

5,150 SF Restaurant Opportunity

20 Rutledge Street, Nashville, Tennessee 37210

- **OPPORTUNITY TO PURCHASE 5,150 SF RESTAURANT CONDO**
- **MARQUEE SPACE WITHIN 71-UNIT CITY LIGHTS LUX CONDO DEVELOPMENT**
- **INCLUDES FREE ON-SITE PARKING**
- **LOCATED IN THE BULLSEYE OF SOBRO'S LATEST DEVELOPMENTS FROM HENSLER, EAKIN, TISHMAN-SPEYER & CENTRUM REEALTY**

BENEDICT
REAL ESTATE CO.

ROCHFORD  BELL

OPPORTUNITY OVERVIEW

NEIGHBORHOOD INCLUDES:

- Award-winning Husk restaurant
- Peabody Plaza, a 280,000 Sq Ft office building (completed 2021)
- Hensler development of 26-story 225-unit residential tower with retail (under construction)
- Just blocks from Ascend Amphitheater with capacity for 6,800 performance attendees

PURCHASE OPPORTUNITY:

5,150 SF street-level space with 600 SF outdoor patio featuring 270 degree views of Downtown Nashville. Condo is located within City Lights, a 71-unit luxury condo development completed in 2019

TARGET RESTAURATEUR:

The restaurant condo opportunity is reserved for a food & beverage operation which matches the neighborhood and City Lights clientele. Example operations range from a polished casual to full-service white

RENT, OPERATING EXPENSES & UTILITIES:

Developer will charge minimal NNNs estimated to be sub \$4 PSF. All utilities will be separately metered. Tenant will pay utilities directly

PARKING & VALET:

Restaurant condo purchase includes 5 stalls in the City Light's parking garage. Restaurant may access an additional 15 stalls in the garage (monthly rental or purchase). Restaurant may also reserve multiple sidewalk space located directly in front of the 5,150 SF space. Free off-site street parking is also available in the area. Developer has designed area(s) for a future valet program

CEILING HEIGHTS:

Ceiling heights up to 20'-11"

TRASH:

A dumpster/compactor is located proximate to the restaurant premises

DELIVERY CONDITIONS:

Cold dark shell condition. Condo is designed for future restaurant use and already includes a hood vent shaft to the roof, area for future HVAC units and a 2,000-gallon grease trap



UNDER CONSTRUCTION
The Printing House Hotel
181-room boutique hotel, part of
Tapestry Collection by Hilton



**Congress Group's
Proposed 2nd & Peabody
Development**

Three-tower project (18,
32 and 36 stories)
with hotel rooms,
apartments and
condos.



**Tishman-Speyer
land purchase
Feb 2, 2023**

Preliminary plans
include 887-seat
restaurant, 9,400
square feet of
retail, 467,000
square feet of
office space and
365 residential
units.

RMH House Proposed
6-story, 33-unit residential
project



UNDER CONSTRUCTION
Peabody Union

26,800 Sq. Ft. Restaurant
(42,880), 33,000 Sq. Ft.
Retail (4,950),
251,000 Sq. Ft.
Office (25,100),
354 Residential
Units



ORACLE



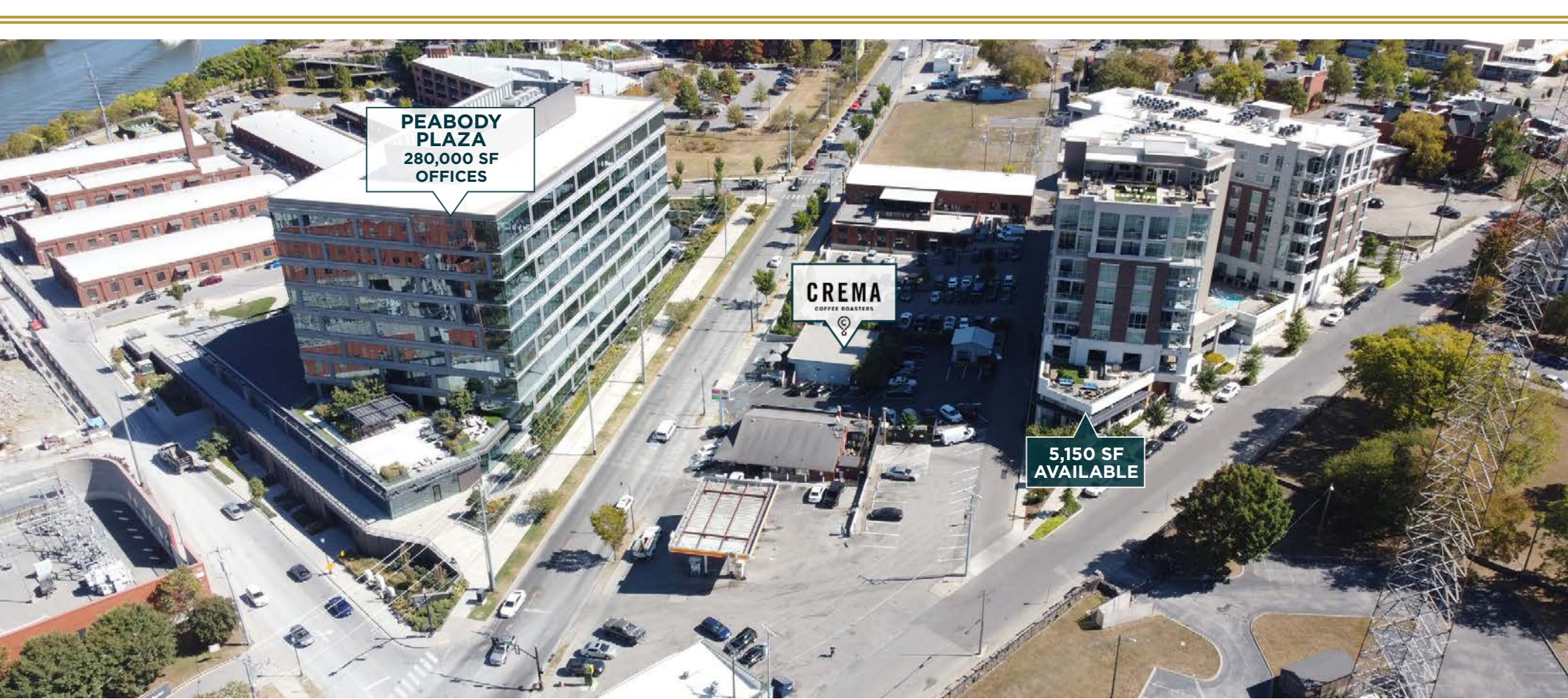
**Centrum Realty Towers
Proposed**

Two residential towers — one
32 stories and one 39 stories —
on Rutledge Street and Second
Avenue, as well as a 29-story
hotel on Peabody Street.

CITY LIGHTS

Proposed by Essex Development
Essex Development recently acquired
this site and is considering an 11-floor
project to include approximately 300
residential units

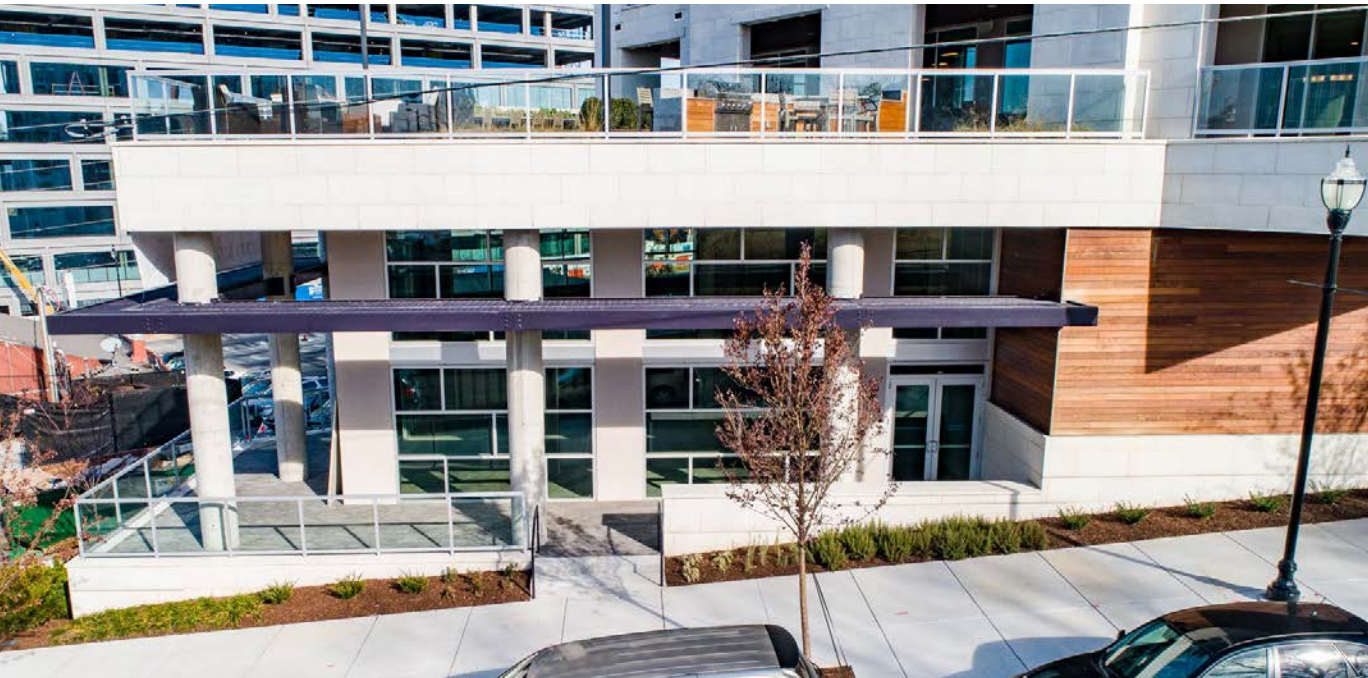


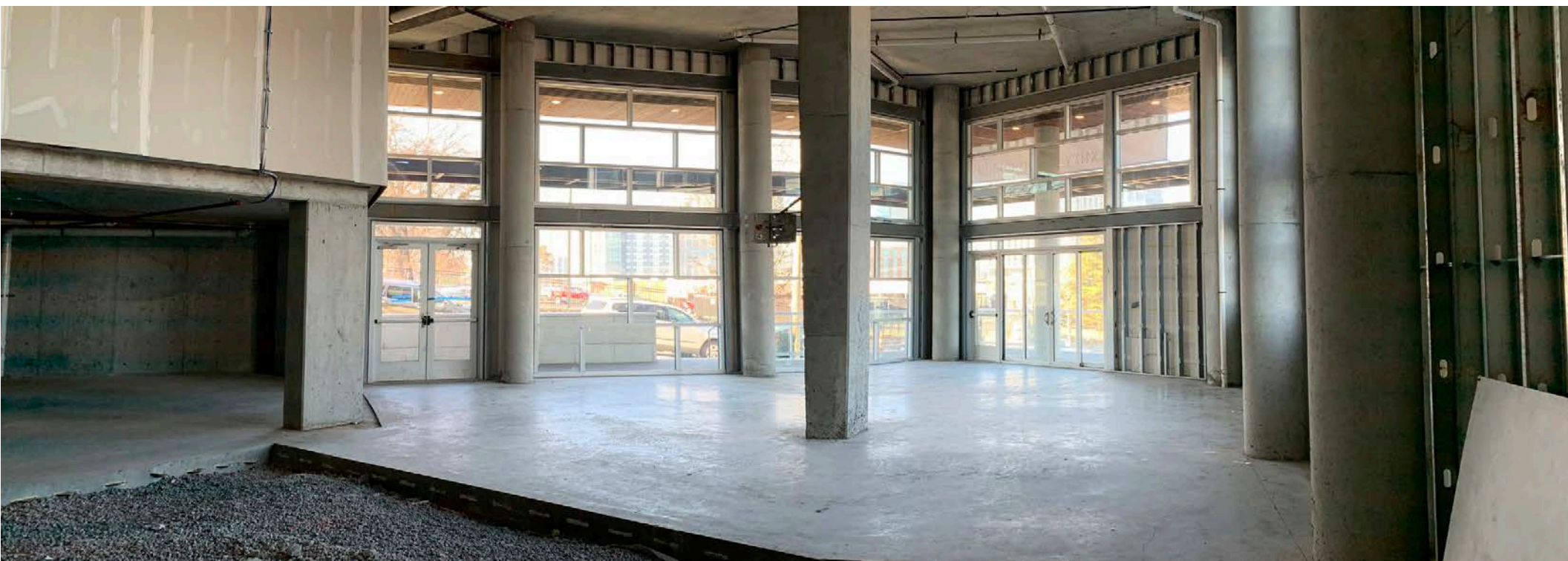


**PEABODY
PLAZA**
280,000 SF
OFFICES

CREMA
COFFEE ROASTERS

**5,150 SF
AVAILABLE**





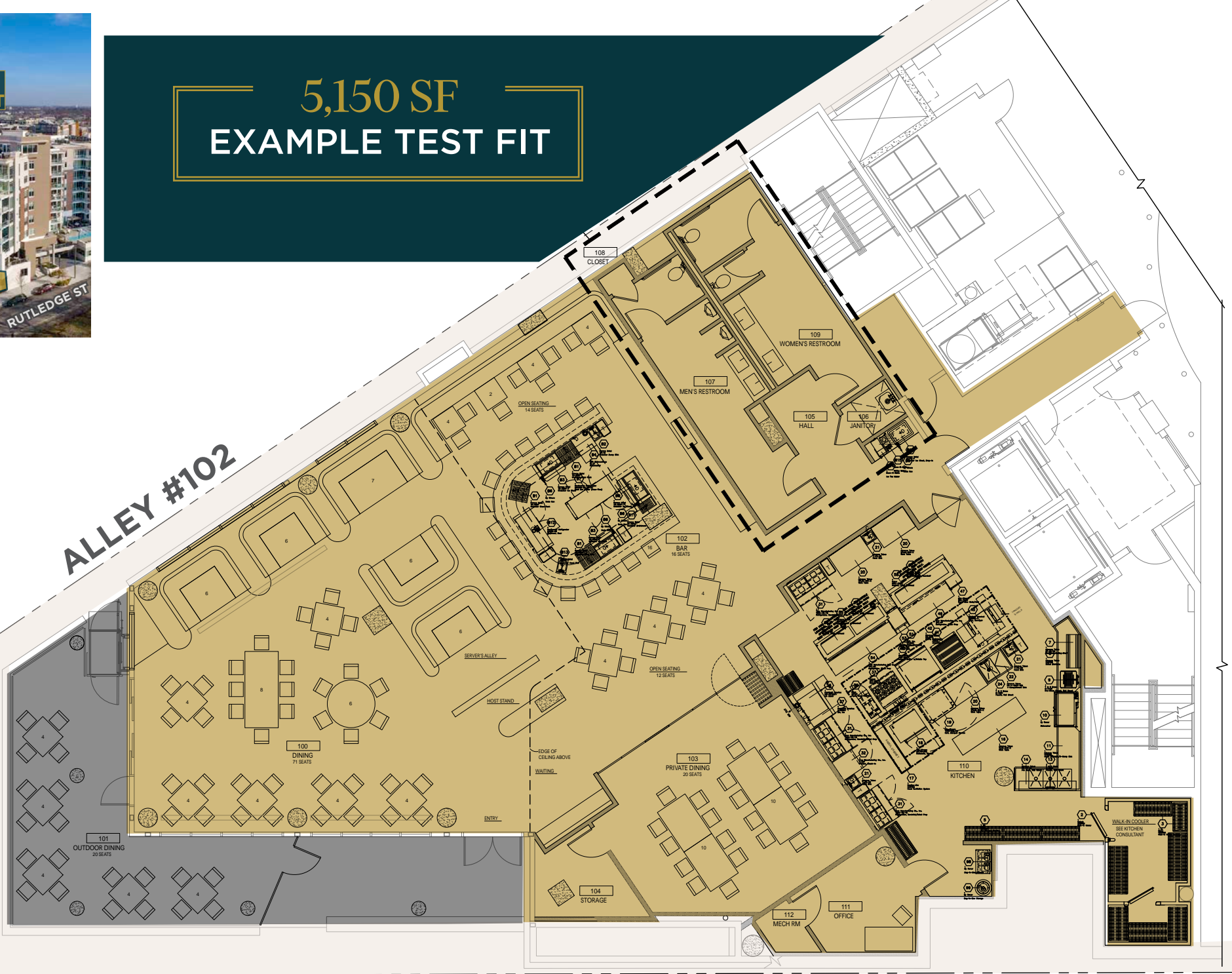


5,150 SF EXAMPLE TEST FIT



ALLEY #102

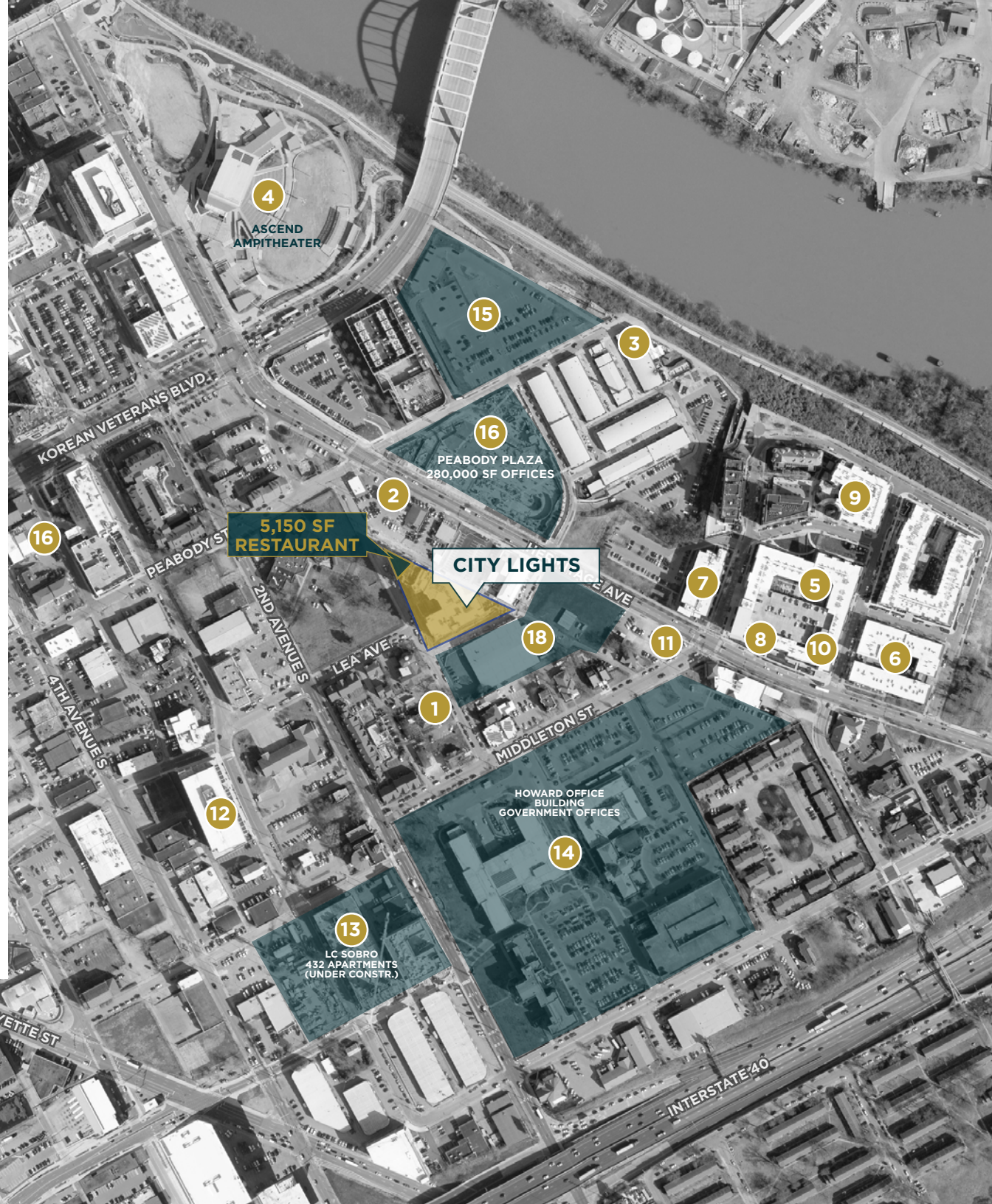
600 SF
Outdoor
Patio



RUTLEDGE ST

AREA AMENITIES

- 1 Husk Restaurant
- 2 CREMA
- 3 Pinewood Social
- 4 Ascend Amphitheater
- 5 Terra House | 194 Apartments
- 6 Nance Place | 107 Apartments
- 7 Ryman Lofts | 61 Apartments
- 8 ROOTED
- 9 City View | 174 Apartments
- 10 Cork and Barrel Wine and Spirits
- 11 Hermitage Cafe
- 12 615 Third | 121K SF Office Space
- 13 LC SoBro | 432 Apartments (Under Constr.)
- 14 Howard Office Building | Government Offices
- 15 Future 25-Story Residential | Hensler Project
- 16 Peabody Plaza | 280K SF Office
- 17 Martin's BBQ
- 18 Proposed 300-unit Apartment Complex





RIVER NORTH DISTRICT
13 ACRES
3M SF OFFICE, 1,735 APARTMENTS
285K RETAIL, 550 HOTEL ROOMS
186K SF CIVIC SPACE
THE LANDINGS 600 APARTMENTS
PEDESTRIAN BRIDGE TO GERMAN TOWN
WATERFRONT PARK/MARINA
TOP GOLF NASHVILLE

CAPITOL VIEW
1M SF OFFICE
649 APARTMENTS
HAMPTON INN & SUITES 169 ROOMS
HCA HQ, PUBLIX GROCERY
(UNDER CONSTR.)

SHERATON
HOTEL
474 ROOMS

505
NASHVILLE
550 CONDOS

5/3 BANK
489K SF
OFFICE

UBS TOWER
600K SF
OFFICE

JUSTICE
DEPARTMENT
CIRCUIT
COURT CLERK

NASHVILLE YARDS
2M SF OFFICE
1K HOTEL ROOMS
(UNDER CONSTR.)

JW MARRIOTT
468 ROOMS

CAMBRIA
SUITES
255 ROOMS

HUME FOGG
MAGNET SCHOOL

5TH & BROADWAY
400K SF OFFICE, 230K SF RETAIL, 350 APARTMENTS
(UNDER CONSTR.)

SUNTRUST
PLAZA
340K SF
OFFICE

ONE NASHVILLE
PLACE
411K SF
OFFICE

AT&T
BLDG
690K SF
OFFICE

PINNACLE
OFFICE
TOWER
520K SF

NISSAN
STADIUM

MUSIC CITY CONVENTION CENTER
12M SF
685,000 ANNUAL ATTENDEES

BRIDGESTONE
ARENA

HILTON HOTEL
830 ROOMS

BRIDGESTONE
HQ TOWER
500K SF

ENGORE
335 CONDOS
20K SF RETAIL

SOBRO
313 APARTMENTS
10K SF RETAIL

222 2ND AVE S
362K SF
OFFICE
30K SF RETAIL

WESTIN
HOTEL
452 ROOMS

ASCEND
AMPITHEATER

KOREAN VETERANS BLVD

MARGARITAVILLE
HOTEL
238 ROOMS
(UNDER CONSTR.)

OMNI HOTEL
800 ROOMS
CONVENTION SPACE

HAMPTON
INN
207 ROOMS

DRURY PLAZA
HOTEL
390 ROOMS
(UNDER CONSTR.)

BODE
BOUTIQUE
HOTEL
40 ROOMS

HERMITAGE AVE

ONE KVB
425K SF OFFICE
25K SF RETAIL
30-STORY

OLMSTEAD
GO BROS
328 APARTMENTS

HOLIDAY
INN
230 ROOMS

THE JOSEPH
HOTEL
297 ROOMS

HILTON
GARDEN
INN
214 ROOMS

PEABODY ST

CITY LIGHTS

PROPOSED
HENSLER PROJECT
25-STORY
RESIDENTIAL

HYATT HOUSE
217 ROOMS
(UNDER CONSTR.)

TRU BY HILTON
HOME2 SUITES
233 ROOMS
(UNDER CONSTR.)

615 THIRD
121K SF
OFFICE
SPACE

2ND AVENUE S

PEABODY PLAZA
280K SF OFFICE
(COMPLETED Q4 2020)

PROPOSED
300 APARTMENTS

LAFAYETTE ST

5TH AVENUE S

4TH AVENUE S

MIDDLETON ST

LC SOBRO
432 APARTMENTS
(UNDER CONSTR.)

HOWARD OFFICE BUILDING
GOVERNMENT OFFICES

ASH ST

6TH AVENUE S

NASHVILLE GROWTH



**DOWNTOWN NASHVILLE
HAS 75,000 OFFICE DAYTIME
WORKERS**



**+13,000 RESIDENTS IN
DOWNTOWN NASHVILLE**



**2.7M SF OFFICE SPACE UNDER
CONSTRUCTION DOWNTOWN**



**27 TOWER CRANES IN
NASHVILLE'S URBAN CORE**



**OVER 1,000 DOWNTOWN
EVENTS PER MONTH**



**\$5.61 BILLION IN BUILDING
PERMITS APPROVED BY METRO
NASHVILLE IN 2022**



**DOWNTOWN NASHVILLE IS
HOME TO OVER 8,300 HOTEL
ROOMS WITH 3,640 MORE
UNDER CONSTRUCTION AND
3,130 PLANNED**





AVAILABLE FOR SALE OR LEASE
5,150 SF RESTAURANT CONDO

20 RUTLEDGE STREET

AUSTIN BENEDICT
Benedict Real Estate Co.
+1 615 785 0222
austin@benedictco.com

JARRATT BELL
Rochford Bell Real Estate
+1 615 218 7991
jarratt@rochfordbell.com

BENEDICT REAL ESTATE CO.
2200 Abbott Martin Rd #200
Nashville, TN 37215
www.benedictco.com

ROCHFORD BELL REAL ESTATE
2200 Abbott Martin Rd #200
Nashville, TN 37215
www.rochfordbell.com



BENEDICT
REAL ESTATE CO.

ROCHFORD **RB** BELL

© 2023 Benedict Real Estate Company, LLC & Rochford Bell Real Estate. All rights reserved. The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations are made as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.