

# DEVELOPMENT OPPORTUNITY



FOR SALE or LEASE

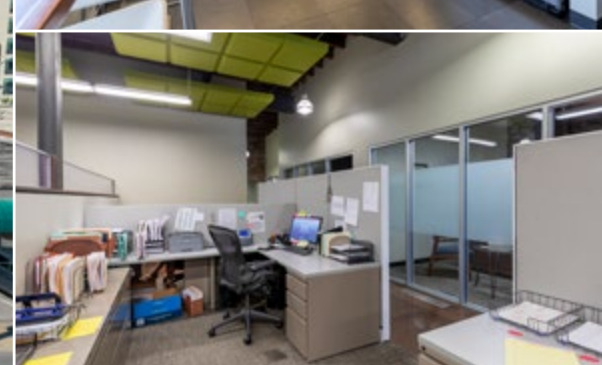
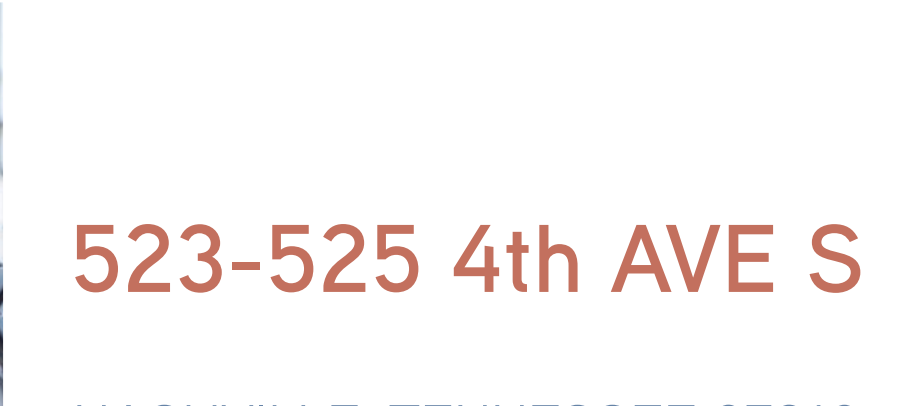
523-525 4th Avenue South  
NASHVILLE | TENNESSEE 37210

Shane Douglas, CCIM, SIOR  
EXECUTIVE V.P. + PARTNER  
615.850.2734 | shane.douglas@colliers.com

Colliers International | Nashville  
615 3rd Avenue South | Suite 500  
Nashville, TN 37210  
615 850 2700 | www.colliers.com/nashville







# EXECUTIVE SUMMARY

## The Opportunity

Just south of Broadway, Nashville’s SoBro neighborhood is one of Nashville’s fastest changing areas. Home to major attractions like the Music City Center, Schermerhorn Symphony Center, and the Country Music Hall of Fame, SoBro has undergone major revitalization in recent years. With popular restaurants like The Southern, Etch, Pinewood Social, numerous boutique hotels, and a frenzy of other attractions like Heaven’s Door Distillery and YeeHaw brewing’s, SoBro continues to lead the way for development in the Downtown area.

Positioned between downtown, the Gulch, and the Cumberland River, this urban infill site has excellent access to pedestrian walkways/Greenways, retail and restaurant amenities, key streets, and interstates!



## Highlights

ADDRESS	523-525 4th Avenue South Nashville, TN 37210
LOT SIZE	0.34 AC (approx. 84' x 165')
BUILDING SIZE	523: 1,960 SF 525: 5,174 SF
ZONING	Downtown Code (DTC) Multi-Ovly   Lafayette Subdistrict
USES	Multifamily, Retail, Hotel, Office
MAX HEIGHT	8 Stories (additional height available through the Bonus Height Program)
TAX MAP	093-10-0-357 and 093-10-0-356

### ASKING PRICE:

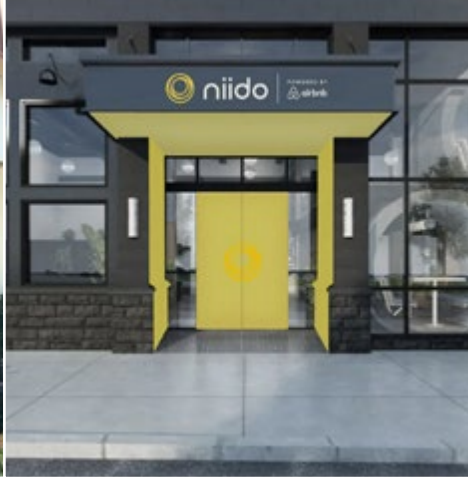
\$5.25M

### LEASE RATE:

\$29.50NNN

DRONE FOOTAGE





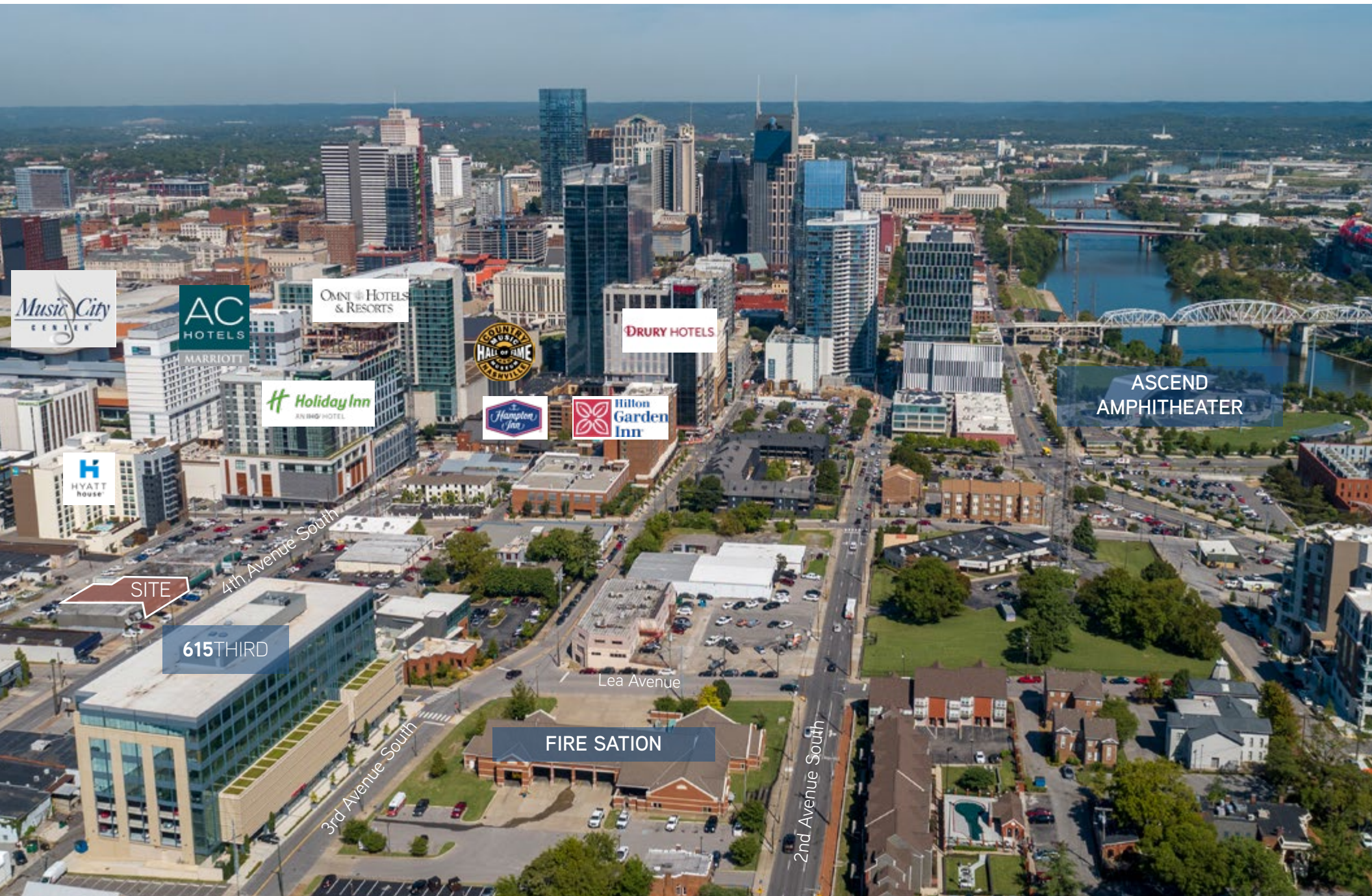
# SOBRO NASHVILLE!

Historic | Modern | Renewing





# SOBRO



Music City  
Center

AC  
HOTELS  
MARRIOTT

OMNI HOTELS  
& RESORTS

COUNTRY  
MUSIC  
HALL OF FAME  
NASHVILLE

DRURY HOTELS

Holiday Inn  
AN IHG HOTEL

Hampton  
Inn

Hilton  
Garden  
Inn

HYATT  
house

ASCEND  
AMPHITHEATER

SITE

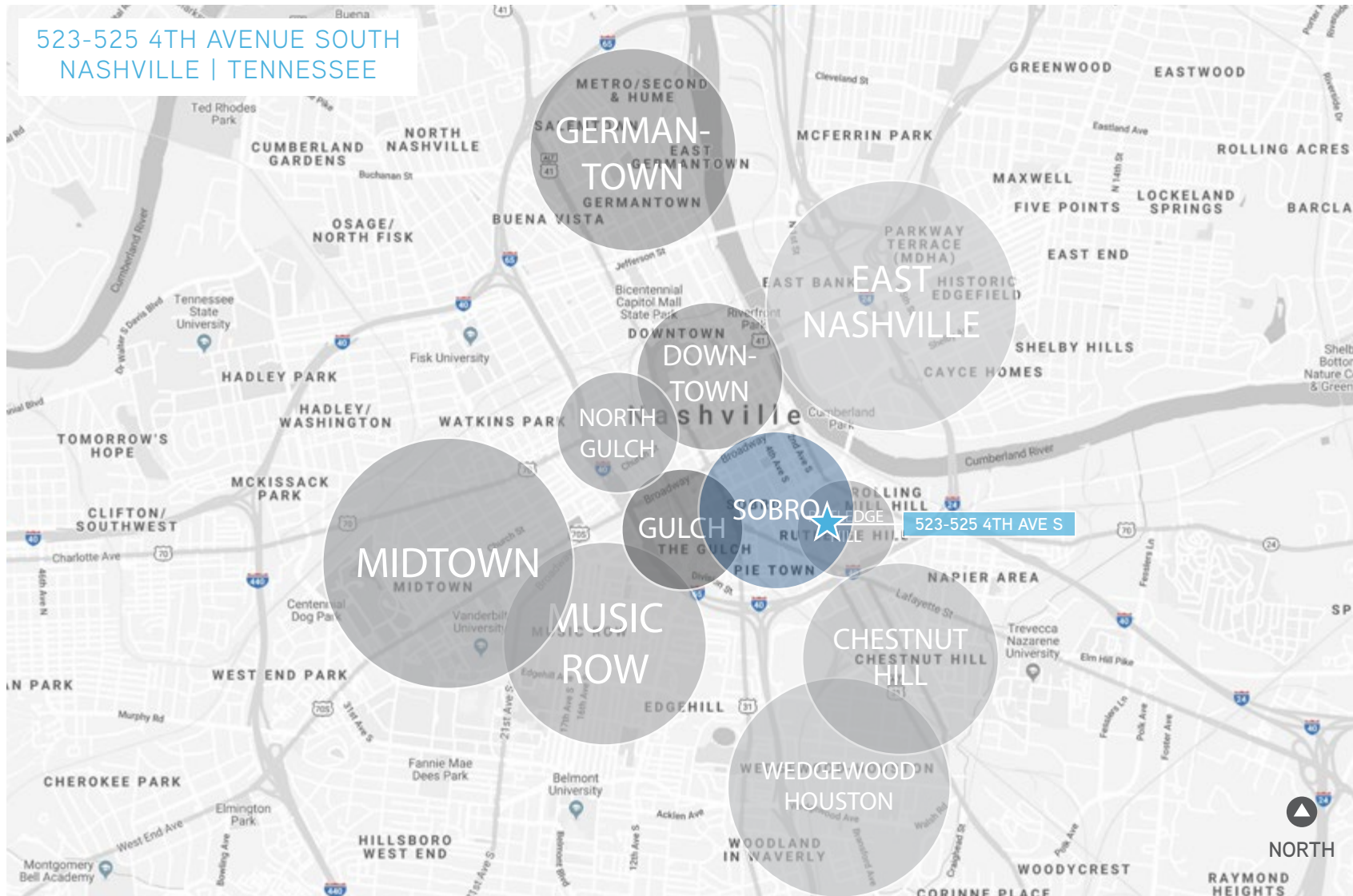
615THIRD

FIRE SATION



# PROPERTY LOCATION

523-525 4TH AVENUE SOUTH  
NASHVILLE | TENNESSEE



# AREA ATTRACTIONS





# 523-525 4TH AVE S



Shane Douglas, CCIM, SIOR  
EXECUTIVE V.P. + PARTNER  
615.850.2734 | shane.douglas@colliers.com

Colliers International | Nashville  
615 3rd Avenue South | Suite 500  
Nashville, TN 37210  
615 850 2700 | www.colliers.com/nashville

