

RARE PURCHASE OPPORTUNITY AT THE BASE OF THE FOUR SEASONS HOTEL & RESIDENCES

151 1 ST. AVENUE S, NASHVILLE, TN
15,626 SF+ PATIO SPACE



Subject Property



WRAPAROUND MEZZANINE AND FULL GROUND FLOOR BAR

151 1 ST. AVENUE S, NASHVILLE, TN

15,784 SF + PATIO SPACE

ASKING \$16,500,000



NASHVILLE

Nashville has emerged as a premier Sunbelt destination, attracting a sophisticated consumer base migrating from markets like Los Angeles, New York, and Chicago. This influx of corporate investment and a world-class entertainment scene has created a fertile environment for bespoke retailers and cult-favorite brands to establish a permanent presence.

RETAIL MOMENTUM HUB



PREMIER HOTELS



PREMIER HOSPITALITY & DINING

INDIGO ROAD HOSPITALITY:



JEAN-GEORGES:



SEAN BROCK:



BOKA RESTAURANT GROUP:



LETTUCE ENTERTAIN YOU:



AVENUE T HOSPITALITY:



FORD FRY:



CASTELLUCCI RESTAURANT GROUP:



FOX RESTAURANT GROUP:



LEBLANC + SMITH:



TOP 20

Large Metros
for job growth
and population
growth for the
past 9 years¹

3.7%

Retail Vacancy
Rate²

20M

Visitors to
Nashville in
2033¹

New Nissan Stadium opens 2027,
projecting 18.1M annual visitors —
growing to 20M+ by 2033

\$5B

Generated
every year from
Nashville's F&B
industry³

6th

Best Real
Estate Market
in the US⁴

75%

of the US is
within a
2-hour flight
of Nashville¹

\$11.2B

Visitor
Spending
in 2024⁵

2.1M

People living in
Nashville's
Metro Area²

1. Nashville Business Journal | 2. Matthews Real Estate Investment Service | 3. Tennessee Hospitality and Tourism Association | 4. The Tennessean | 5. Nashville Convention & Visitors Corp.

ABOUT THE NEIGHBORHOOD

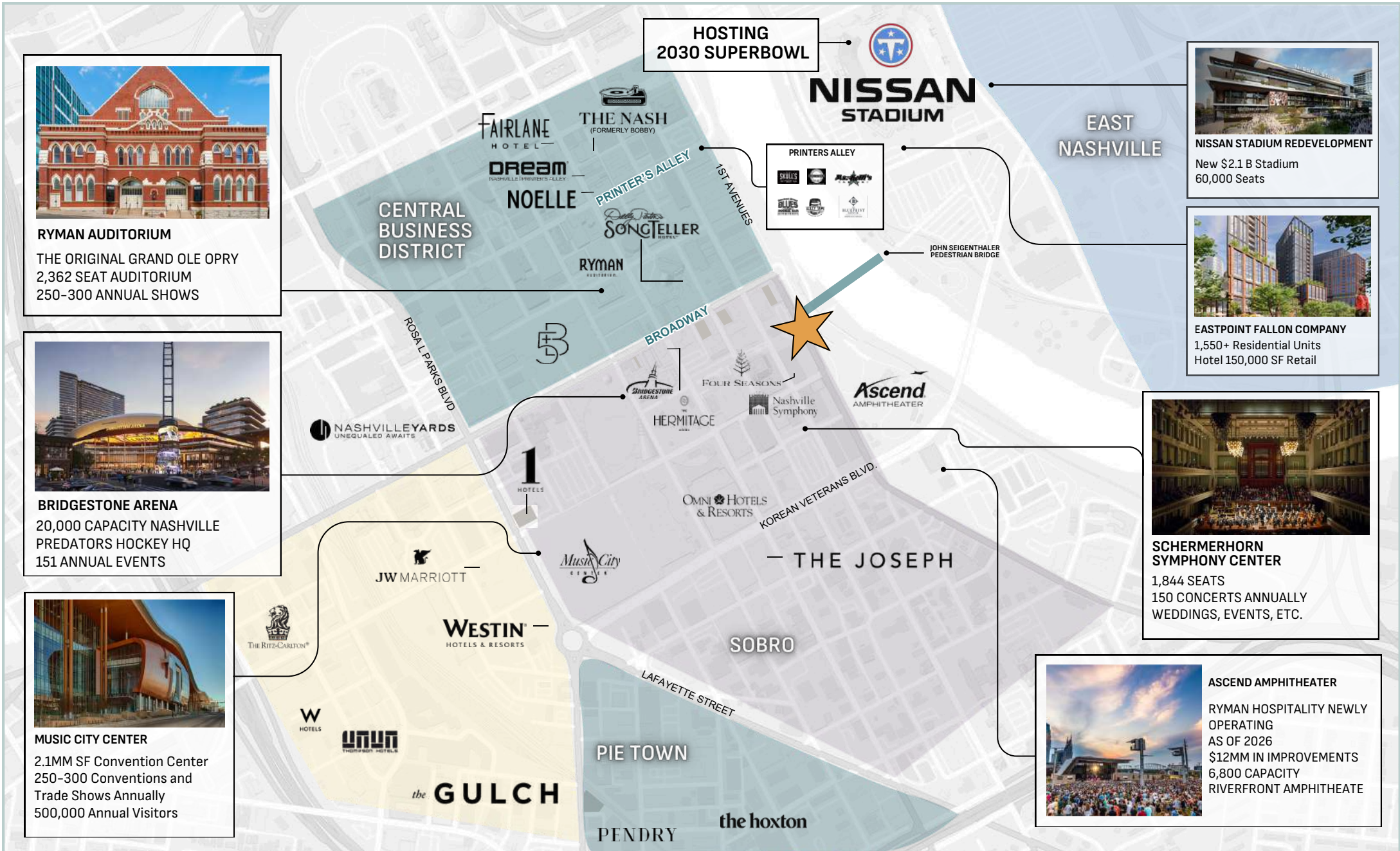
SOBRO: NASHVILLE'S VERTICAL FRONTIER

Once an industrial warehouse zone, SoBro (South of Broadway) has evolved into Nashville's most sophisticated urban hub, blending luxury high-rises with world-class landmarks like the Music City Center. The district supports a thriving residential community of 22,000 people across 15,151 households, characterized by a median age of 35 and a robust average household income of \$125K.

Beyond its residential appeal, SoBro's status as a commercial powerhouse is evident in its massive daytime population of 73,530, driven by premium office developments and elite hospitality—solidifying its role as the primary engine of Nashville's modern skyline transformation.



IMAGE SOURCE: the Four Seasons



HOSTING
2030 SUPERBOWL



NISSAN STADIUM

EAST NASHVILLE



NISSAN STADIUM REDEVELOPMENT
New \$2.1 B Stadium
60,000 Seats



EASTPOINT FALLON COMPANY
1,550+ Residential Units
Hotel 150,000 SF Retail

PRINTERS ALLEY

JOHN SEIGENTHALER PEDESTRIAN BRIDGE



RYMAN AUDITORIUM
THE ORIGINAL GRAND OLE OPRY
2,362 SEAT AUDITORIUM
250-300 ANNUAL SHOWS



BRIDGESTONE ARENA
20,000 CAPACITY NASHVILLE
PREDATORS HOCKEY HQ
151 ANNUAL EVENTS



MUSIC CITY CENTER
2.1MM SF Convention Center
250-300 Conventions and Trade Shows Annually
500,000 Annual Visitors



SCHERMERHORN SYMPHONY CENTER
1,844 SEATS
150 CONCERTS ANNUALLY
WEDDINGS, EVENTS, ETC.



ASCEND AMPHITHEATER
RYMAN HOSPITALITY NEWLY OPERATING
AS OF 2026
\$12MM IN IMPROVEMENTS
6,800 CAPACITY
RIVERFRONT AMPHITHEATE



SUBJECT PROPERTY



5TH AND BROADWAY TENANTS

ASSEMBLY FOOD HALL, BLANCO, BLUE, BOQUERIA, CAVA, Eddie V's, jenie's, SHAKE SHACK, SIXTY VINES, SLIM + HUSKY'S PIZZA, TWELVE THIRTY, FREE PEOPLE, garjana, LEVI'S, little words project, molly green, NIKE, NASH, THE NORMAL BRAND, TECOVAS, ELIXR, ARIAT, Ray-ban, SEPHORA, BUCK MASON, HATFIELD, CAPRIOTT, STUDS

ARCADE TENANTS

ARCADÉ, FLEA STYLE, BEIGNETS & BREW, MIMI & DOTTIE, THE PEANUT SHOP, INC., NAKED FARMER, TRACEE BADWAY, UGLY BAGEL, CAFE ROZE, LA GREEN, SHOW STOP, PERCY'S BUDDY'S, FAHERTY, FROM NASHVILLE WITH LOVE, Budge's, sushi, DANIEL DIAMOND

THE LEGENDARY, THE ESCAPE GAME, BLUEPRINT, Villu, Broken Egg Cafe, Wild Paper Stone

A

Cane's, DISTRICT, THE STILLERY, FIRST WATCH, THE LOUNGE @ 2ND, CERVEZA JACK'S, MATTHEUSSENS, BLACK TOP, REDNECK RIVIERA, BIG SHOTZ, CHIEF'S, DOLLY PARTON'S

B

RED WHISKEY BENT SALOON, BOOT COUNTRY, Casa Rosa, Savannah's, MIRANDA LANBERT'S, THE VALENTINE, Tin & Roof, BOOT BARN, MARGARITAVILLE

SKULL'S, KE-IP SHOP, Lanna's KARAOKE BAR, The Countryopolitan, GRAY DUDLEY, RIVERFRONT PARK

STILL, LEON'S Candy, CATEGORY 10, French's, DOC HOLLIDAY'S, Mels, Hard Rock

NISSAN STADIUM

C

LUCKY BASTARD SALOON, WHISKEY ROW, BIG TIME BOOTS, JACK, LAYLA'S, Caution's BAR-B-QUE, STAG

D

NUDIE'S, HANK WILLIAMS JR, MELBOURNE, RIPPER, PALM

E+ROSE, RYMAN, Church UNION, BROADWAY, A, B, C, D, E, F, G

Bacco, The HAMPTON SOCIAL, Liberty Common, ZUZU

F

KID ROCK, BIG MACHINE, Barstool, EARL WILSON'S BELL BOTTOMS PUB, ZOO ZOO STEAKHOUSE, BOOTLEGGERS INN

E

LUKE'S BRIDGE, Wanna B's, HONEY HONK, JASON ALDEAN'S, TEQUILA COWBOY, BREWERY, JOHNNY CASH MUSEUM, HOUSE OF CARS, CASH'S

G

ACME, WHISKEY RIVER

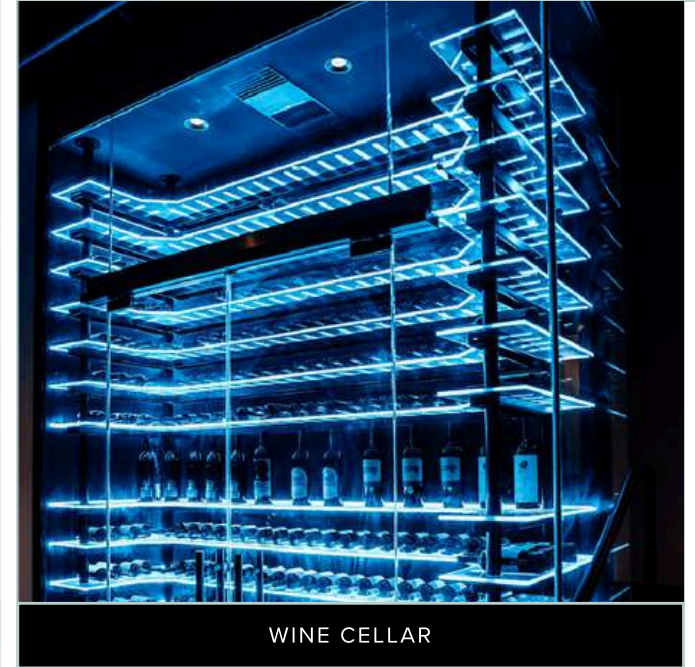
 **SUBJECT PROPERTY**

FEATURES

- 15,784 SF - ground floor and mezzanine space, including two bars and a speakeasy
- Parking: transient parking garage with ~500 spaces at hourly or monthly market rates
- Ceilings: up to 30'



SPEAKEASY



WINE CELLAR



MEZZANINE

MAIN FLOOR ENTRANCE + BAR

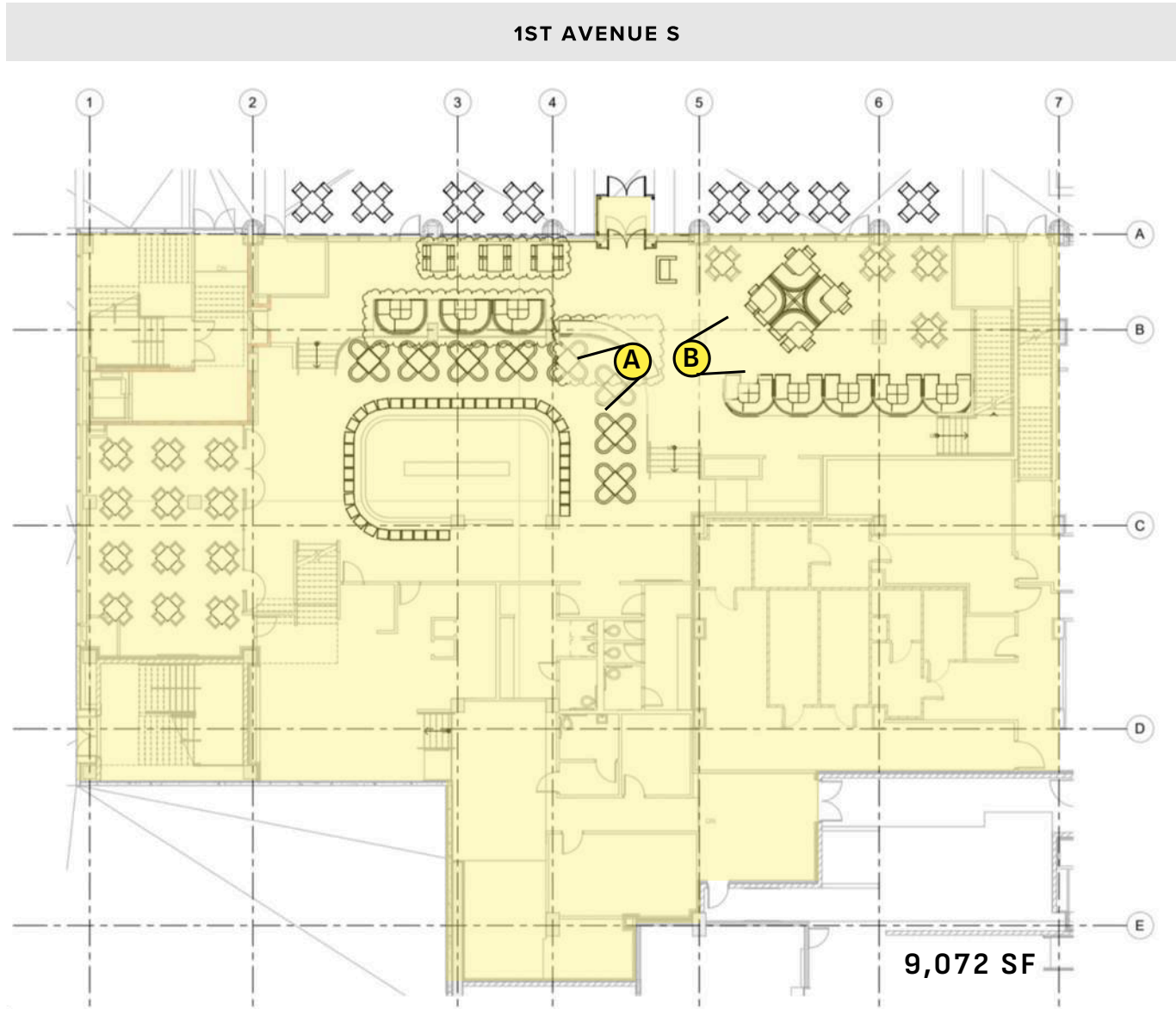


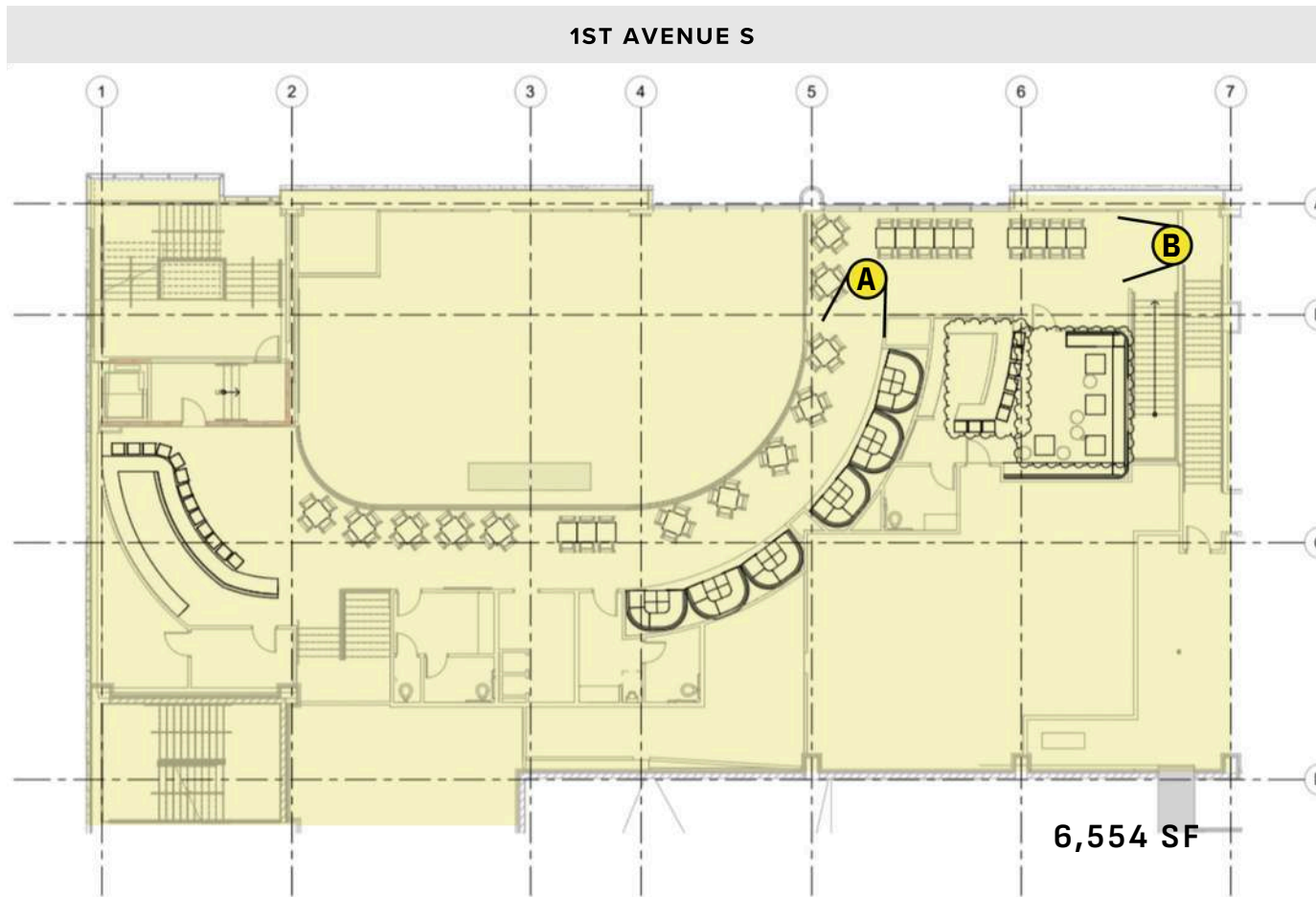
MAIN FLOOR DINING

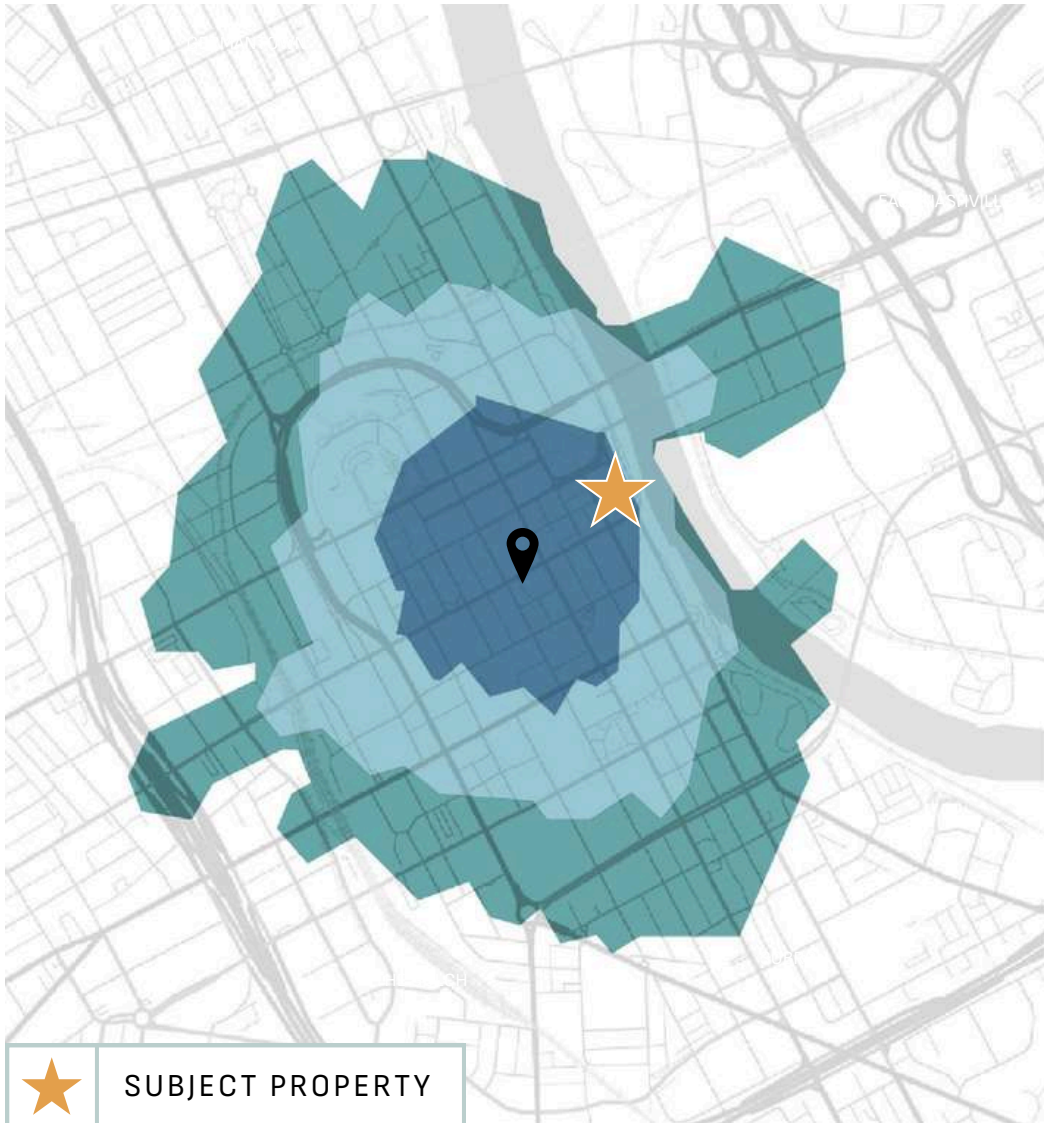


SECOND FLOOR MEZZANINE





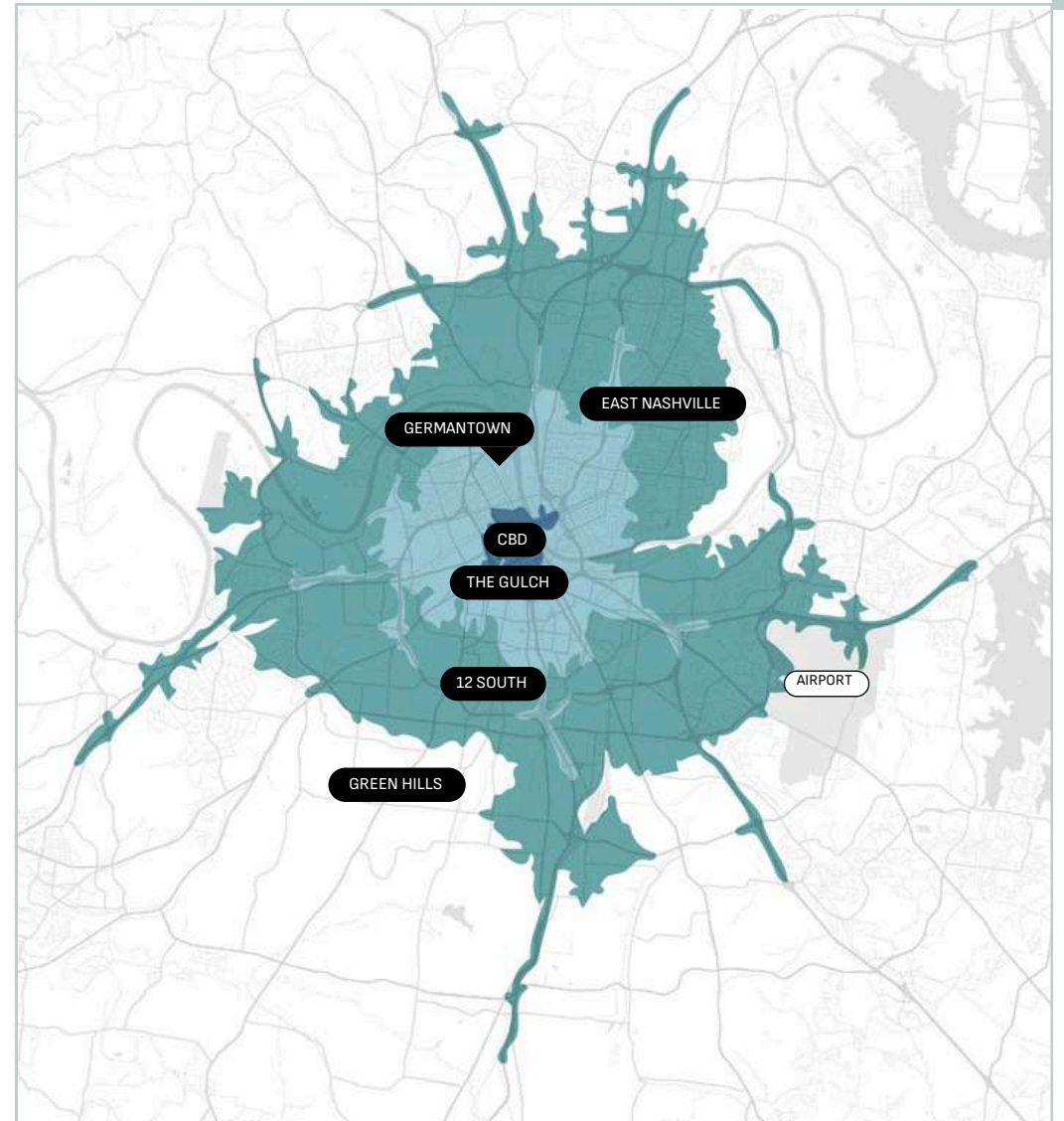




★ SUBJECT PROPERTY

WALK TIME MAP

FROM CENTRAL NEIGHBORHOOD POINT



DRIVE TIME MAP

FROM CENTRAL NEIGHBORHOOD POINT



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