

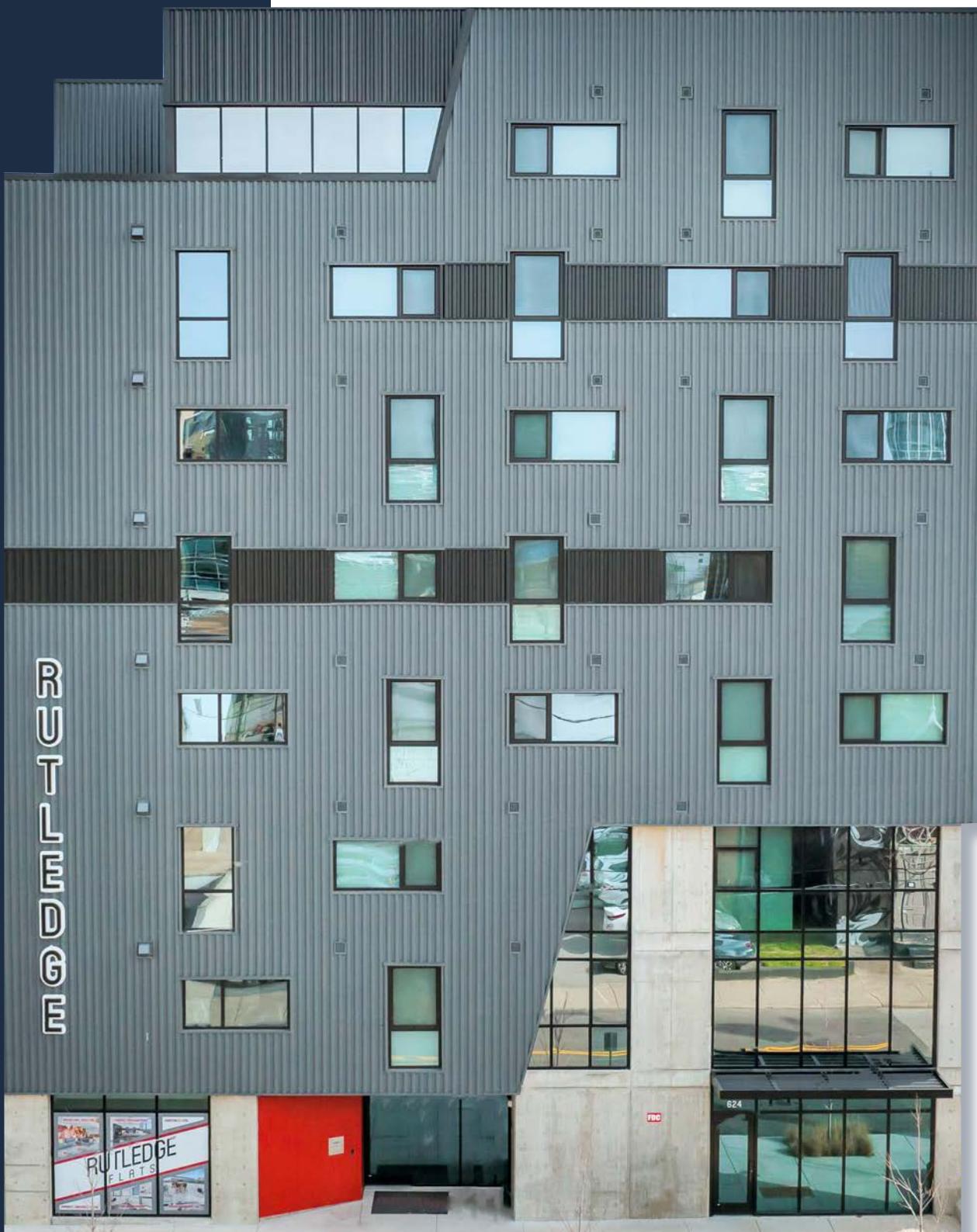
Colliers

Retail Space Available For Lease

882 Square Feet

622 3rd Avenue South Nashville, TN 37210

R
U
T
L
E
D
G
E
FLATS



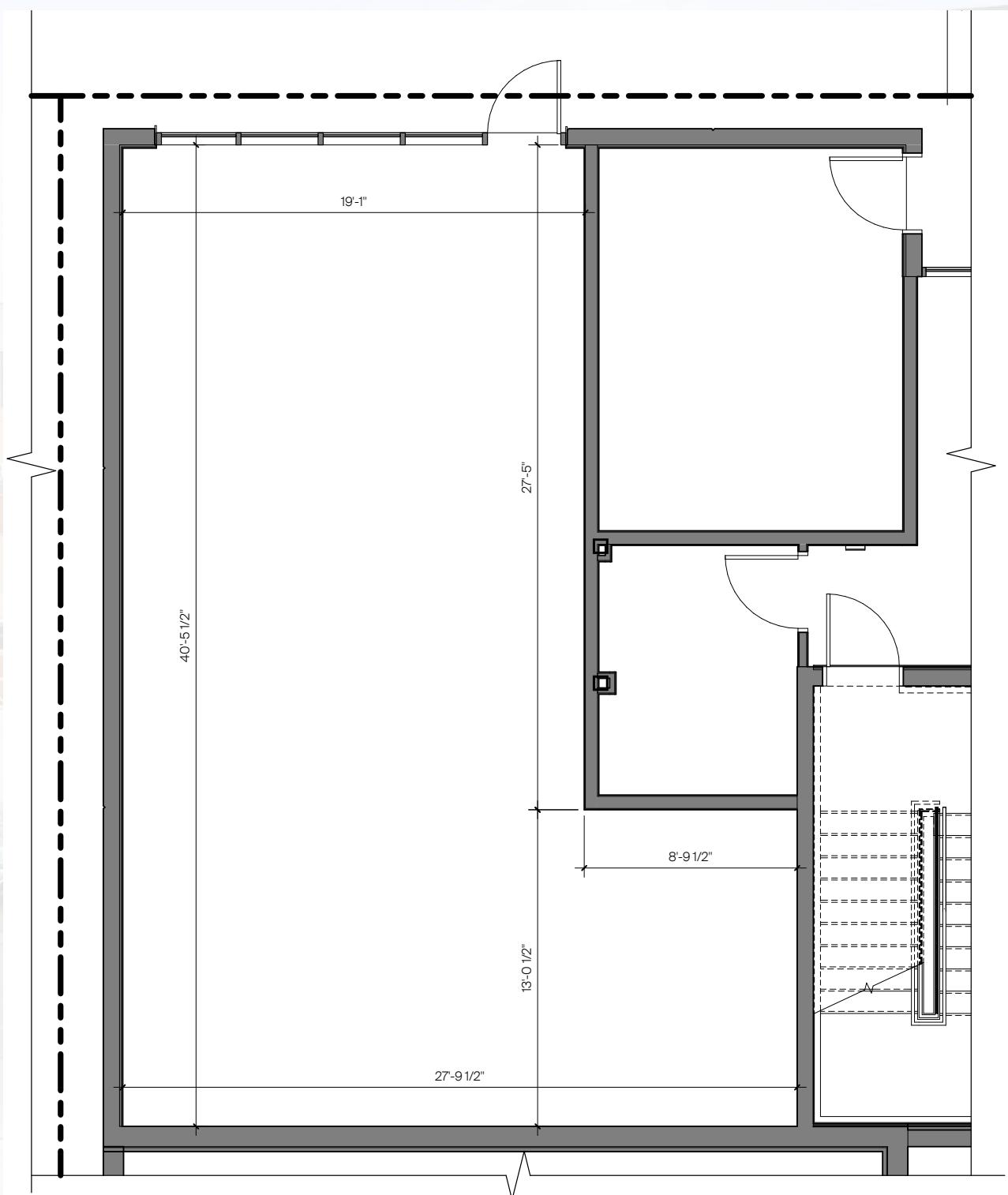
HIGHLIGHTS

- **882 SF retail space available for lease**
- New mid-rise apartment building with 174 units built in 2023
- Immediate shell delivery with 1,000 gallon grease trap and concrete floors installed
- Located in historic Rutledge Hill neighborhood
- Highly visible retail/restaurant space positioned within walking distance of the urban core
- Public parking conveniently available
- Separate metered utilities

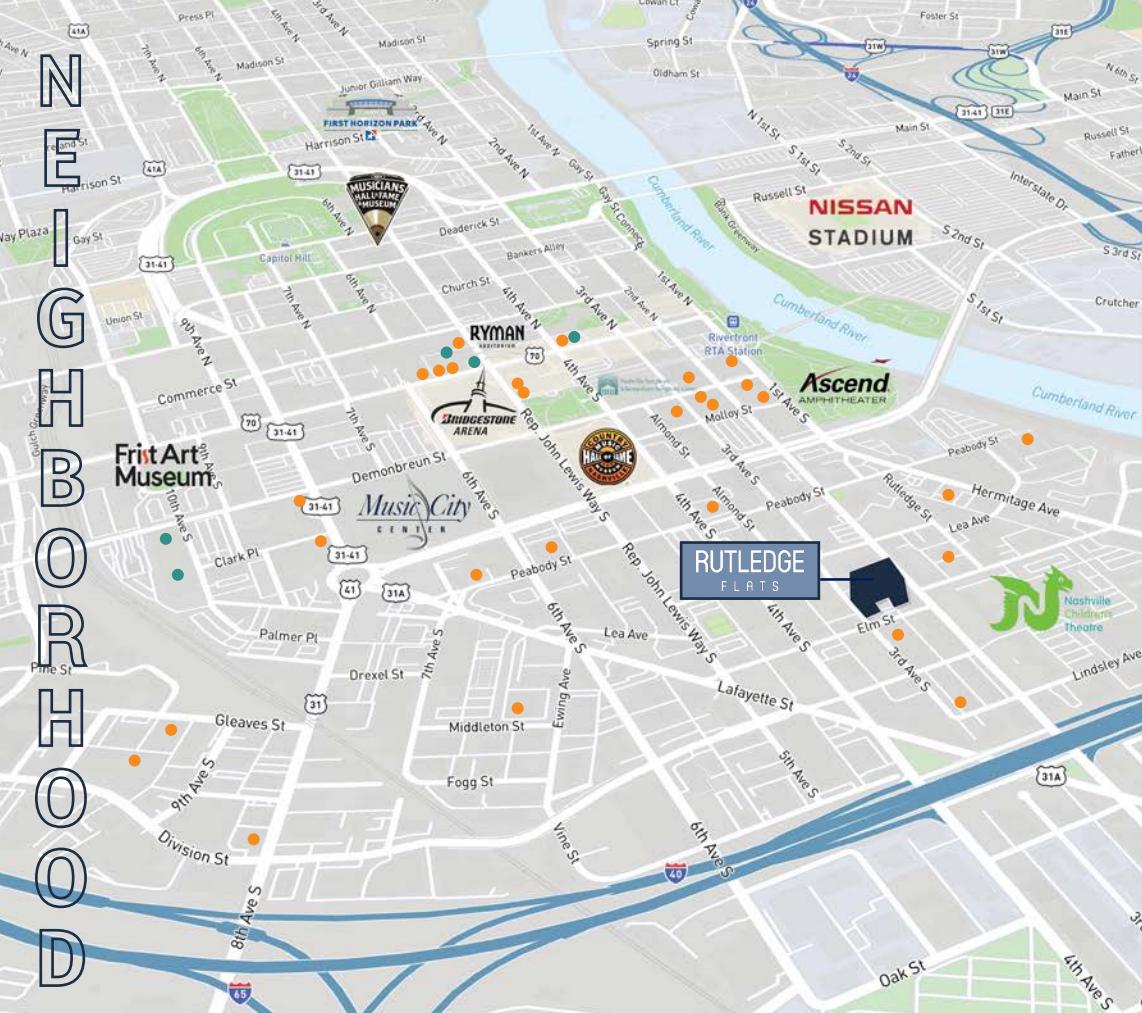


Interior Image - Shell Space

F
L
O
O
R
P
L
A
N
N



NEIGHBORHOOD



RETAIL

5th & Broad Retail
Apple Store
Gibson Guitars

RESTAURANTS

The Goat Sistro
3rd & Lindsley
Husk
Pinewood Social
Martins BBQ
Starbucks
6th & Peabody
Crema Coffee
The Pancake Pantry
The Diner
Etch
The Southern
Bakersfield
The Hampton Social
Liberty Common
The Rutledge
The Palm
Trattoria Il Mulino
Assembly Food Hall
Blanco Cocina & Cantina
Hattie B's
Eddie V's
Bourbon Steak
Oak Steahouse
City Winery
Margaritaville
Party Foul
Peg Leg Porker
Iberian Pig

Amenities within 10-15 minute walk



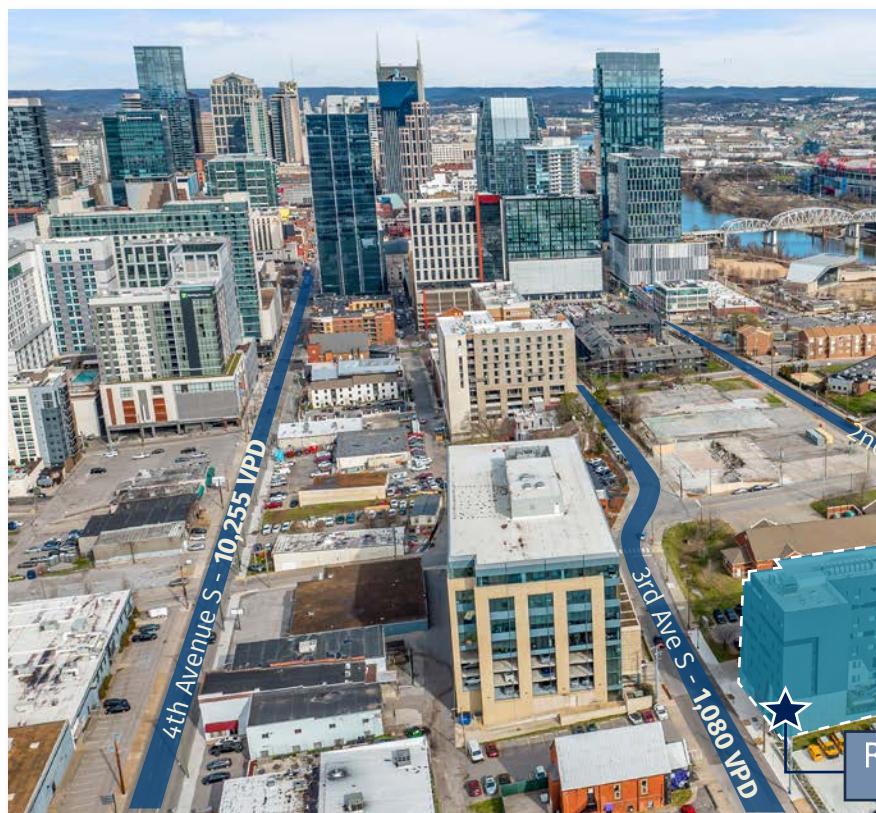
145
Restaurants



4,800+
Existing or Proposed
Residential Units



5,363
Current Hotel Rooms with
180+ under construction



DEMOGRAPHICS (2023)

	1 MILE	3 MILES
POPULATION	16,333	126,036
HOUSEHOLDS	11,041	65,146
AVG. HH INCOME	\$68,483	\$95,307
ANNUAL RETAIL EXPENDITURE	\$275 M	\$2.0 B

RUTLEDGE
FLATS

NEW + UNDER CONSTRUCTION

RETAIL

635 7th Ave S (7,500 SF Store-front)
631 8th Ave S (1,377 SF Stand-Alone)
151 1st Ave S (16,000 SF Restaurant/Retail)
607 Overton Street (9,900 SF)
127 9th Ave (37,930 SF Movie Theater)
Merritt Ave (Finery Office Lofts - 30,000 SF Retail/Store-front)
405 Broadway (30,000 SF Retail/Restaurant)
1000 Church St (YMCA Expansion - 60,000 SF)

OFFICE

One2One - 390,861 SF
The Finery T3 - 265,800 SF
The Finery Office Lofts 2 - 34,000 SF
410 Chestnut Street - 51,700 SF
Nashville Yards - 421,003 SF
507 Houston St - 60,007 SF
Peabody Union - 279,000 SF
Nashville Yards Pinnacle Tower - 742,241 SF
Nashville Yards Amazon Tower - 595,123 SF

HOSPITALITY

Four Seasons Nashville - 235 keys
Embassy Suites Downtown - 506 keys
1 Hotel Nashville - 215 keys
Soho House - 47 keys
Locale Nashville The Gulch at Aspire - 25 keys
The Printing House - 180 keys
Caption by Hyatt Gulch - 210 keys
Canopy by Hilton Gulch - 181 keys
Homewood Suites Gulch - 152 keys

Tempo by Hilton Downtown - 306 keys
Radisson RED Arts District - 120 keys

MULTI-FAMILY

Luna - 108 units
Broadstone SoBro - 226 units
Alcove - 356 units
Haven at the Gulch - 299 units
Albion in the Gulch - 415 units
Aspire Gulch - 300 units
Modera Gulch - 378 units
Shelby House - 195 units

Prima at Paseo - 278 units
Gulch Apartment Tower - 393 units
Society Nashville - 471 units
Memoir Wedgewood Houston - 273 units
Modera McGavock - 396 units
Residences at the Finery - 343 units
Peabody Union - 330 units
3rd Avenue Apartments - 64 units
Modera SoBro Phase II - 404 units
Prime - 350 units
Circle South - 261 units

PROPOSED PROJECTS

RETAIL

610 Magaine St (3,500 Restaurant/Retail)
Circle South - 538,000 SF
Humphreys Street - 96,224 SF
The Finery Office Lofts 2 - 34,000 SF
410 Chestnut Street - 51,700 SF
Nashville Yards - 421,003 SF
507 Houston St - 60,007 SF
Peabody Union - 279,000 SF
Nashville Yards Pinnacle Tower - 742,241 SF
Nashville Yards Amazon Tower - 595,123 SF

HOSPITALITY

Second & Peabody - 300 keys
Lord & Liberty - 50 keys
Hampton Inn Gulch - 114 keys
Tru by Hilton Gulch - 110 keys
Hotel Tower 1 @ 133 KVB - 491 keys
Hotel Tower 2 @ 133 KVB - 200 keys
Nashville Downtown Edition - 280 keys
Motto by Hilton - 256 keys
Autograph Collection - 789 keys
Courtyard by Marriott Gulch - 220 keys
citizenM - 268 keys

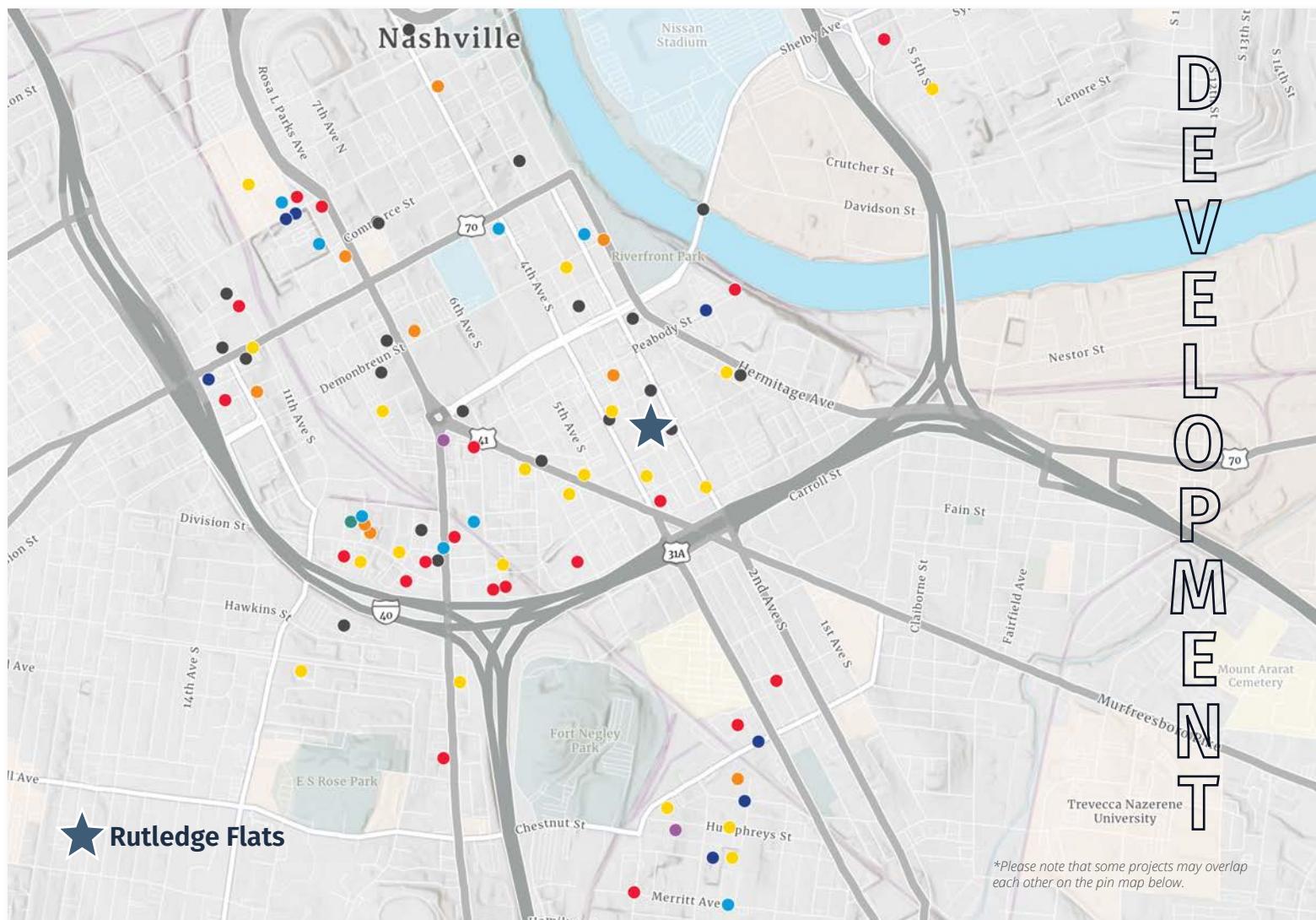
HOSPITALITY

Holiday Inn Express - 116 keys
1101 Broadway (Unnamed) - 200 keys
Morris Memorial Bldg (Unnamed) - 128 keys
Dollywood Hotel - 250 keys
The St Regis Hotel - 177 keys
Hawkins Street (Unnamed) - 200 keys
Rutledge Hill Hotel - 150 keys
Titans Stadium Hotel 1 - 450 keys
Titans Stadium Hotel 2 - 325 keys
element Nashville - 205 keys
Tribute Portfolio Hotel SoBro - 237 keys
Nashville Marriott Downtown - 442 keys

MULTI-FAMILY

Gulch Project Hotel - 183 keys
300 10th Ave S - 400 units
M Cubed - 22 units
Camden Gulch - 481 units
Printers & Bankers Alley - 300 units
4th & Lea - 525 units
4th & Elm Mixed- Use - 176 units
5th & Summer - 107 units
825 6th Ave S - 404 units
910 8th Ave S - 252 units
308 10th Ave N - 818 units

1111 Broadway - unknown
1309 Brown St - 343 units
461 Chestnut - 151 units
The Depot - unknown
35 Hermitage - unknown
450 Humphreys - 380 units
500 Lafayette - 350 units
531 Lafayette - 388 units
601 Lafayette - 393 units
805 President Ronald Reagan Way - 433 units
Alta Rochelle - unknown
2nd & Peabody - 2 towers/unknown units



Colliers



RUTLEDGE FLATS

622 3rd Avenue South Nashville, TN 37210

CONTACT AGENT FOR LEASE RATE

Reagan Henderson

Vice President

615 850 2708

reagan.henderson@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.