

625 4th
Avenue
South

NASHVILLE | TN 37210

**FOR
SALE**

**Downtown
Development
Site**

VICKIE SAITO

Senior Vice President

+1 615 850 2711

vickie.saito@colliers.com

BERT MATHEWS

Principal & Executive Vice President

+1 615 850 2701

bert.mathews@colliers.com



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 to allow for a wide variety of development opportunities in one of the nation's most exciting cities!



INVESTMENT HIGHLIGHTS



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.



UNIQUE DEVELOPMENT OPPORTUNITY

The DTC zoning, which encourages mixed-use and high-density development, allows development as-of-right to 11 stories with potential height bonuses.



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.



HIGHLY-VISIBLE RETAIL OPPORTUNITY

As the neighborhood continues to flourish with the addition of ongoing new developments such as Tishman Speyer's mixed use high-rise towers and the recently announced St. Regis Hotel, the property's visible location will garner maximum exposure for retail tenants and optimize mixed use opportunities.



ADJACENT INSTITUTIONAL INVESTMENT

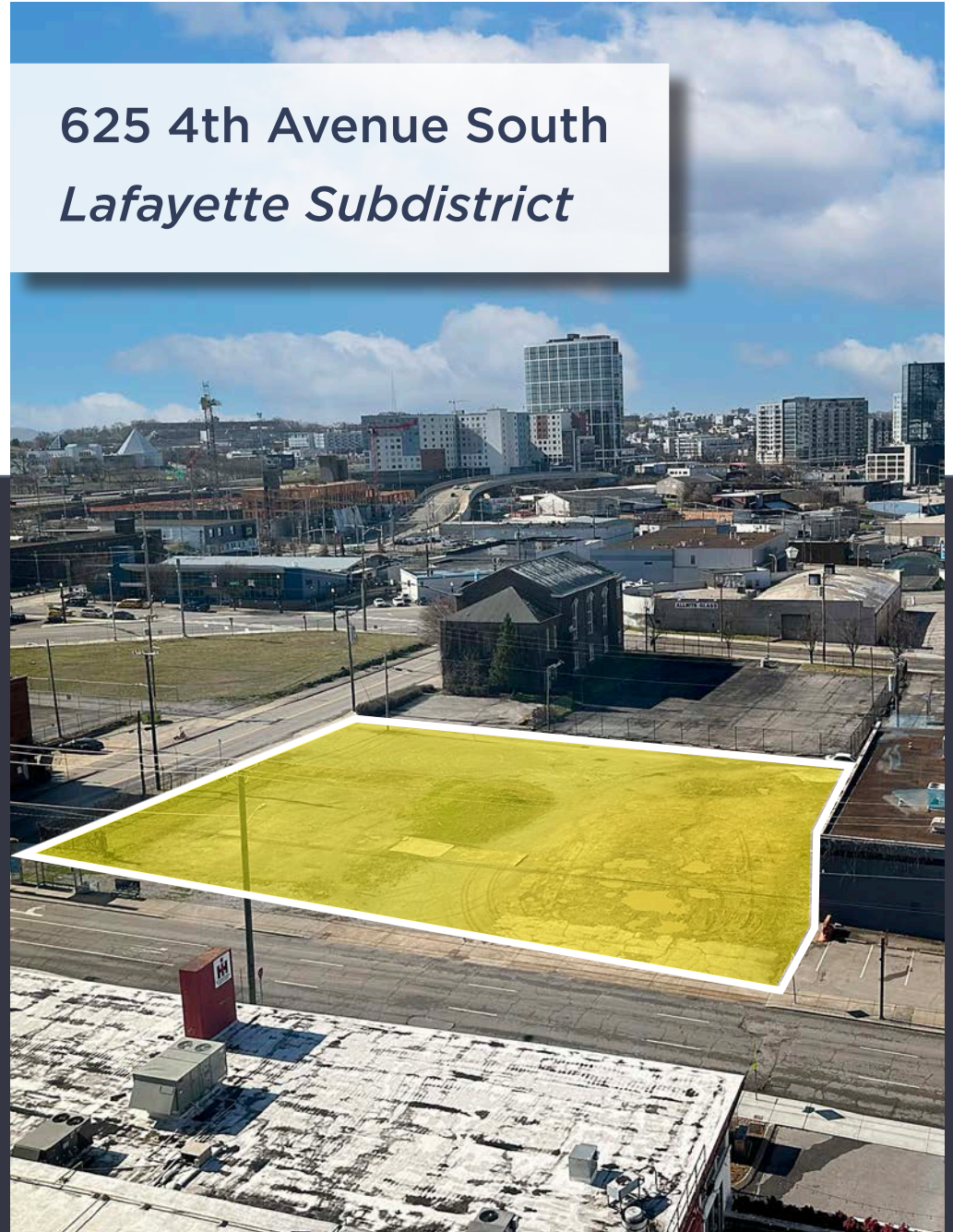
The surrounding neighborhood has continued to draw billions of dollars of institutional investment, with the Bridgestone Headquarters, Four Seasons Hotel & Residences, 5th + Broadway, Nashville Yards, the Cumulus Development, and numerous other high-profile projects. As Nashville continues to attract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

PROPERTY OVERVIEW

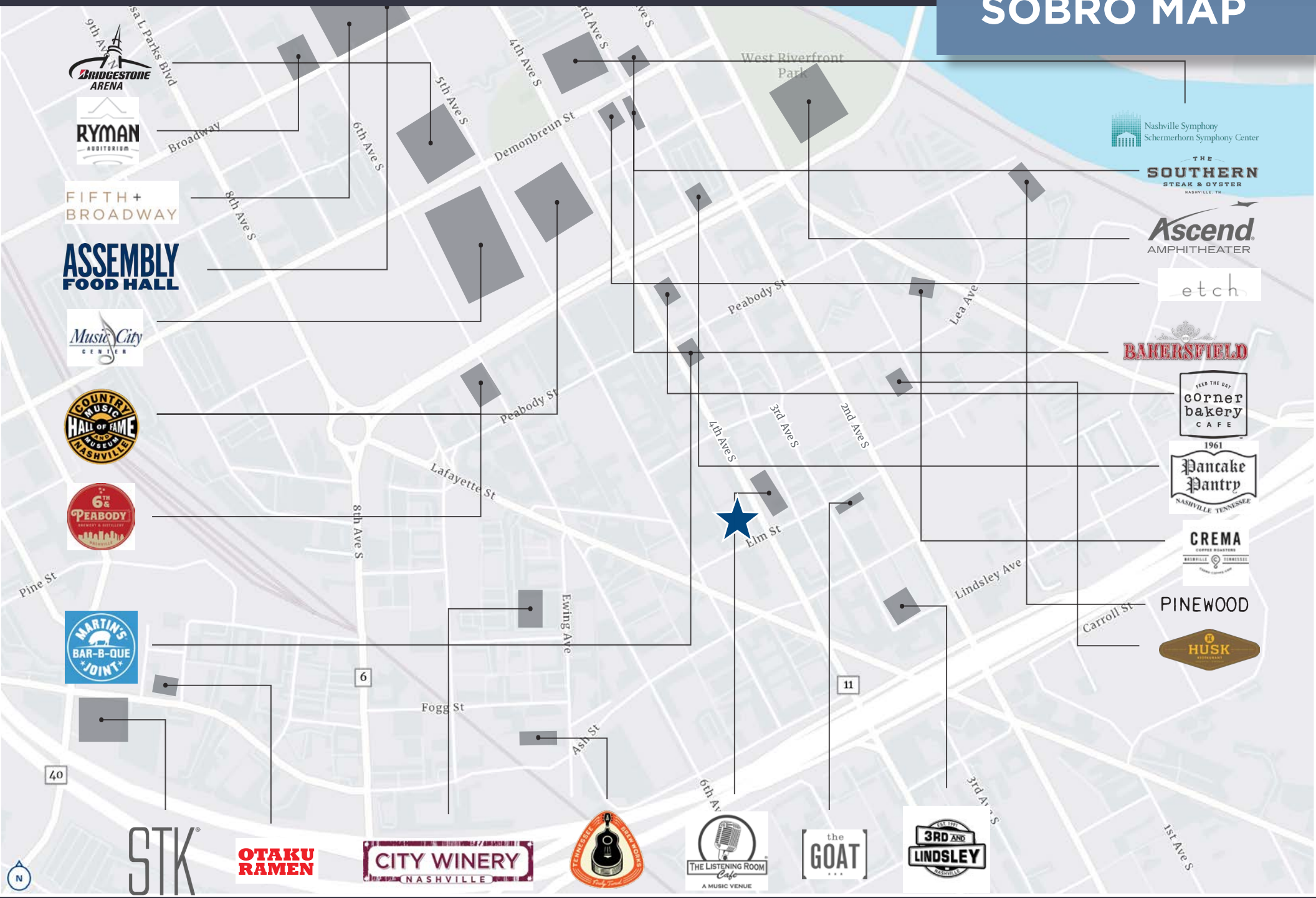
0.77 ACRE (±33,400 SF)
CORNER LOCATION AT
4TH & ELM STREET

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 I-40 and I-65 S
LOCATION	SoBro Submarket - 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



SOBRO MAP



DEVELOPMENTS | SOBRO



1 **PEABODY UNION**
Mixed-use
Est Completion Q4 2024



2 **RITZ CARLTON**
240 Rooms + 150 Condos
Est Completion 2026+



3 **4th & ELM**
Condo Mixed Use
Est Completion 2026+



4 **CUMULUS DEVELOPMENT**
Mixed-use
Est Completion 2026+



5 **522 4th Ave S**
Apartments
Est Completion TBD



6 **2ND & PEABODY**
Mixed-use
Est Completion 2026+



7 **HYVE**
Mixed-use
Est Completion 2024



8 **The Miles**
Hotel
Est Completion 2026+



9 **MODERA SOBRO**
Midrise Apartments
Est Completion 2025



10 **The Printing House**
Hotel + Restaurant + Retail
Est Completion 2024



11 **BROADSTONE SOBRO**
200+ Units
Completed July 2022



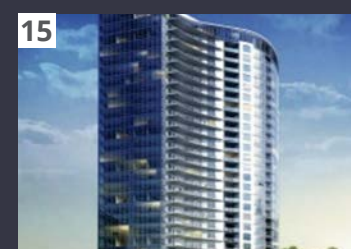
12 **LC SOBRO**
Apartments + Retail
Completed May 2020



13 **HYATT HOUSE**
Hotel + Retail
Completed 2020



14 **FOUR SEASONS**
232 Rooms + 142 Condos
Condos completed
November 2022



15 **PLACEMAKR PREMIER SOBRO**
Apartment Style Hotel
Renovated December 2021

SoBro Development Map

1. Peabody Union
2. Ritz Carlton
3. 4th & Elm
4. Cumulus Development
5. 522 4th Ave S
6. 2nd & Peabody
7. HYVE
8. The Miles
9. Modera SoBro
10. The Printing House
11. Broadstone SoBro
12. LC SoBro
13. Hyatt House
14. Four Seasons
15. Placemakr Premier SoBro

625 4th Avenue South



625 4th Avenue South

NISSAN STADIUM

PEDESTRIAN BRIDGE

ASCEND AMPHITHEATER

SCHERMERHORN SYMPHONY CENTER

SOBRO

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

CHURCH ST

GRAND HYATT

NASHVILLE YARDS

TENNESSEE STATE CAPITOL

CHARLOTTE AVE

INTERSTATE 40

INTERSTATE 40



MARKET SNAPSHOT

NASHVILLE, DAVIDSON COUNTY, TN



Nashville is the economic center of Tennessee and a vital transportation, business, and tourism hub for North America. The Nashville MSA comprises 10 counties with a total population just over 2+ million, making it the largest metropolitan area in a five-state region. When it comes to satisfying and exceeding business needs and expectations, the Nashville region is a top location in America for corporate relocations, expansions, and start-up companies.



2M+
People



15.4%
Population Growth
since 2010



1.08M
Labor Force



33.2%
Job Growth
Since 2010



\$58k
Per Capita
Income



98.5
Cost of Living
Index



17k
Downtown
Residences

CENTRALLY LOCATED:

- 65% of the US population resides within 650 miles
- 75% of the US market within a 2-hour flight
- 9.5 million people within a 3-hour drive

LIVIBILITY:

- Home to NFL, NHL, MLB (AAA), MLS & NCAA sports teams
- World class airport with nearly 600 daily flights
- Nationally recognized food scene
- 80 miles of greenways and 30,000 acres of inland lakes
- Lower taxes and cost of living
- Low rents relative to other markets

NOTABLE CORPORATE HEADQUARTERS:

- Nissan North America
- Bridgestone Americas
- Hospital Corporation of America
- Dollar General
- Amazon
- Lyft
- Warner Music Group

WHY NASHVILLE

Top 10 City to Live After the Pandemic



#1 in Metropolitan Economic Strength

POLICOM.COM

#5 Best City for Jobs this Fall



#8 Friendliest US City



Top 10 City for Creatives

smartasset™

TRAVEL + LEISURE

#11 Best City in America



Top 20 City for Best & Most Improved Housing Markets in US

smartasset™

#3 Best City for Young Professionals

Inc.

Top 10 Best Places to Start a Business

Forbes

Top 10 Cities Americans are Moving to

625 4th
Avenue
South

NASHVILLE | TN 37210

**FOR
SALE**

**Downtown
Development
Site**

VICKIE SAITO

Senior Vice President

+1 615 850 2711

vickie.saito@colliers.com

BERT MATHEWS

Principal & Executive Vice President

+1 615 850 2701

bert.mathews@colliers.com

