

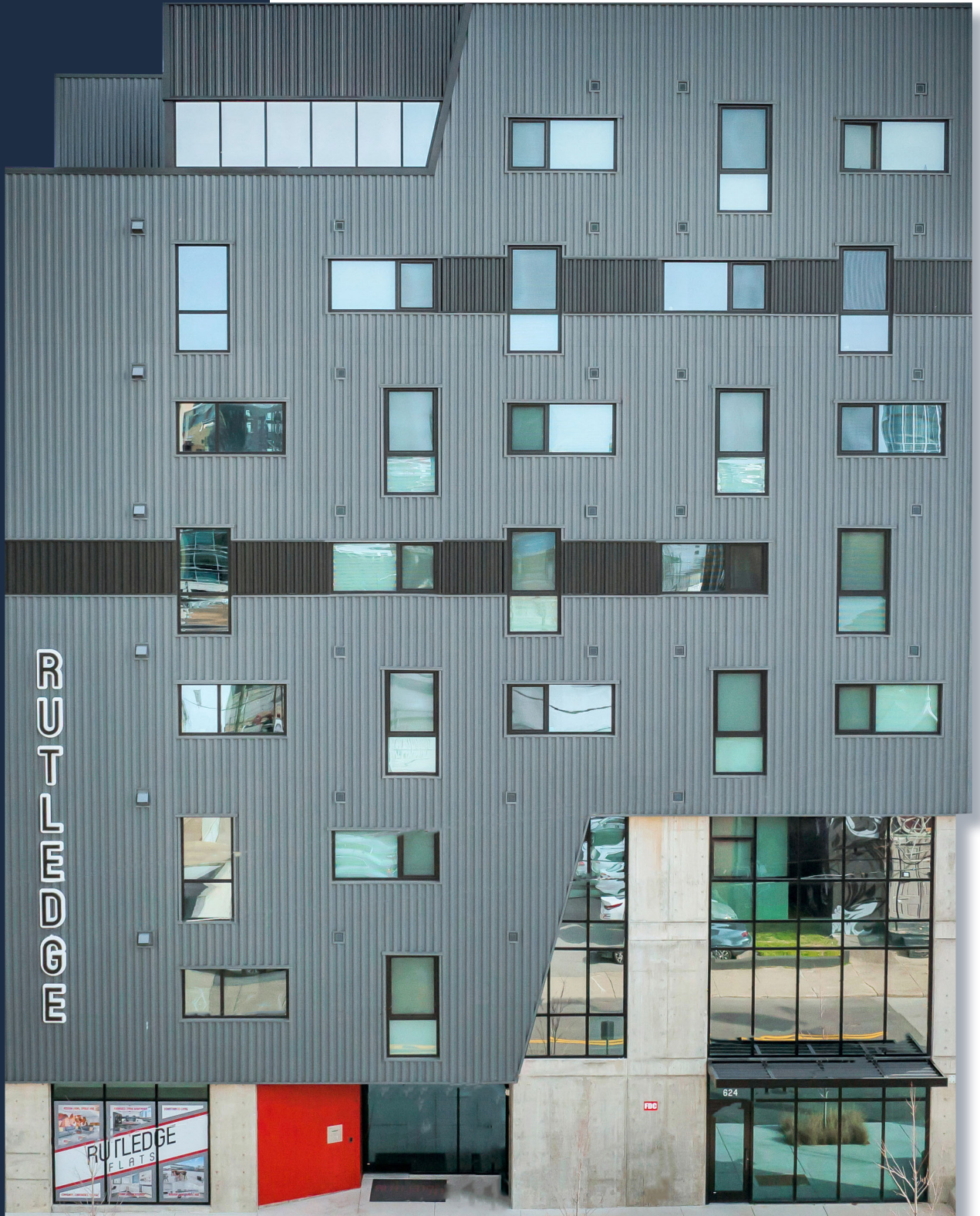


Retail Space Available For Lease

882 Square Feet

622 3rd Avenue South Nashville, TN 37210

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FLATS





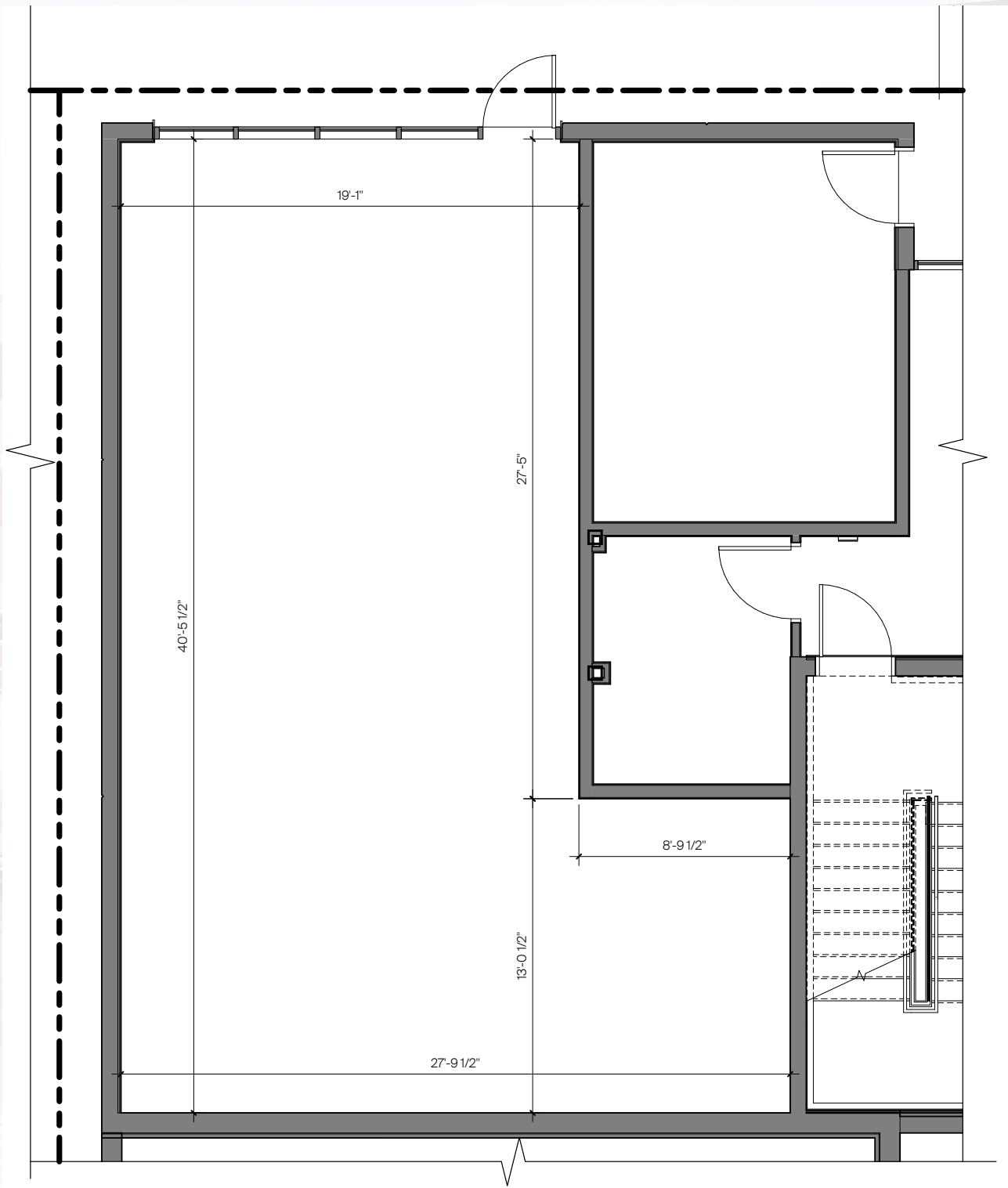
HIGHLIGHTS

- 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

FLOOR PLAN






RETAIL

- 5th & Broad Retail
- Adorn Nashville
- Apple Store
- Boot Barn
- Gibson Guitars


RESTAURANTS

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


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	25,669	148,270
HOUSEHOLDS	15,528	74,570
AVG. HH INCOME	\$128,765	\$126,021
ANNUAL RETAIL EXPENDITURE	\$755 M	\$3.5 B

4th Avenue S - 10,255 VPD

3rd Ave S - 1,080 VPD

2nd Ave S - 17,862 VPD

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)

OFFICE

- 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

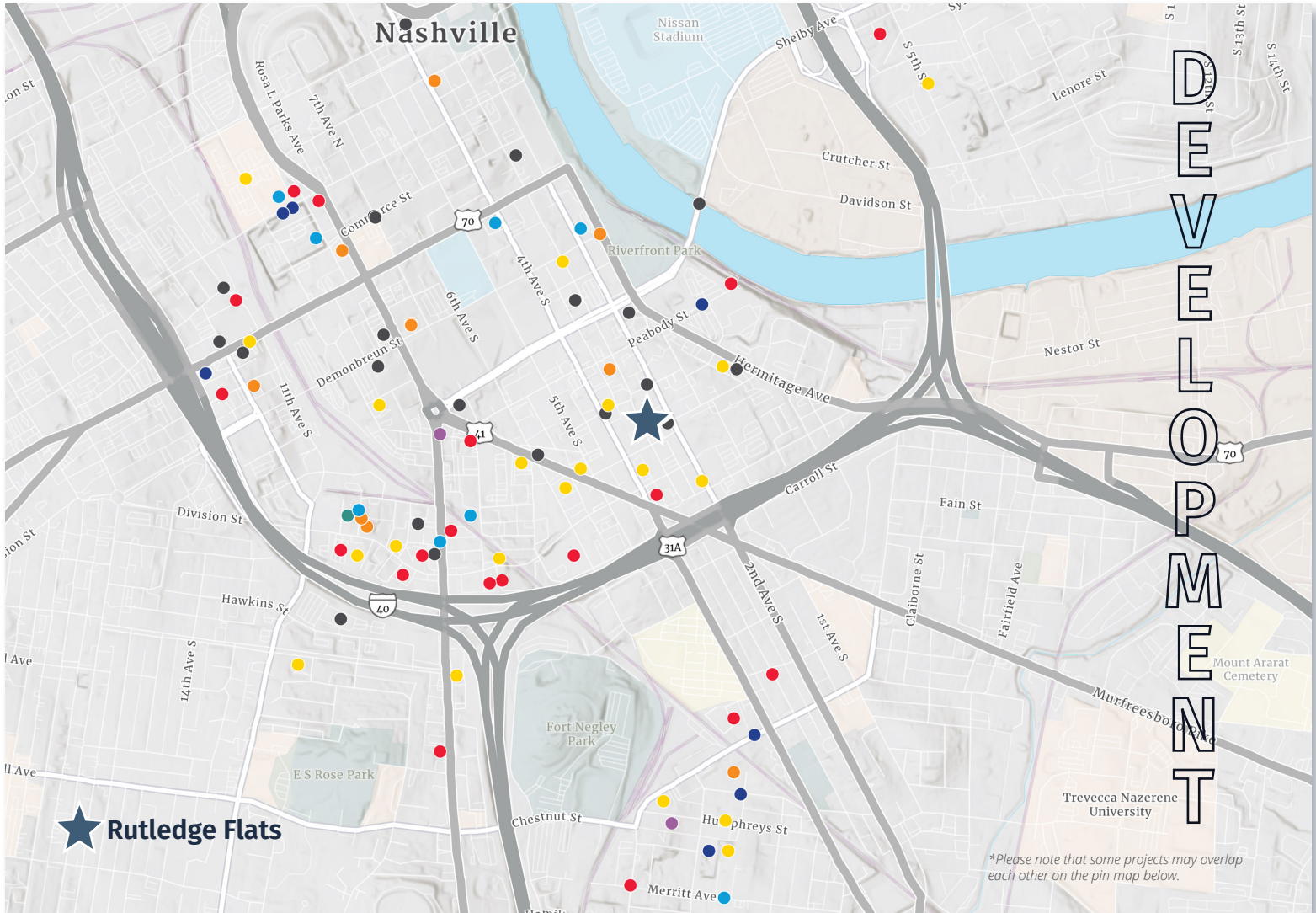
- Holiday Inn Express - 116 keys
- 1101 Broadway (Unnamed) - 200 keys
- Morris Memorial Bldg (Unnamed) - 128 keys
- Dollywood Hotel - 250 keys
- The St Regis Hotel - 177 keys
- Hawkins Street (Unnamed) - 200 keys
- Rutledge Hill Hotel - 150 keys
- Titans Stadium Hotel 1 - 450 keys
- Titans Stadium Hotel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

- Gulch Project Hotel - 183 keys

MULTI-FAMILY

- 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

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