



# For Sale

**0.31** ACRES

## Downtown Nashville

### Redevelopment Opportunity

416 4th Avenue South  
Nashville, TN 37201

416 4th Avenue S

Korean Veteran Blvd

4th Avenue South

Almond St

Peabody St

Peabody St

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**For Sale**  
**0.31 AC** Site Size  
**13,504 SF** Lot Size

**Downtown Nashville**  
416 4th Avenue South  
Nashville, Tennessee 37201



### PROPERTY HIGHLIGHTS

- + SoBro Redevelopment Opportunity
- + Prime Location for Commercial Redevelopment
- + Highly Walkable to Music City Convention Center, Broadway, Ascend Amphitheater and Bridgestone Arena
- + Close Proximity to Several Hotels including Tru By Hilton Nashville, Omni Nashville, and AC Hotel by Marriott

ADDRESS	416 4th Ave S, Nashville, TN 37201
ASKING PRICE	\$7,850,000
COUNTY	Davidson
PARCEL ID	093-10-0-434.00
DISTRICT	Central Business Improvement
ZONING	Urban Design Overlay DTC
ACREAGE	0.31 Acres
LOT DIMENSIONS	95' x 144'
LOT SQUARE FEET	13,504 SF
EXISTING STRUCTURE	2,629 SF
YEAR BUILT	1987



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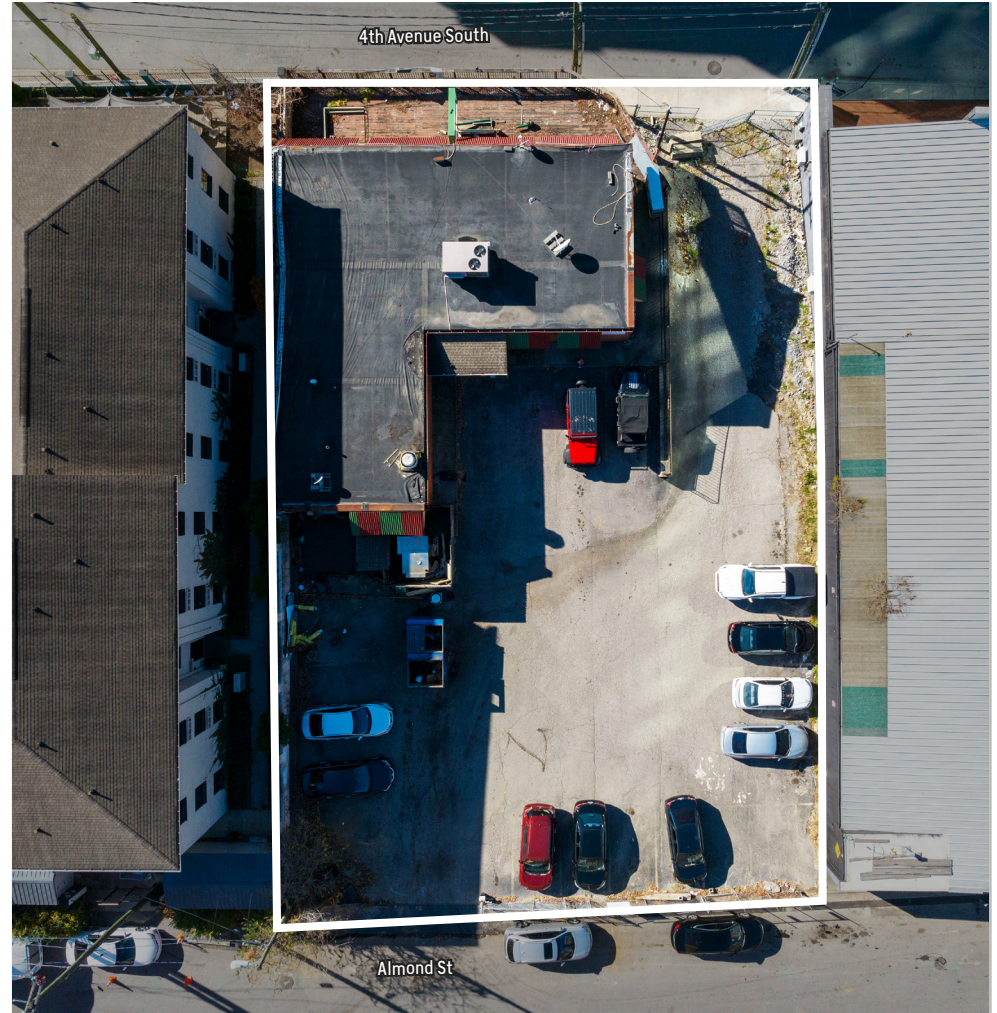
## ZONING OVERVIEW

ZONING CODE	Urban Design Overlay DTC
DISTRICT	Central Business Improvement
SUBDISTRICT	Lafayette - Transitional Property
FRONTAGE TYPES	Primary Street + Storefront - 0'-10' + Stoop - 5'-10'
	Secondary / Tertiary Streets + Storefront - 0'-10' + Stoop - 5'-10' + Porch - 10'-15'
FACADE WIDTH	+ Primary Street: 80% of lot frontage minimum + Secondary Street: 80% of lot frontage minimum + Tertiary Street: 60% of lot frontage minimum + Remaining lot frontage may be used for pedestrian amenities and shall not be used for parking
MINIMUM DEPTH	15' from building facade
HEIGHT	+ Minimum: 3 stories or 35' + Maximum: 15 Stories (17 Stories with Bonus Program)
STEP-BACK	+ Step-back between 4th and 7th stories + Minimum step-back depth: 15'





**EXISTING STRUCTURE**





## LOCATION OVERVIEW

### FOOD & BEVERAGE

- 1 Hampton Social
- 2 Etch
- 3 The Southern
- 4 The Rutledge
- 5 House of Cards
- 6 Ole Red
- 7 Acme Feed & Seed
- 8 Fifth & Broadway Assembly Hall
- 9 The Stillery
- 10 Merchants
- 11 The Palm
- 12 Nash House
- 13 Bourbon Steak
- 14 Oak Steakhouse
- 15 City Winery
- 16 Old Smoky Distillery
- 17 Bar Sovereign
- 18 The Listening Room Cafe
- 19 The Goat
- 20 Husk
- 21 Crema Coffee Roasters
- 22 Pinewood Social

### ATTRACTIONS

- 1 Music City Center
- 2 Bridgestone Area
- 3 Ascend Amphitheater
- 4 Schermerhorn Center
- 5 Country Music Hall of Fame

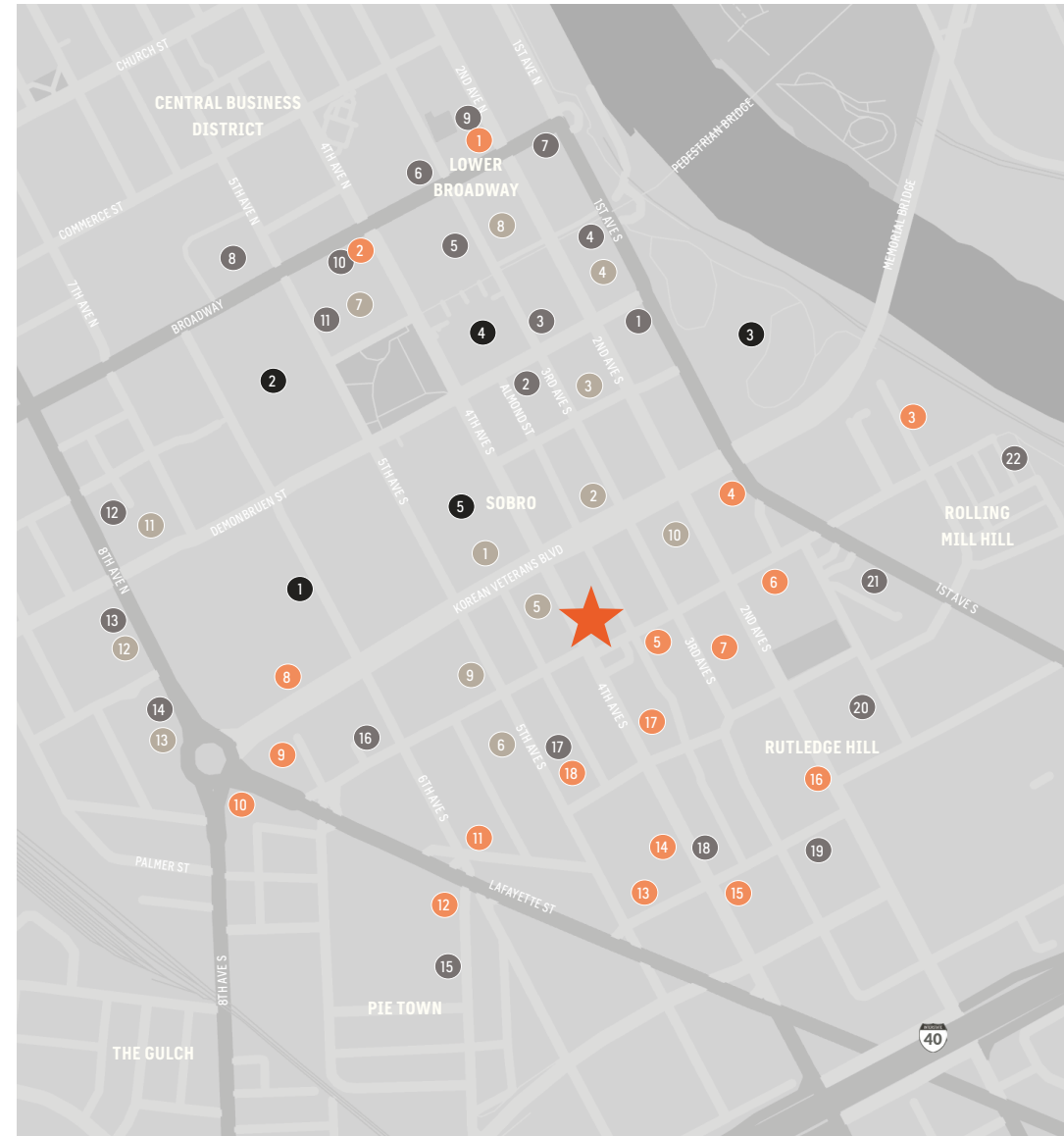
### HOTELS

- 1 Omni Hotel
- 2 Drury Plaza
- 3 Hyatt Centric
- 4 Four Seasons
- 5 The Joseph
- 6 The Burnham
- 7 Hilton Downtown Nashville
- 8 Moxy
- 9 Margaritaville
- 10 Bode
- 11 Cambria
- 12 JW Marriott
- 13 The Westin

### UNDER CONSTRUCTION OR PROPOSED

- 1 Chief's on Broadway  
6-Story Music Venue & Bar
- 2 Jon Bon Jovi Entertainment Venue
- 3 Peabody Union  
6-Story Office; 27-Story Residential; 50,000 SF Retail
- 4 Tishman Speyer  
467,000 SF Office; 365 Units Residential; 9,400 SF Retail
- 5 The Printing House  
181-Room Hotel
- 6 Centrum Realty Towers  
Two 39-Story & 32-Story Towers; 29-Story Hotel

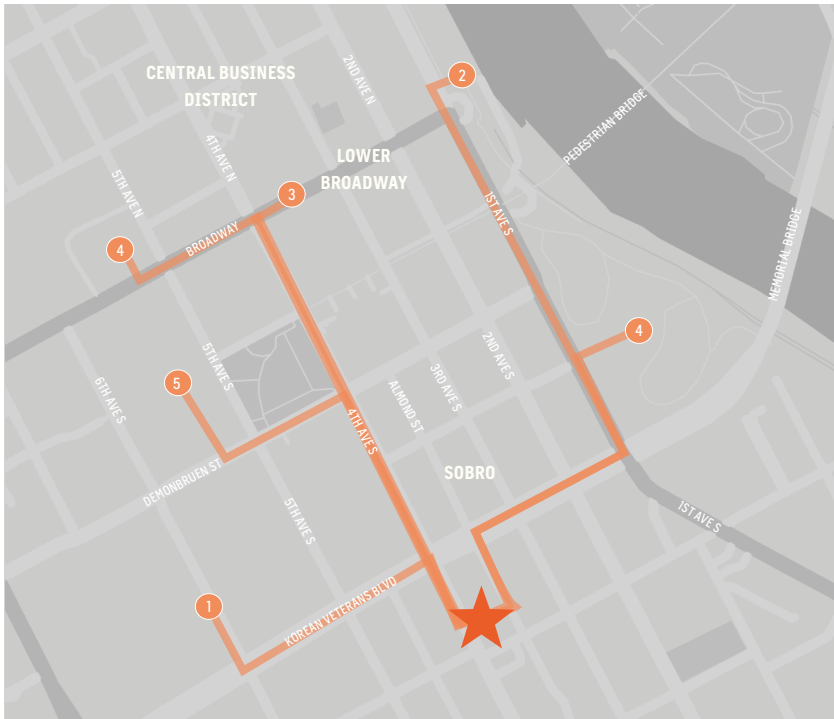
- 7 2nd & Peabody  
3-Towers; Hotel; Apartments; Condos
- 8 Gulch Central  
28-Story 750,000 SF Office; 41-story 350 Unit Residential; 6-Story 170,000 SF Office & 42,000 SF Retail
- 9 Ritz-Carlton  
46-Story 242-Room Hotel + 165-Unit Condos; 32-Story 185-Unit Apartments
- 10 Circle South  
30-Story Office; 19-Story Residential
- 11 SoBro Hotel  
14-Story, 205-Room Hotel
- 12 VeLa Pie Town  
42-Story, 411-Units Residential, 5,715 SF Retail
- 13 Heaven's Door Distillery
- 14 Recess Entertainment Venue
- 15 4th & Elm  
176-Units Residential; 11,844 SF Retail
- 16 Lord & Liberty Hotel  
9-Story 55-Room Boutique Hotel
- 17 4th & Lea  
124-Story; 525 Residential Units; 15,587 SF Retail
- 18 The Miles  
19-Story, 645-Unit Residential; 10,000 SF Retail





## WALKABILITY

Located just a short walk from the Music City Center, Broadway, and Ascend Amphitheater, this property offers a central position amidst entertainment and cultural activity. A leisurely 12-minute stroll takes you to the scenic Riverfront Parkway, providing a harmonious blend of urban convenience and natural beauty.



1 Music City Center - 5 Minutes



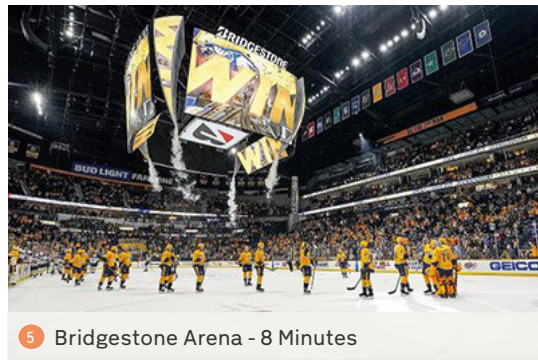
2 Riverfront Park - 12 Minutes



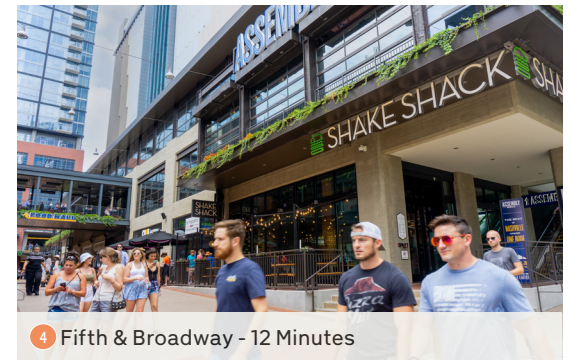
3 Lower Broadway - 10 Minutes



4 Ascend Amphitheater - 8 Minutes



5 Bridgestone Arena - 8 Minutes



4 Fifth & Broadway - 12 Minutes





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