 200 feet of frontage on 4th Avenue South, 165 feet on Elm Street, and bordered by an alleyway providing additional block access points, the Property provides excellent potential for residential/retail/hospitality development with maximum exposure to light and skyline views. Additionally, the location offers immediate access to major connectors to Rutledge Hill, Cumberland River Greenway, the Gulch, and interstate systems.



SUCCESS IN NEIGHBORING PROJECTS

SoBro is and will continue to be one of the most sought-after areas of the city as significant developments are currently in the works with infill development sites rapidly becoming scarce.



CONVENIENT TO ALL ATTRACTIONS

Located in Nashville's famous historic center within the subdistrict known as "SoBro District", this site is just south of Broadway and within easy walking distance to all downtown hospitality and entertainment amenities. It is home to major attractions, including the 1.2 million square foot Music City Center and Omni Hotel, Bridgestone Arena, the Country Music Hall of Fame, Ascend Amphitheatre, as well as popular restaurants such as The Southern, Etch, Husk, and Pinewood Social.



ADJACENT INSTITUTIONAL INVESTMENT

The surrounding neighborhood has continued to draw billions of dollars of institutional investment, with the Bridgestone Headquarters, Four Seasons Hotel & Residences, 5th + Broadway, Nashville Yards, the Cumulus Development, and numerous other high-profile projects. As Nashville continues to attract top employers to the area, 625 4th is well-positioned to capitalize on the growing demand for housing and hospitality.

SUBDISTRICT ZONING INFORMATION

	Primary Street	Secondary Street	Tertiary Street
Allowed Frontage Types with Required Build-to-Zone			
Storefront Frontage	0' - 10'	0' - 10'	0' - 10'
Stoop Frontage	5' - 10'	5' - 10'	5' - 10'
Porch Frontage	N/A	10' - 15'	10' - 15'
Facade width	80% of lot frontage min.	80% of lot frontage min.	60% of lot frontage min.
Min. building depth (no street requirement)	15' from building facade		

HEIGHT

Minimum Height

- On the roundabout: 3 stories or 35'

Maximum Height

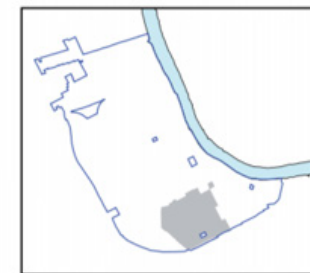
- Subdistrict general: 11 stories

Step-back

- Step-back required for all buildings 7 stories or greater fronting public streets
- Step-back between: 4th and 7th stories
- Min. step-back depth: 15'



The Lafayette/SoBro district has steadily been transforming from an urban business services environment into a vibrant and bustling mixed-use neighborhood, home to major cultural and entertainment attractions, restaurants, boutique hotels, apartments and condo complexes. It is well-connected with public transportation options and walkable streets with access to parks and green spaces.



DEVELOPMENTS | SOBRO



1
PEABODY UNION
 Mixed-Use
 Est Completion 2025
 Under Construction



2
RUTLEDGE HILL TOWERS
 Mixed-Use, 3 towers
 Est Completion 2027+
 Approved



3
CUMULUS DEVELOPMENT
 Mixed-Use, 3 towers
 Est Completion 2027+
 Approved



4
TISHMAN SPEYER TOWERS
 Mixed-Use, 2 towers
 Est Completion 2028+
 Approved



5
2ND AND PEABODY
 Mixed-Use, 3 towers
 Est Completion 2027+
 Proposed



6
DOUGLAS APARTMENTS
 24 story - 525 units
 Est Completion 2027+
 Approved



7
PINNACLE HOSPITALITY
 24 story - apartment and hotel
 Est Completion 2027+
 Approved



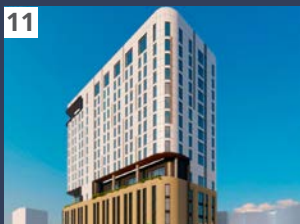
8
4TH AND ELM
 Mixed-Use hotel & STR
 Est Completion 2028+
 Approved



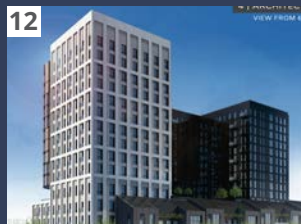
9
5TH AND ELM RENOVATION
 Future Event Venue



10
THE MILES APARTMENTS
 389 units
 Est Completion 2027
 Approved



11
MARRIOTT ELEMENT
 16-story hotel
 Est Completion 2027+
 Approved



12
PIE TOWN APARTMENTS
 375 unit tower
 Est Completion 2028+
 Approved



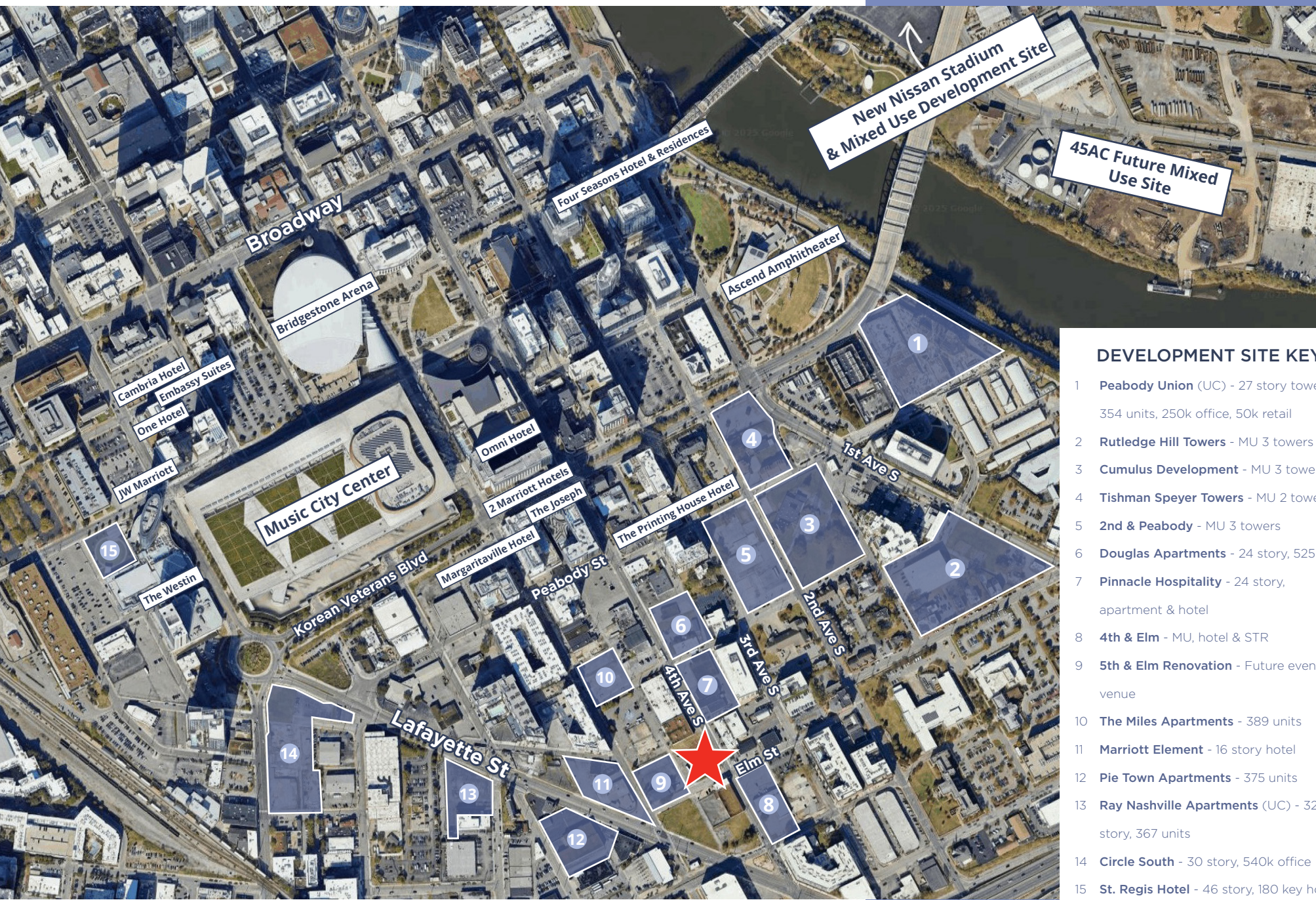
13
RAY NASHVILLE APARTMENTS
 32-story, 367 units
 Est Completion 2026+
 Under Construction



14
CIRCLE SOUTH
 30-story, 540,000 SF Office
 Est Completion 2029+
 Approved



15
ST. REGIS HOTEL
 46-story, 180 key hotel
 Est Completion 2027+
 Approved



DEVELOPMENT SITE KEY

- 1 Peabody Union (UC) - 27 story tower, 354 units, 250k office, 50k retail
- 2 Rutledge Hill Towers - MU 3 towers
- 3 Cumulus Development - MU 3 towers
- 4 Tishman Speyer Towers - MU 2 towers
- 5 2nd & Peabody - MU 3 towers
- 6 Douglas Apartments - 24 story, 525 units
- 7 Pinnacle Hospitality - 24 story, apartment & hotel
- 8 4th & Elm - MU, hotel & STR
- 9 5th & Elm Renovation - Future event venue
- 10 The Miles Apartments - 389 units
- 11 Marriott Element - 16 story hotel
- 12 Pie Town Apartments - 375 units
- 13 Ray Nashville Apartments (UC) - 32 story, 367 units
- 14 Circle South - 30 story, 540k office
- 15 St. Regis Hotel - 46 story, 180 key hotel



625 4th Avenue South

SOBRO

NISSAN STADIUM

PEDESTRIAN BRIDGE

ASCEND AMPHITHEATER

SCHERMERHORN SYMPHONY CENTER

LOWER BROADWAY ENTERTAINMENT DISTRICT

COUNTRY MUSIC HALL OF FAME

MUSIC CITY CENTER

THE WESTIN

5TH + BROADWAY DINING | SHOPPING | ENTERTAINMENT

BRIDGESTONE ARENA

JW MARRIOTT

RENAISSANCE HOTEL

RYMAN AUDITORIUM

BROADWAY

DEMONBREUN ST

TENNESSEE STATE CAPITOL

CHARLOTTE AVE

CHURCH ST

NASHVILLE YARDS AMAZON | THE PINNACLE

GRAND HYATT



NEIGHBORHOOD | SOBRO

13,000+

HOTEL ROOMS



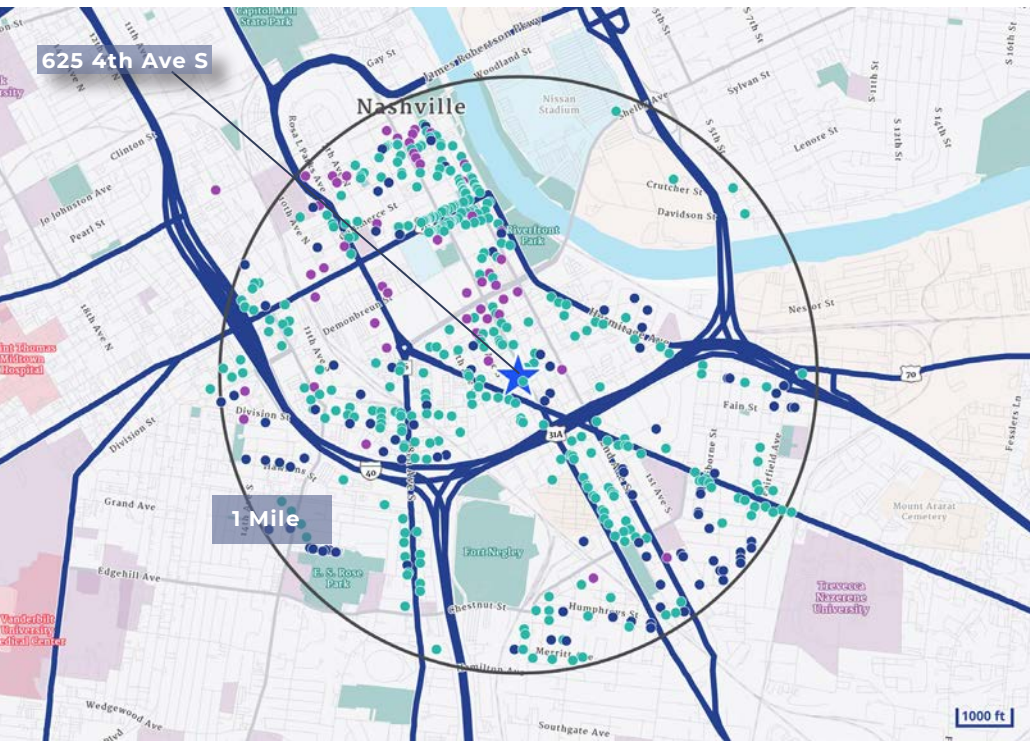
370+

RETAIL | RESTAURANTS



12,000+

MULTIFAMILY UNITS



WITHIN 3 MILES OF 625 4TH AVE S:

119,692
RESIDENTS

31 YEARS
AVERAGE AGE

\$58,888
PER CAPITA INCOME

17 MILLION
NASHVILLE TOURISTS IN 2024

86
WALK SCORE

NOTABLE NEIGHBORS:



WHY NASHVILLE

#6 Destination
to Visit in 2025



#1 Leisure
Destination
in the US



#5 Large Metro
for Best Business
Climate



#50 Best Place
to Live in the US
2024-2025



#4 Best Places to
go in 2025



TRAVEL +
LEISURE

#13 Best City in
the US

POLICOM
CORPORATION

#1 Metro
Economic
Strength 2024



#3 Best City for
Young Adults &
Professionals

Southern Living

#5 Best City
in the South

MILKEN
INSTITUTE

#6 Best
Performing Cities
2024

FOR SALE

DEVELOPMENT OPPORTUNITY

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