

# DREAM NASHVILLE

210 4TH AVENUE N

For Lease | 2 Food & Beverage Opportunities

Space A: 1,200 SF | Space B: 2,500 SF

OJAS



## ABOUT THE PROPERTY

Discover an exceptional opportunity in the heart of Nashville! Located within the vibrant Dream Nashville Hotel, these premier retail spaces offer a rare opportunity to join one of the city's most dynamic hospitality and entertainment destinations, situated in two reimagined landmark buildings in historic Printer's Alley.

## PROPERTY FEATURES

- Around the corner from Broadway, Bridgestone Arena & Music City Center
- Surrounded by best-in-class food & beverage, live music, and boutique hotels
- Captive audience of hotel guests, tourists, and downtown professionals
- Positioned in a high-growth corridor with strong brand alignment opportunities
- Landmark building, reimagined for modern lifestyle retail

### SPACE A – PREMIER STREETFRONT RETAIL (HOTEL ENTRANCE)

This light-filled corner suite features floor-to-ceiling glass, high ceilings, and direct visibility from bustling 4th Avenue. An ideal flagship opportunity for a wellness, fashion, café, or luxury lifestyle concept seeking foot traffic and brand exposure at one of downtown's most stylish addresses.

Space Available	1,200 SF
Delivery Condition	As-Is
Delivery Date	Immediate

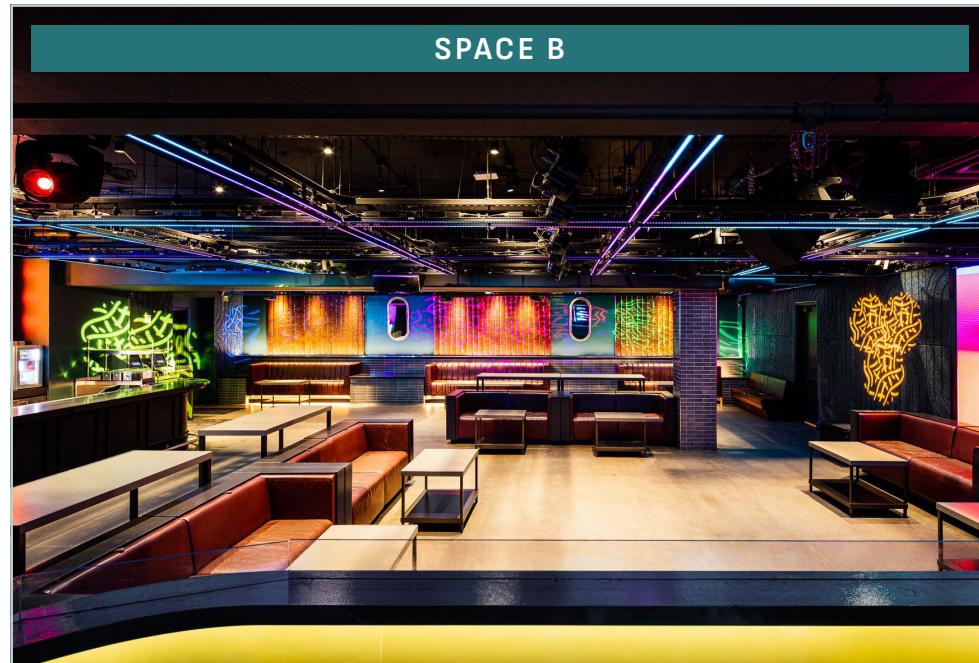
### SPACE B – HIDDEN GEM IN PRINTER'S ALLEY / DIRTY LITTLE SECRET

Originally designed as a moody nightclub and speakeasy, this tucked-away, character-rich space features vintage architectural elements, dramatic lighting potential, and a private, transportive feel—ideal for a bar, lounge, gallery, or experiential retail concept. A \$1MM+ sound system enhances the immersive quality and elevates the potential for high-impact activations.

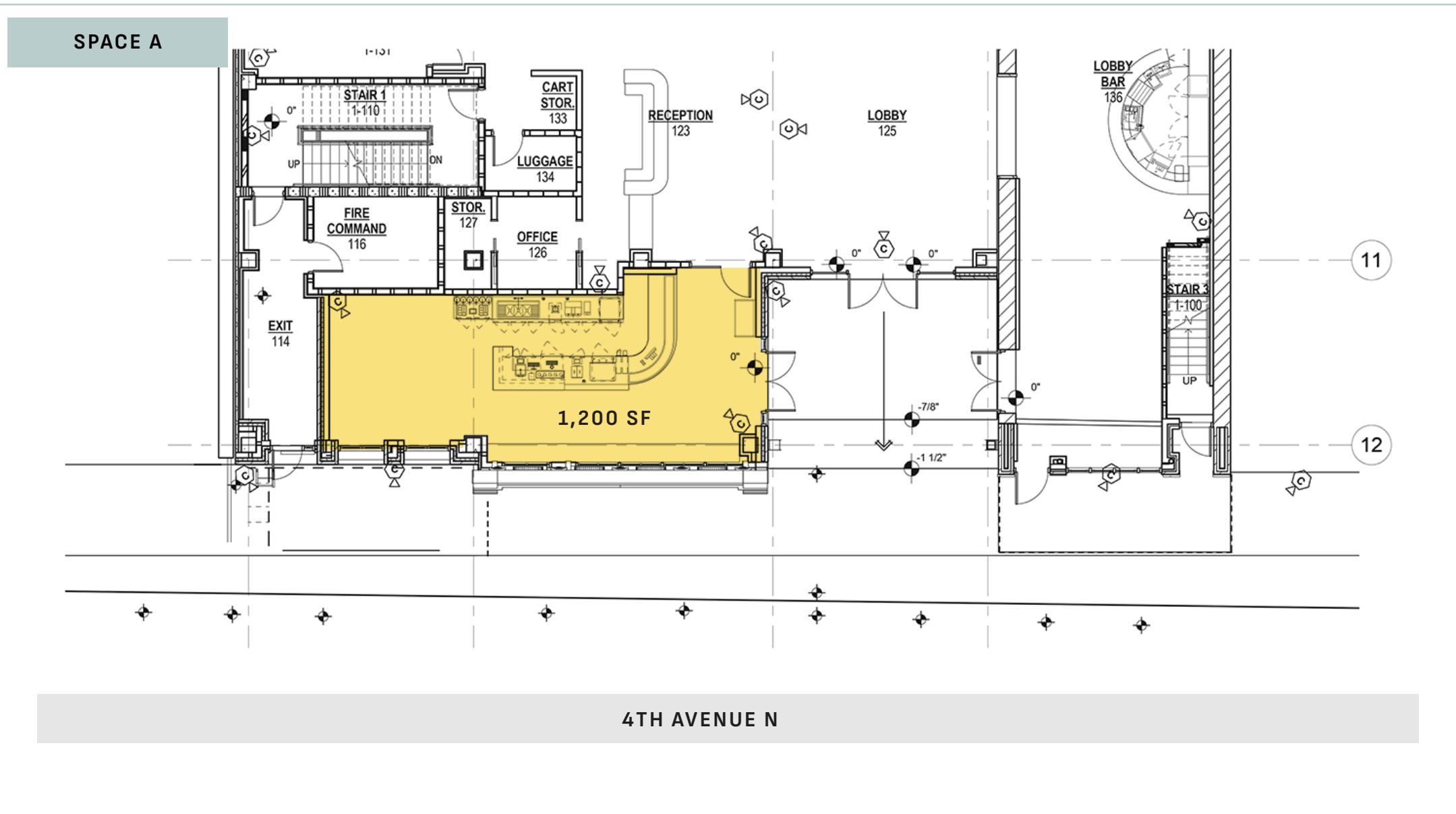
Space Available	2,500 SF
Delivery Condition	As-Is
Delivery Date	Immediate



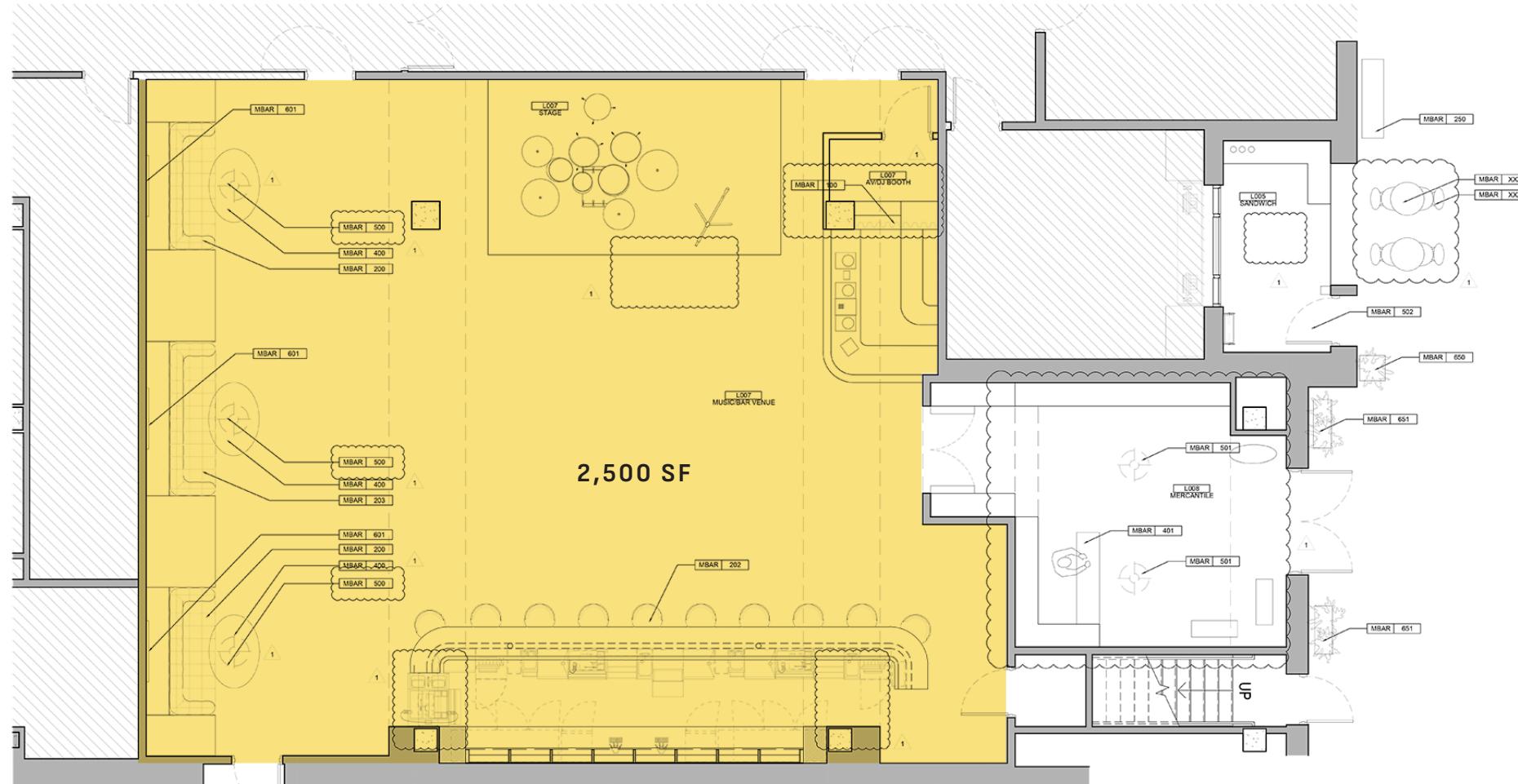
SPACE A



SPACE B



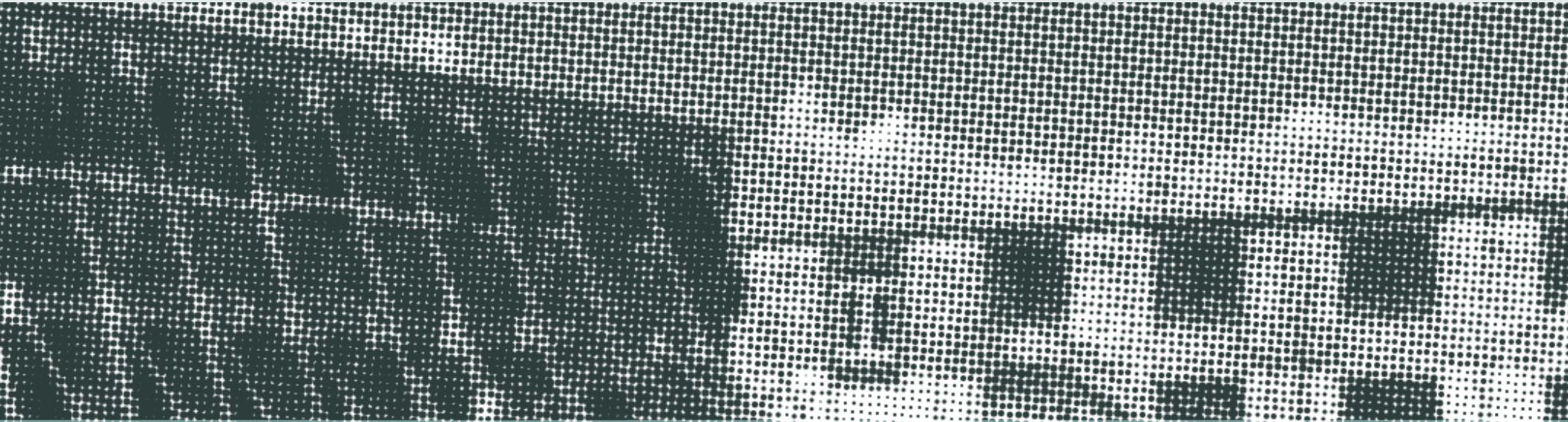
## SPACE B



# CENTRAL BUSINESS DISTRICT

The Central Business District (CBD) of Downtown Nashville has experienced tremendous growth and transformation over the past decade, emerging as a vibrant hub for tourism, commerce, and urban living. Over the last five years, the area has seen an influx of new high-rise developments, including luxury residential towers and modern office spaces, attracting both young professionals and established businesses. Major companies have relocated to or expanded within the district, solidifying Nashville's reputation as a rising economic powerhouse. Tourism continues to thrive, with millions of visitors drawn to Broadway's live music scene, upscale dining, and cultural attractions like the Country Music Hall of Fame. This boom in tourism has greatly bolstered the local economy, with hotels and short-term rentals rapidly expanding to meet demand.

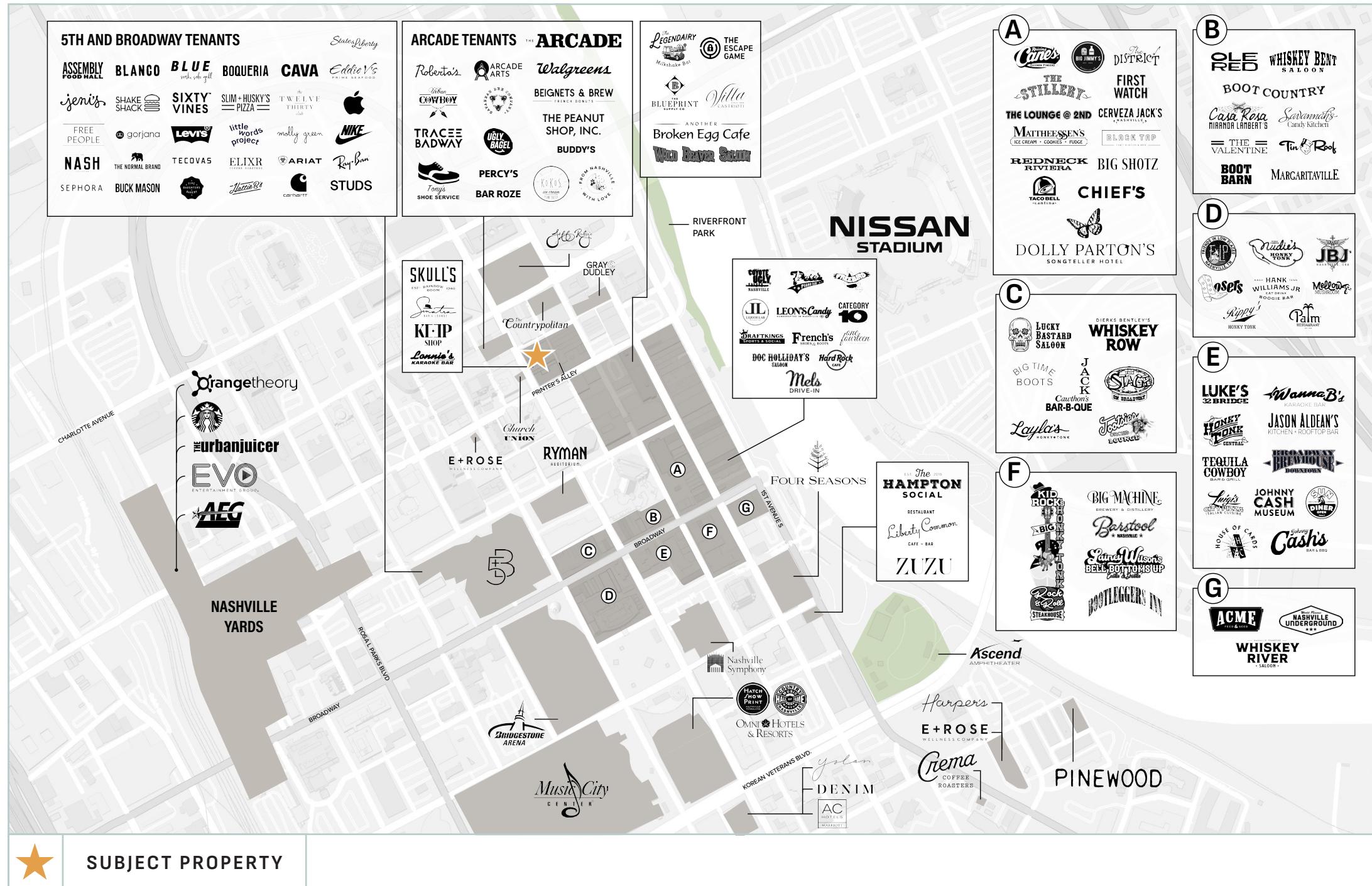
The demographic landscape of the Central Business District has also evolved, with a younger, more diverse population now calling the area home. Millennials and Gen Z professionals make up a significant portion of the district's residents, drawn by its proximity to entertainment, work opportunities, and its walkability. The area is now highly pedestrian-friendly, with well-maintained sidewalks, public green spaces, and easy access to major venues. As downtown has transformed, new public transit options and ride-sharing services have further improved connectivity, allowing residents and visitors to enjoy the district's energy without needing to rely on cars. This vibrant urban core has become a prime destination for both locals and tourists, contributing to Nashville's rapid ascent as one of the nation's top cities for growth and development.

**17,682**TOTAL  
POPULATION**73,530**TOTAL  
DAYTIME  
POPULATION**\$132K**AVERAGE  
HOUSEHOLD  
INCOME**32.9**

MEDIAN AGE

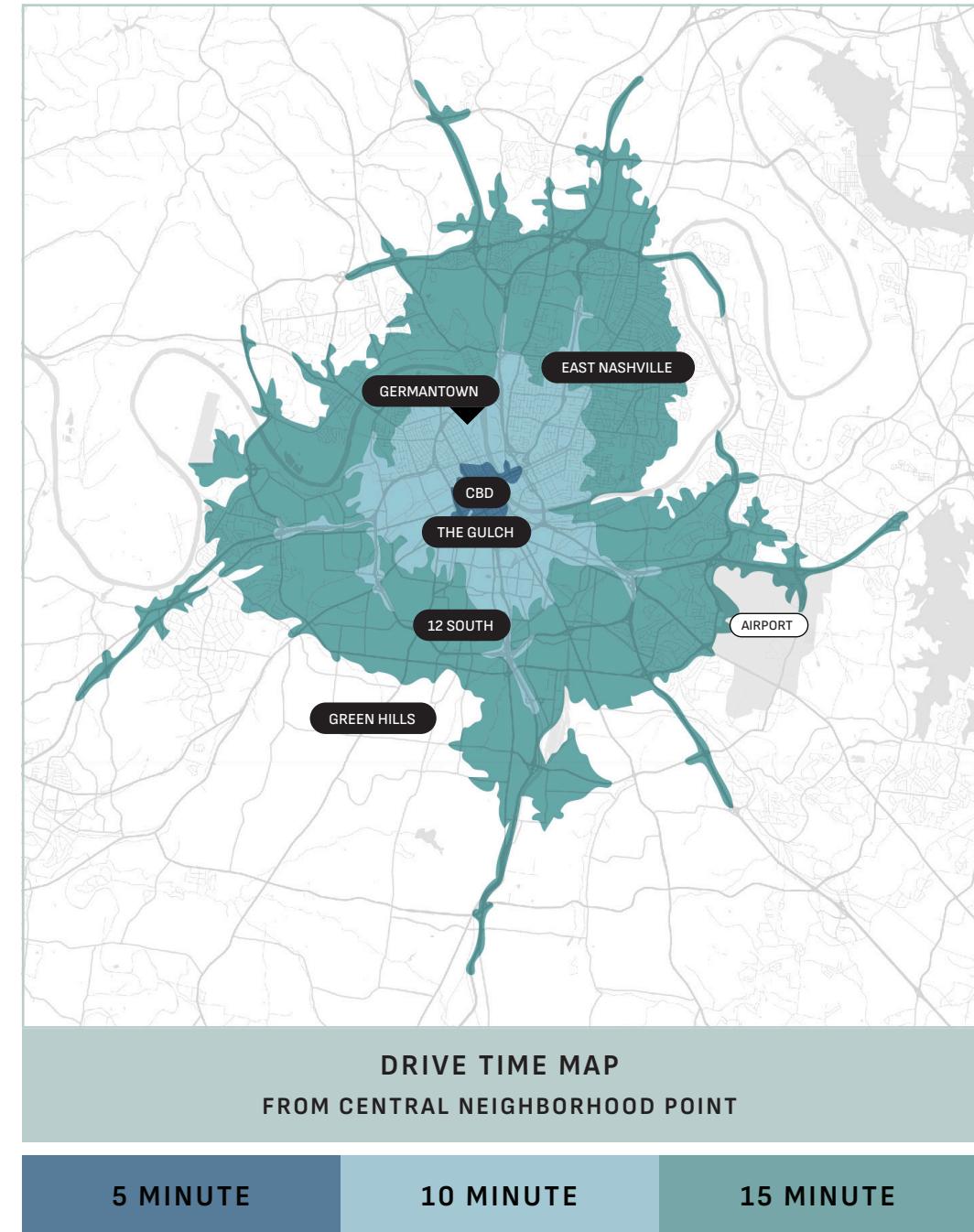
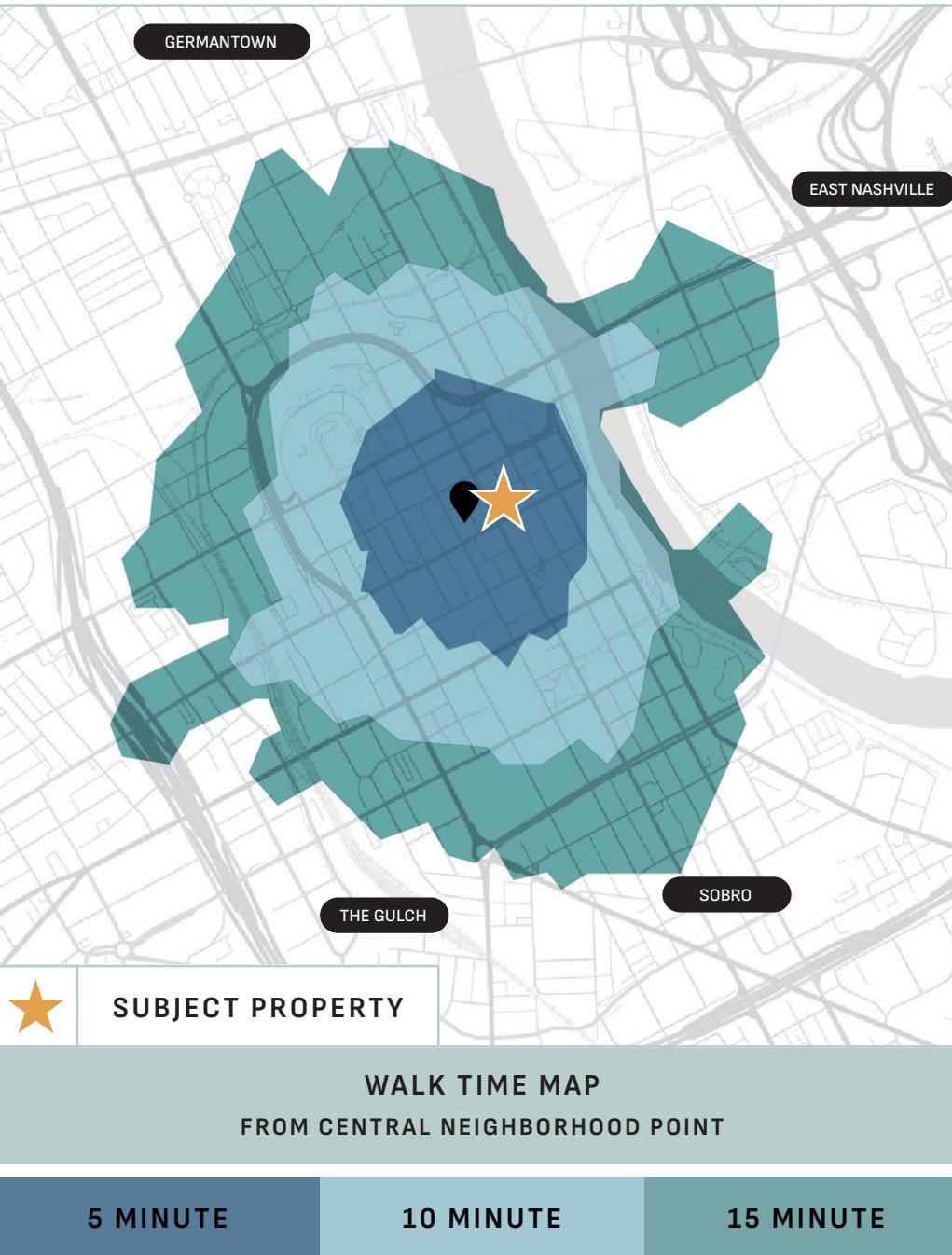
**10,996**TOTAL  
HOUSEHOLDS

These statistics represent the demographics within a 1-mile radius of the neighborhood's central point.









# NASHVILLE

The Nashville retail market has taken off, attracting first-in-class, national retailers and restaurant operators who are looking to expand in the Sunbelt markets. Given Nashville's business-friendly practices, the influx of corporations, and the music & entertainment scene, the retail consumer familiar with bespoke retailers & best-in-class restaurants has migrated from primary markets such as Los Angeles, New York, and Chicago. Brands and restaurants with cult followings have paid attention to this migration and are establishing their presence throughout the city's array of emerging urban retail destinations.

National, esteemed restaurateurs and hospitality groups such as **Jean-George** (Drusie & Darr, The Pink Hermit), **Sean Brock** (Audrey, Bar Continental, June), **Andrew Carmellini** (Carne Mare), **Starr Restaurants / Keith McNally** (Pastis), **Boka Restaurant Group** (Momotaro), **Lettuce Entertain You** (Aba, Sushi-San), **Castellucci Restaurant Group** (Iberian Pig), **Ford Fry** (Superica, The Optimist, Le Loup, Star Rover), **Fox Restaurant Concepts** (Pushing Daisies, The Henry), and **Indigo Road Hospitality** (O-Ku, Oak), have all added Nashville to their roster. Not only has Nashville been the destination for restaurant expansion, but the city has enticed these operators such as New York - based Anthony Scotto (**Pelato, Luogo**), Tara and Henry Roberts (**Two Hands**), and John Burns Patterson (**Frankies**) to relocate their lives to the city.

As Nashville quickly becomes one of the top tourist destinations in the country, an influx of high end hotels including the **Four Seasons, St. Regis, Pendry, 1 Hotel, The Edition**, and **Soho House** have identified locations to plant a flag in the market. The luxury retail brands are following suit. **Kirna Zabete** recently opened in Green Hills, and others, including **Hermès**, are set to open in Wedgewood Houston, having identified their customer through their e-commerce channels.

The city's appeal is undeniable, attracting brands such as **La Ligne, Sezane, Todd Snyder, Aviator Nation, Little Words Project, Love Shack Fancy, Reformation, Jenni Kayne, Kendra Scott, Hart, Birkenstock, and Stoney Clover Lane**. Furthermore, and unprecedented for a city of its size, the city is seeing young brands such as **Buck Mason, Gorjana, STUDS, Faherty, and Vuori** executing on second locations within the urban core showing the strength in sales volumes they are experiencing in their first location in the market. Nashville has a national spotlight, attracting best-in-class **Sid & Ann Mashburn** and **Walt Grace Vintage**, but is also home to artisan, local retailers, including **Savas, Weiss Watch, and Imogene + Willie**, who round out the retail offering and create a unique and dynamic retail environment worthy of putting Nashville on the map.

## TOP 10

Large Metros  
for job growth  
and population  
growth for the  
past 9 years<sup>1</sup>

## 3.2%

Retail Vacancy  
Rate<sup>2</sup>

## 15M

Visitors to  
Nashville in  
2023<sup>1</sup>

## \$5B

Generated  
every year from  
Nashville's F&B  
industry<sup>3</sup>

## 4TH

Best Real  
Estate Market  
in the US<sup>4</sup>

## 75%

of the US  
is within a  
2-hour flight of  
Nashville<sup>1</sup>

## \$102K

Average  
Household  
Income<sup>5</sup>

## 2.01M

People living in  
Nashville's  
Metro Area<sup>6</sup>

1. Nashville Business Journal | 2. Matthews Real Estate Investment Service | 3. Tennessee Hospitality and Tourism Association | 4. Rocket Mortgage | 5. Point2homes.com | 6. Nashville Chamber of Commerce

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