

DEVELOPMENT OPPORTUNITY



FOR SALE or LEASE

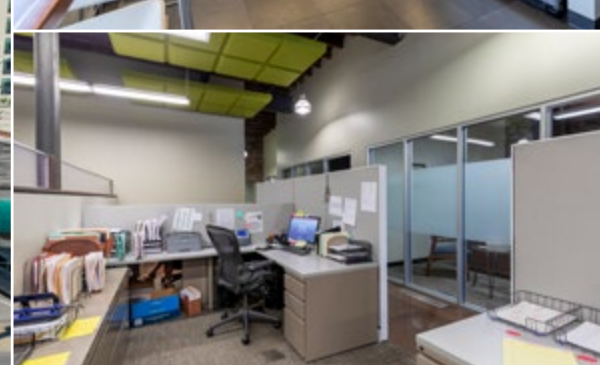
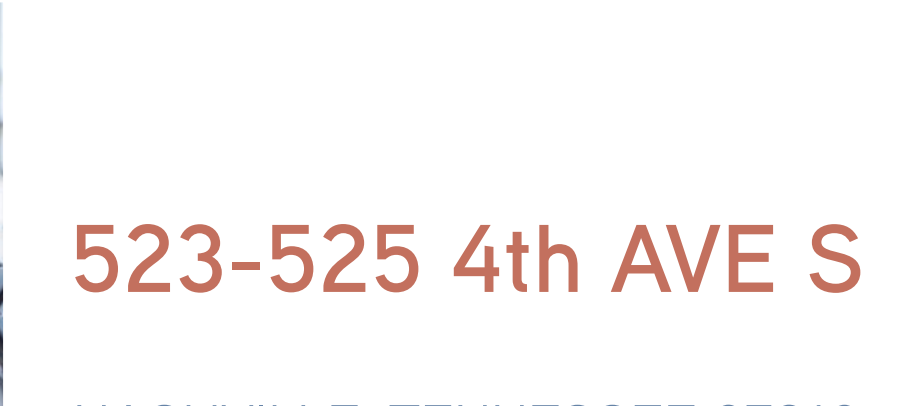
523-525 4th Avenue South
NASHVILLE | TENNESSEE 37210

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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

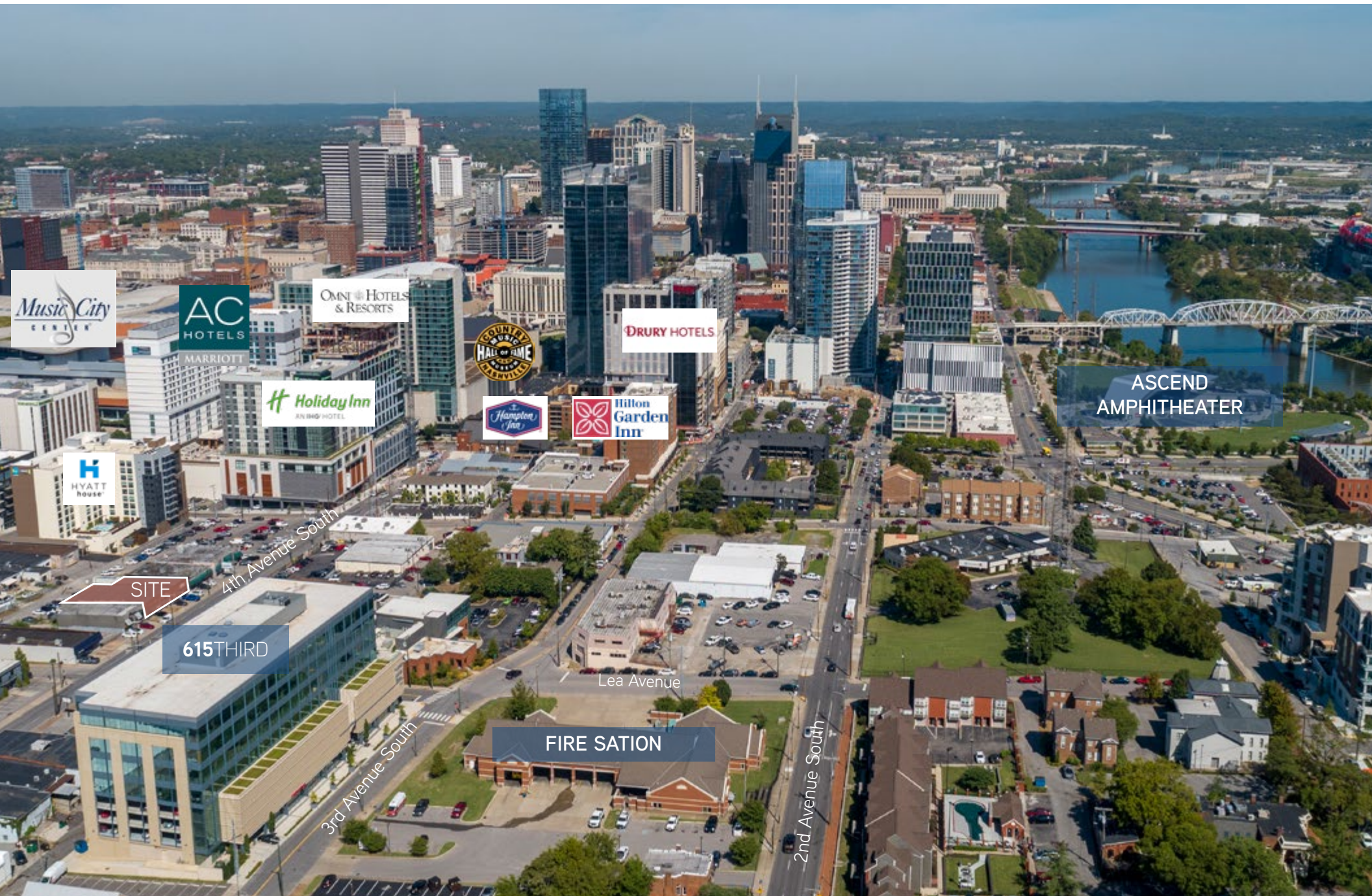


SOBRO NASHVILLE!

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

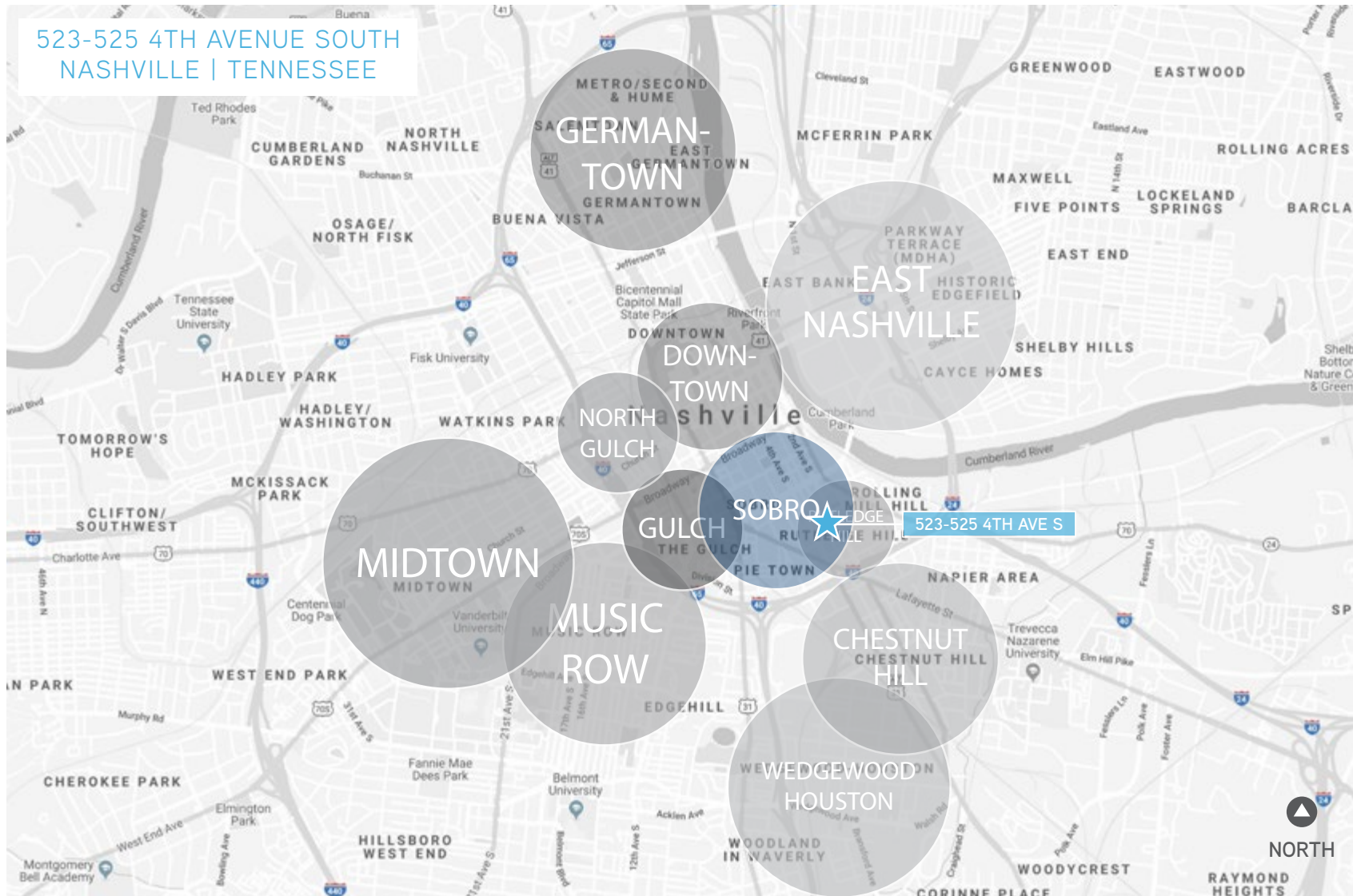
SITE

615THIRD

FIRE SATION

PROPERTY LOCATION

523-525 4TH AVENUE SOUTH
NASHVILLE | TENNESSEE



AREA ATTRACTIONS



523-525 4TH AVE S



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