



FOURTH
AVENUE SOUTH

PRIME 0.77 ACRE DOWNTOWN DEVELOPMENT SITE FOR SALE

625 4TH AVENUE SOUTH
NASHVILLE, TN 37210



DOWNTOWN

Rep. John Lewis Way S

Lea Ave

4th Ave S

Elm St





SITE OVERVIEW

625 4th Ave South,
Lafayette Subdistrict,
SoBro, Nashville

- 0.77 ACRES ($\pm 33,400$ SF) corner site at 4th Ave S & Elm St
- Parcels 093-10-0-376.00 & 093-10-0-380.00
- Downtown Code (DTC) zoning allowing residential, hotel, office, retail, and mixed-use development
- 1/2 mile from newly announced 250,000 SF Starbucks Regional Headquarters
- 4-minute walk to Music City Center, Lower Broadway, and Bridgestone Arena; 1-minute drive to I-40/I-65
- Located in the SoBro submarket, surrounded by major institutional development and ± 2.4 M SF office / $\pm 5,800$ hotel rooms

INVESTMENT HIGHLIGHTS

FULL BLOCK CORNER

Premier downtown corner with ±200' on 4th Ave S and ±165' on Elm St, plus alley access for full-block circulation and skyline-oriented design.

AT THE CENTER OF IT ALL

Steps from Broadway, Music City Center, Bridgestone Arena, and Ascend Amphitheater. Across the river, the \$2.1B+ domed Nissan Stadium, opening in 2027 and host of Super Bowl LXIV in 2030, sits beside Fallon's \$3B+ East Bank district, a 30-acre riverfront neighborhood breaking ground in 2026, anchoring a second downtown at the doorstep.

SOBRO MOMENTUM

The core of one of Nashville's most active high-rise districts, with demand drivers such as Starbucks' new regional headquarters and the proposed Equinox Hotel. Rapidly diminishing infill sites continue to drive land demand and value growth.

FLAGSHIP MIXED USE CANVAS

Positioned among Nashville's defining luxury projects, including the planned 46-story St. Regis, set to be the city's tallest hotel, the JW Marriott, Four Seasons, Pendry, and the proposed Equinox Hotel.

DTC ZONING

Zoned DTC with by-right mixed-use development up to 11 stories, plus potential height bonuses. Supports residential, hospitality, retail, and office uses.

WHERE BIG CAPITAL IS BETTING

Anchored by Bridgestone HQ, the Four Seasons, Starbucks' new Southeast headquarters arriving half a mile away, and a newly proposed 53-story tower down the street, SoBro continues to attract institutional capital.

Connected to Music City

NORTH
NASHVILLE

EAST
NASHVILLE

GERMAN-
TOWN

DOWNTOWN

GULCH

SOBRO

WEST END /
MIDTOWN

MUSIC
ROW

WEHO

HILLSBORO
VILLAGE

12SOUTH

MELROSE

SOUTH
NASHVILLE

BERRY
HILL

GREEN
HILLS

PROMINENT DEVELOPMENTS IN THE AREA

NEW NISSAN STADIUM, HOME OF THE TITANS

The new Tennessee Titans stadium, officially the New Nissan Stadium, is a \$2.1B state-of-the-art enclosed venue under construction in Nashville, set to open in Summer 2027 as a replacement for the existing stadium. Designed with a translucent roof, wraparound terraces with city views, advanced technology, and an elevated fan experience, it marks a major milestone in the city's sports infrastructure. Nashville has also been selected as the Super Bowl LXIV host city (2030), reinforcing the stadium's significance on a national stage.



ORACLE®

ORACLE CAMPUS

The new Oracle campus in Nashville marks a significant milestone in the city's growth as a tech hub. This sprawling development will serve as a major operational center for Oracle, one of the world's leading technology companies.

- \$4.5 BILLION PROJECT
- 80 ACRES AND 2.7M SF
- 5,989 JOBS, 8,500 JOBS BY 2031
- NEW PEDESTRIAN BRIDGE OVER THE CUMBERLAND RIVER

THE EAST BEND

A landmark 50-acre mixed-use redevelopment turning the former scrapyard into a vibrant, walkable riverfront neighborhood designed for everyday living, gathering, and growth in the heart of Nashville.

- 50+ ACRES OF RIVERFRONT REDEVELOPMENT
- FORMER SCRAPYARD SITE TRANSFORMATION
- 3,000+ HOURS OF PLANNING & COLLABORATION



PROMINENT DEVELOPMENTS IN THE AREA

EASTPOINT

The Fallon Company's Eastpoint project will transform 30 acres of Nashville's riverfront into a vibrant, mixed-use neighborhood. Through thoughtful master planning, the development emphasizes mobility, affordability, sustainability and community engagement, setting a new benchmark for urban growth aligned with the city's vision for inclusive development.

- \$3B+ PROJECT
- 30+ ACRES
- INCLUDES OFFICE, RESIDENTIAL, HOTEL AND RETAIL



STARBUCKS REGIONAL HQ

Starbucks' planned Southeast headquarters reinforces Nashville's appeal to major employers and investors, reflecting continued confidence in the region's talent and economic growth.

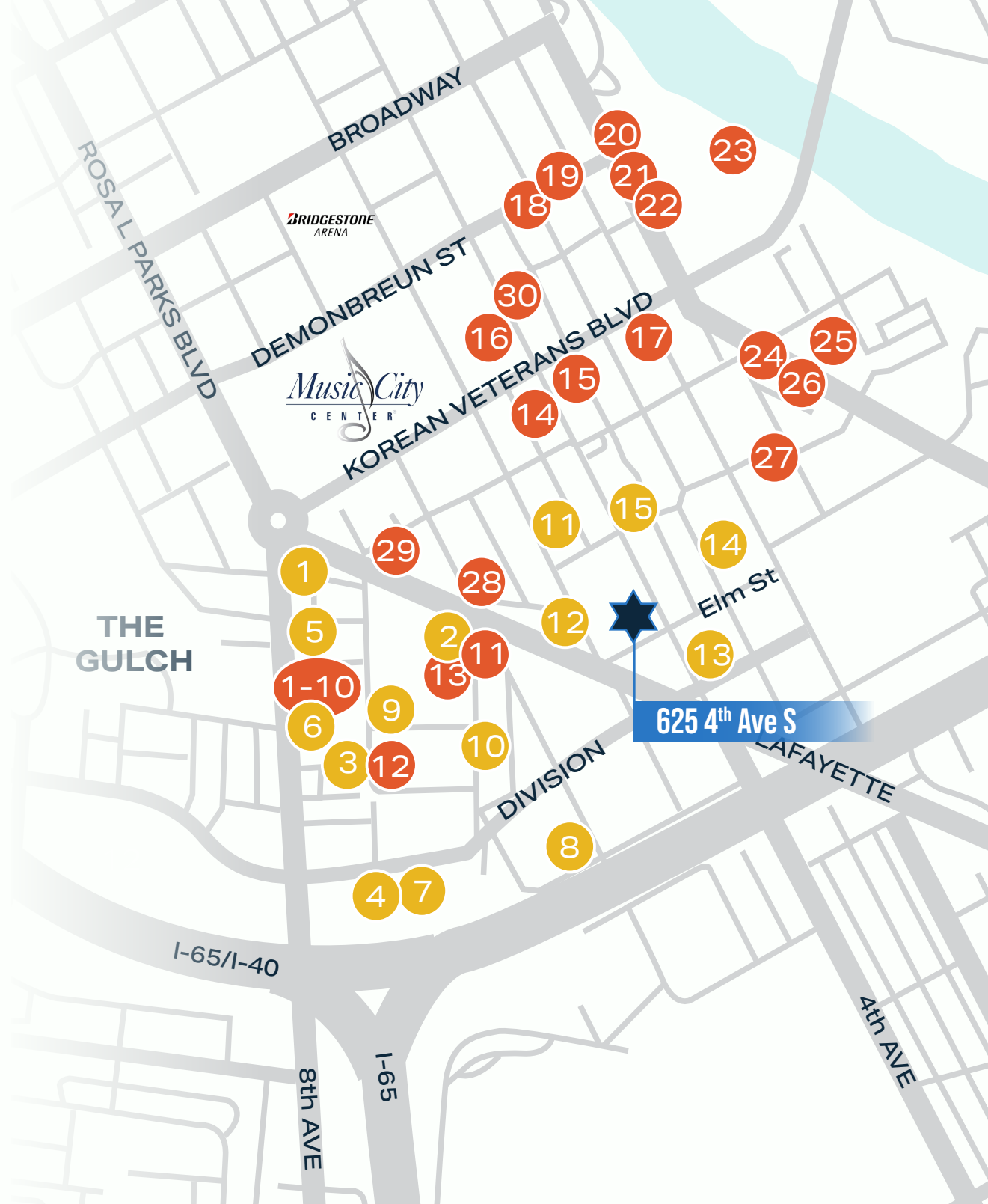
- \$100 MILLION CORPORATE INVESTMENT
- 2,000 SUPPORT JOBS PLANNED OVER THE NEXT FIVE YEARS
- 250,000 SF SOUTHEAST CORPORATE OFFICE
- PERMANENT OFFICE EXPECTED TO OPEN IN 2027

Area Retail & Developments

- | | |
|-----------------------|--------------------------|
| 1 Carter's Vintage | 16 Kitchen Notes |
| 2 Two Hands | 17 The Hub at Bode |
| 3 Good Vets | 18 Bakersfield Nashville |
| 4 Maiz De La Vida | 19 The Diner Nashville |
| 5 Sunlife Organics | 20 The Hampton Social |
| 6 Barista Parlor | 21 Liberty Common |
| 7 Equinox | 22 Zuzu |
| 8 Next Health | 23 Ascend Ampitheater |
| 9 Catbird Seat | 24 Subway |
| 10 Patterson House | 25 E + Rose Cafe |
| 11 Pie Town Tacos | 26 Crema |
| 12 Bad Axe Throwing | 27 Husk |
| 13 City Winery | 28 Kosho |
| 14 Yolán | 29 Muay Thai Tacos |
| 15 Martin's Bar-B-Que | 30 Corner Bakery Tacos |

Developments

- 1 Circle South (19 story, proposed development)
- 2 Ray Nashville (under construction)
- 3 Hyve (delivered)
- 4 Albion Gulch (delivered)
- 5 Prima (delivered)
- 6 Pendry (under construction)
- 7 Haven at The Gulch (delivered)
- 8 Modera SoBro (under construction)
- 9 Trio (25 story, 374 unit proposed development)
- 10 Hoxton Hotel (200+ Key Hotel proposed development)
- 11 Miles Nashville (19 stories mixed-use proposed development)
- 12 500 Lafayette St (27 story proposed mixed-use tower)
- 13 4th & Elm (11 story proposed development)
- 14 Rutledge Flats (delivered)
- 15 522 4th Avenue S (525 apartments, 24 stories proposed)



MARKET OVERVIEW

#6

U.S. Market to Watch

ULI, 2025

2M+

Nashville MSA
Population

Nashville Chamber
of Commerce, 2025

#8

America's Top State
For Business

CNBC, 2025

75%

U.S. Market within
a 2-Hr Flight

95

Net New People
per day between
2024 - 2025

Nashville Chamber
of Commerce, 2026

#9

Cities on the Rise

LinkedIn, 2025

#2

Best City for Job Opportunities & Earning Potential

Checkr, 2025

Economy & Employment

By investing in Nashville you gain exposure to ULI's top-rated investment market, which is being driven by new-to-market companies.

42.4%

GDP Growth
2012-2022

3.1%

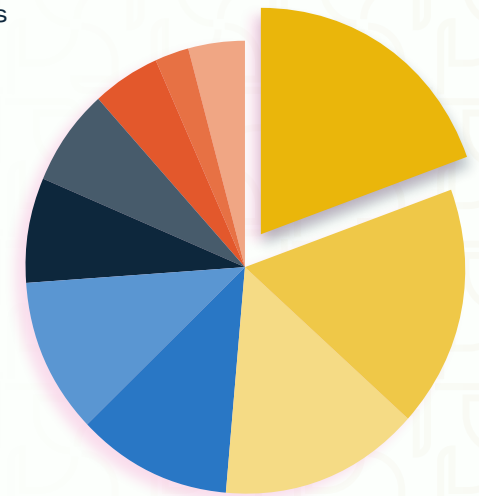
Unemployment Rate
Dec. 2025

65%

of College Graduates Remain
in the Region to Work

NASHVILLE'S HEALTHY & DIVERSE ECONOMY

- 21%** Trade, Transportation, and Utilities
- 18%** Professional and Business Services
- 16%** Education and Health Services
- 12%** Leisure and Hospitality
- 12%** Government
- 9%** Manufacturing
- 8%** Financial Activities
- 6%** Mining, Logging, & Construction
- 4%** Information
- 5%** Other Services



Source: Nashville Chamber of Commerce



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