

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

151 1 ST. AVENUE S, NASHVILLE, TN
15,784 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.

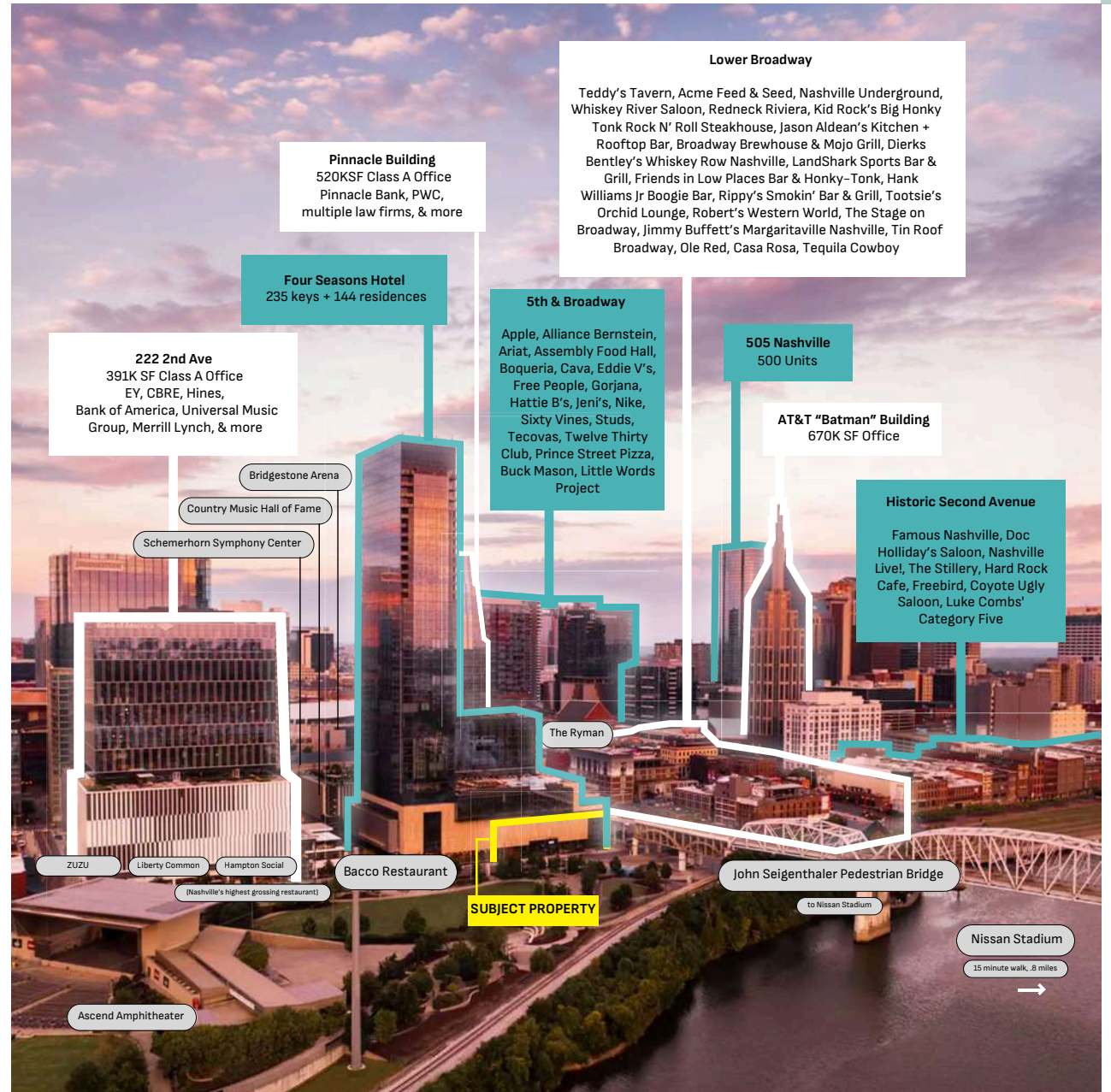


IMAGE SOURCE: the Four Seasons

ABOUT THE NEIGHBORHOOD

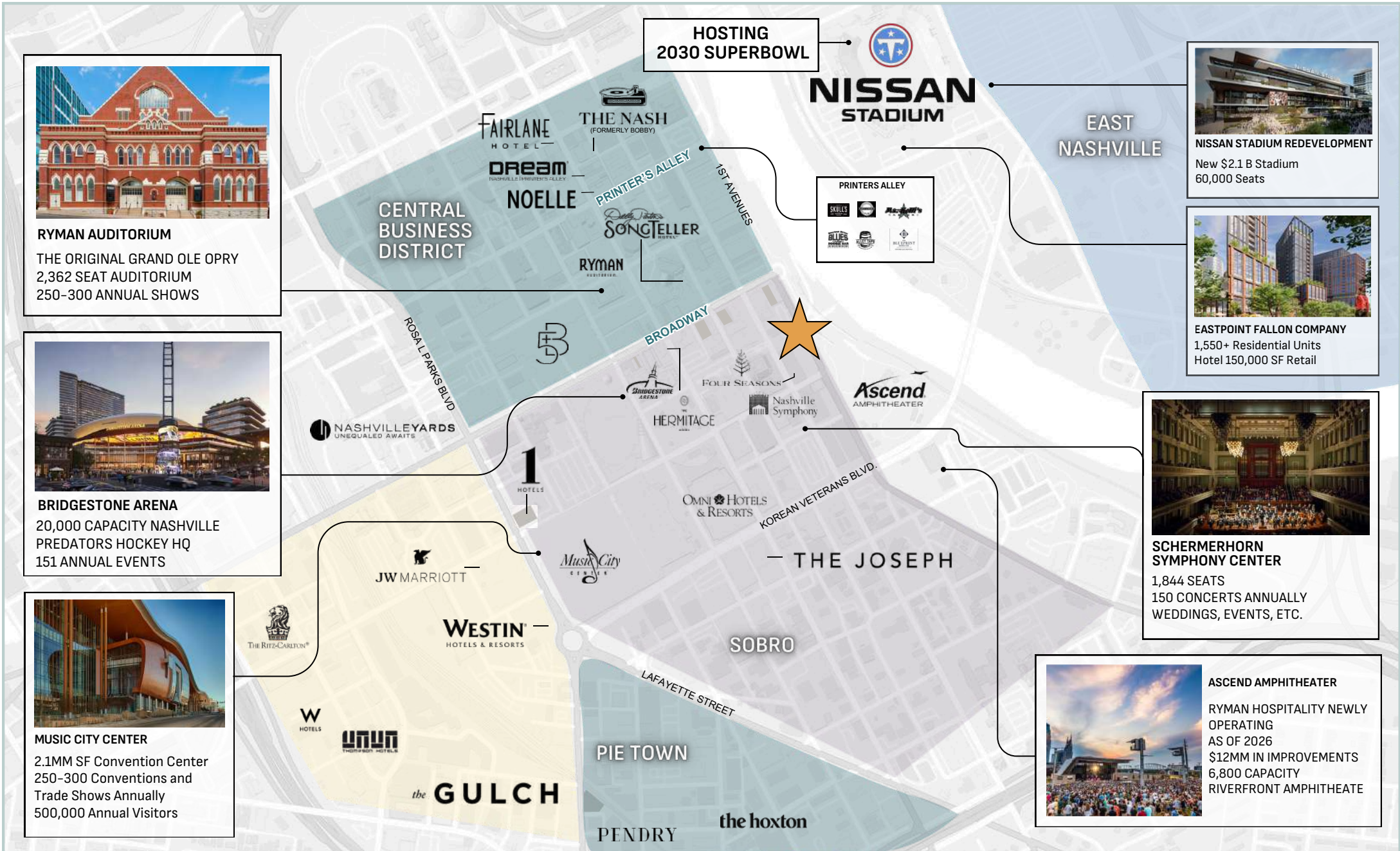
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IMAGE SOURCE: the Four Seasons



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

NASHVILLE YARDS
 UNEQUALED AWAITS

CENTRAL BUSINESS DISTRICT

JW MARRIOTT

WESTIN
 HOTELS & RESORTS

the GULCH

**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



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
- Apple
- FREE PEOPLE
- garjana
- Levi's
- little words project
- molly green
- NIKE
- NASH
- THE NORMAL BRAND
- TECOVAS
- ELIXR
- ARIAT
- Royce
- SEPHORA
- BUCK MASON
- CELESTINE
- CELESTINE
- STUDS

ARCADÉ TENANTS

ARCADÉ

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

- THE LEGENDARY
- THE ESCAPE GAME
- BLUEPRINT
- Villa
- Broken Egg Cafe
- WILD BEAR SALON

A

- Canes
- 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

NISSAN STADIUM

- LEON'S Candy
- CATEGORY 10
- FRENCH'S
- DOC HOLLIDAY'S
- Mel's

C

- LUCKY BASTARD SALOON
- WHISKEY ROW
- BIG TIME BOOTS
- JACK
- STAG
- Leyle's

D

- NUDIE'S
- JB'S
- osets
- HANK WILLIAMS JR
- Melrose
- Rippy's
- Palm

SKULL'S

KE-IP SHOP

Lanna's KARAOKE BAR

GRAY DUDLEY

RIVERFRONT PARK

The Countryopolitan

Printer Alley

Church Union

E+ROSE

RYMAN

BROADWAY

Bacco

The HAMPTON SOCIAL

Liberty Common

ZUZU

F

- KID ROCK
- BIG MACHINE
- Barstool
- Earl Wilson's
- BELL BOTTOMS PUB
- BOOTLEGGERS INN

E

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

G

- ACME
- NASHVILLE UNDERGROUND
- WHISKEY RIVER

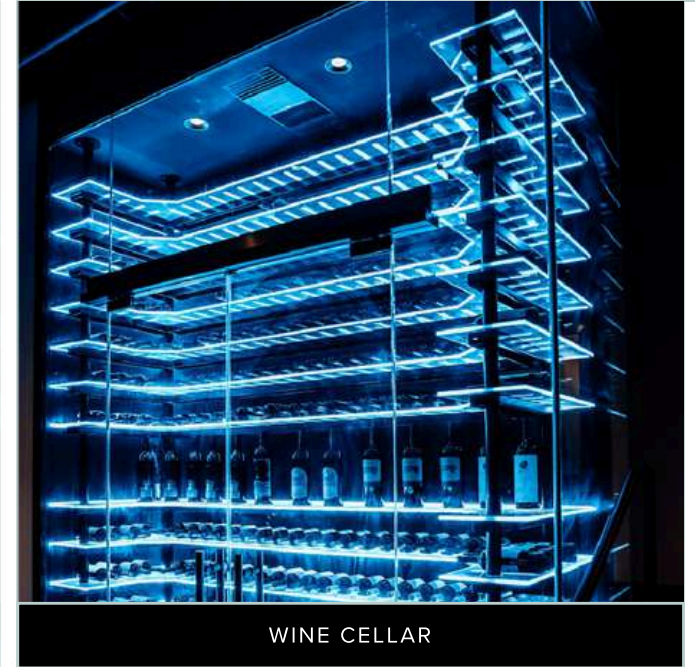
 **SUBJECT PROPERTY**

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

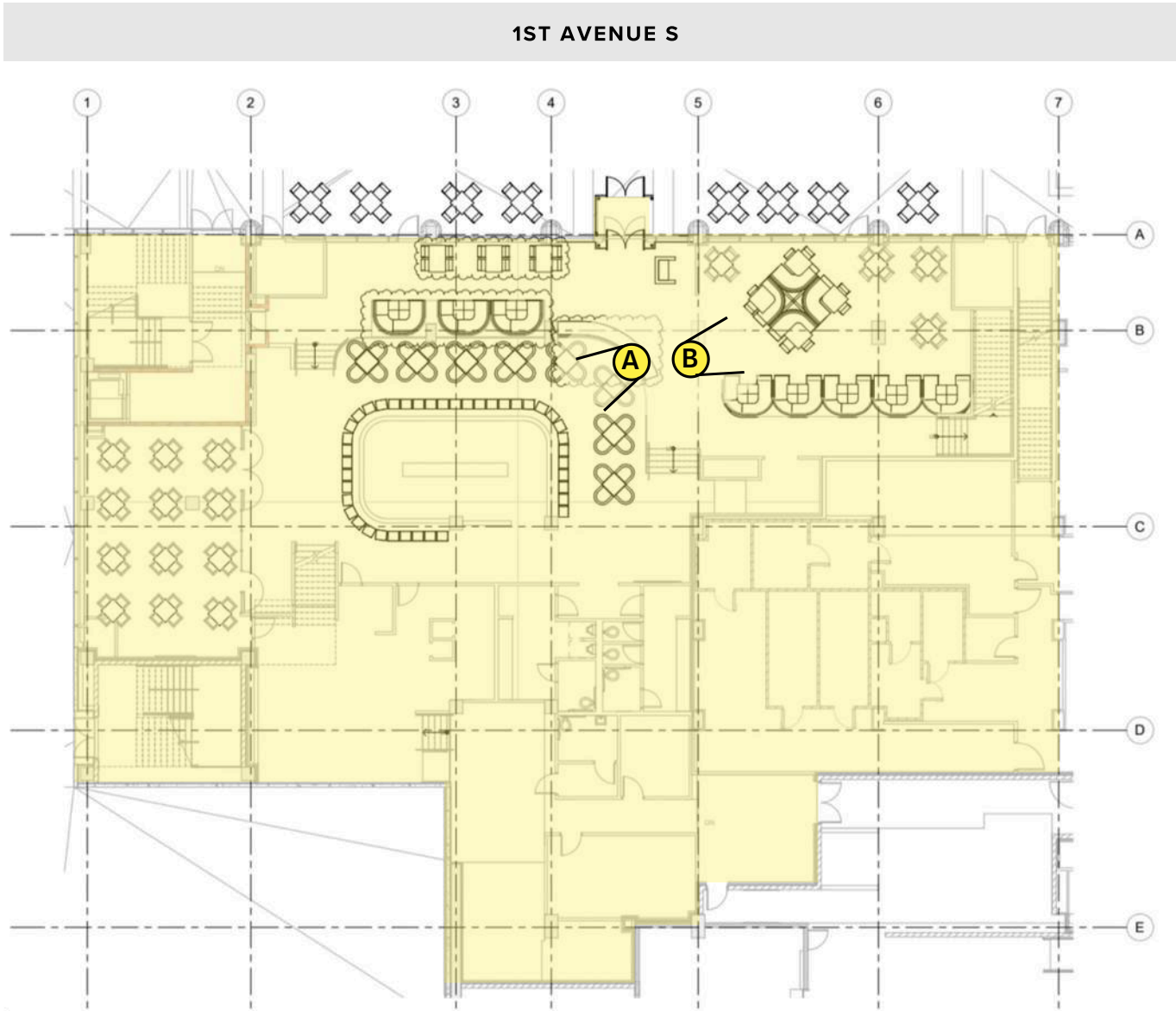


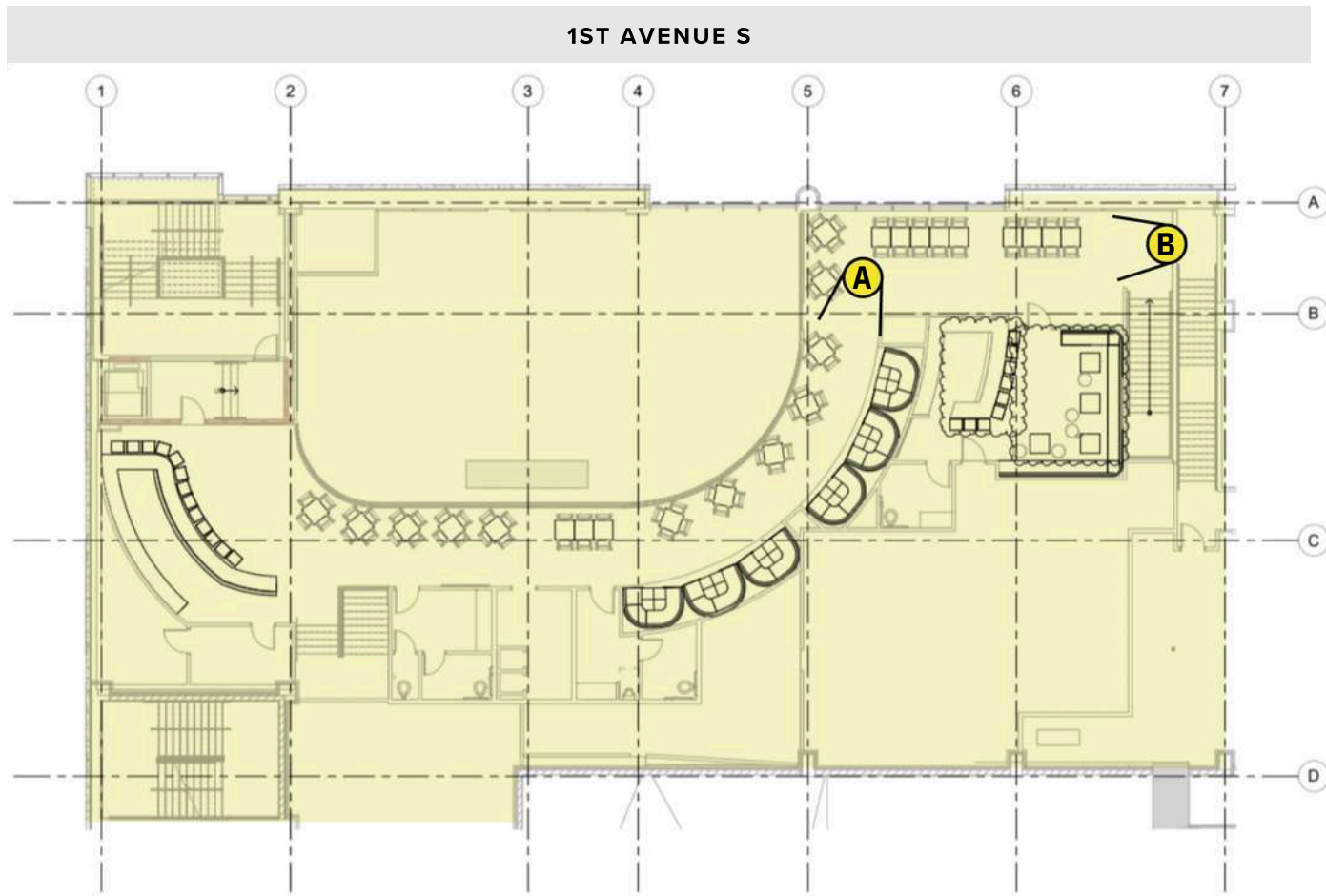
MAIN FLOOR DINING

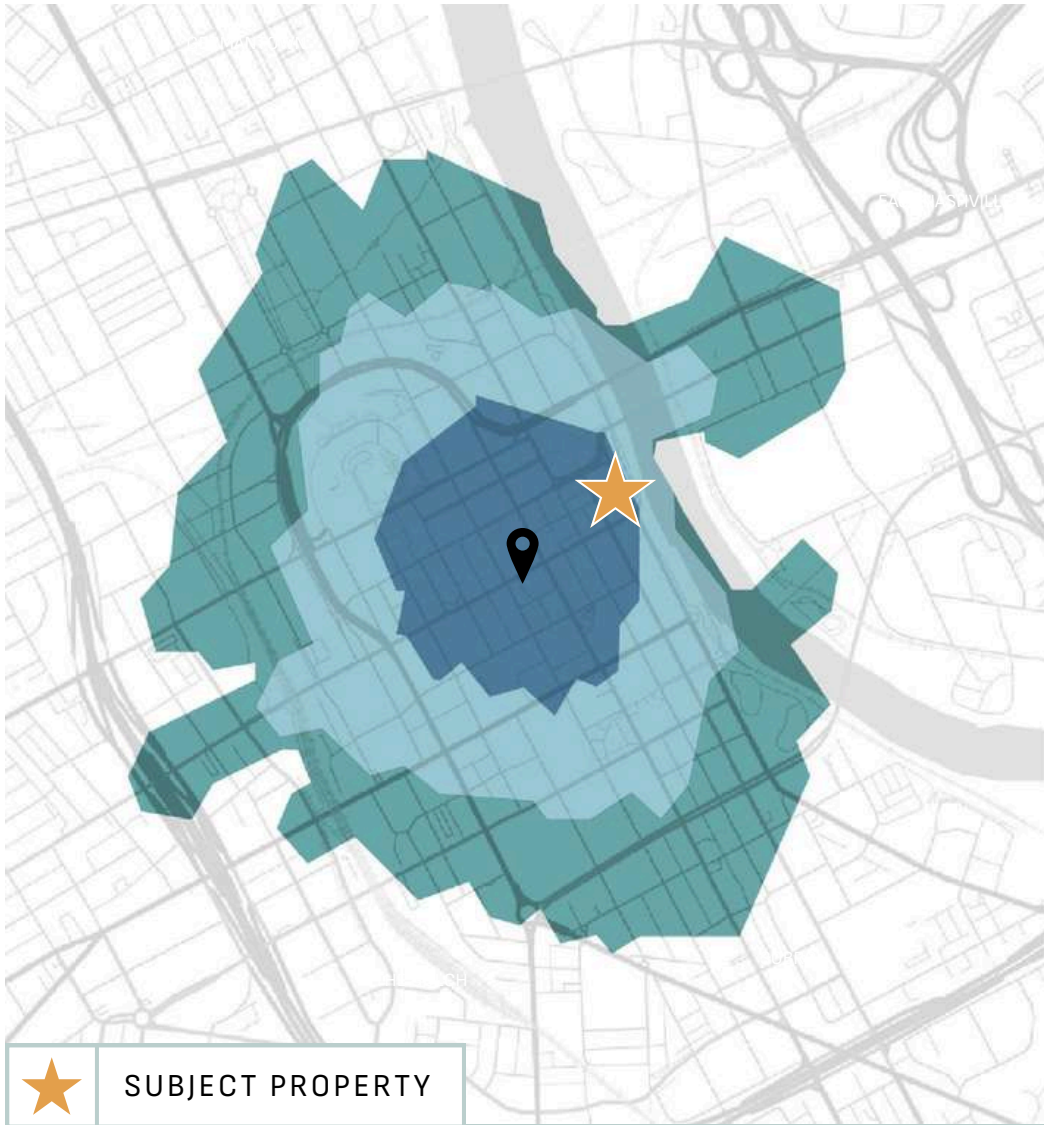


SECOND FLOOR MEZZANINE





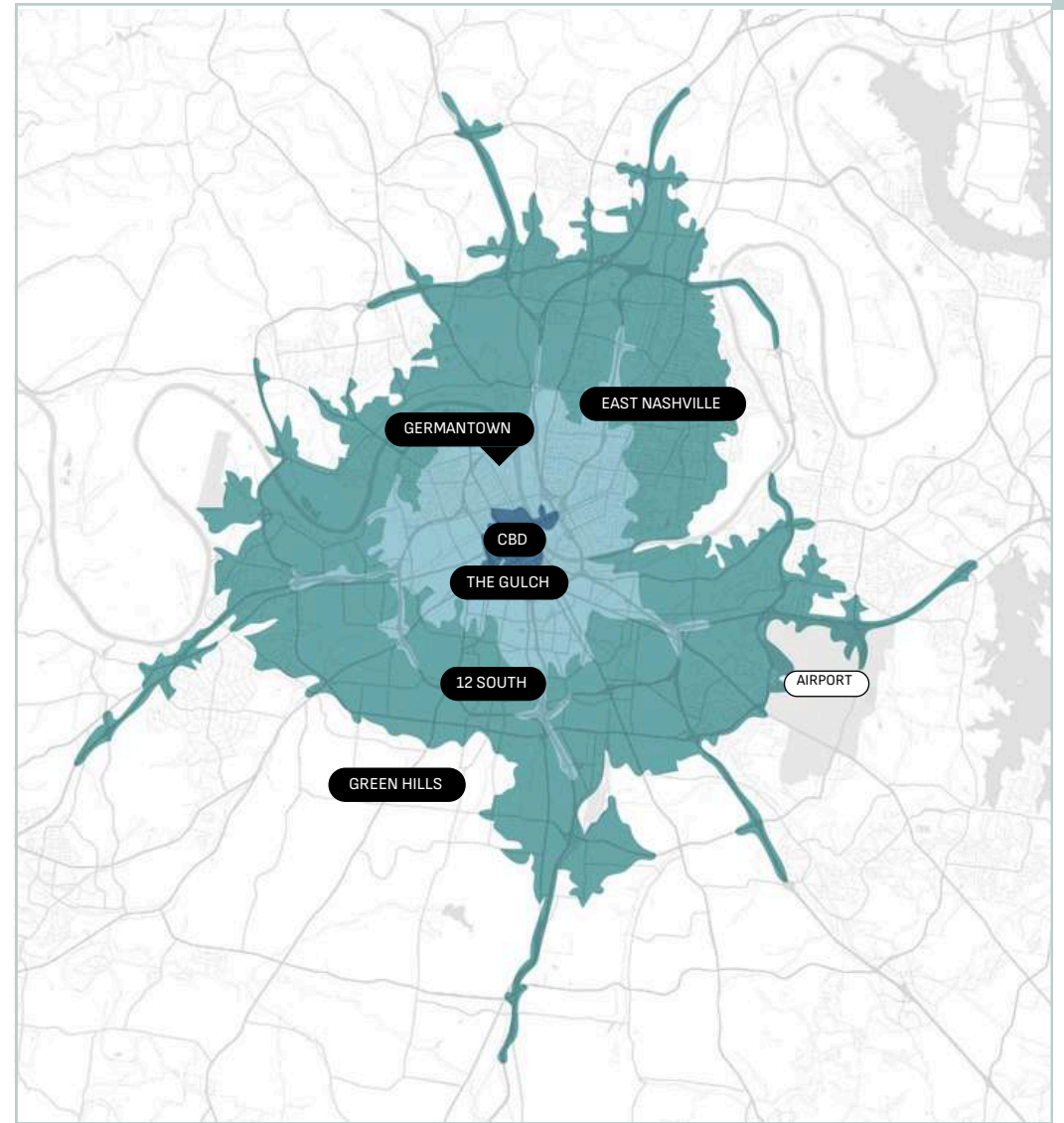




★ SUBJECT PROPERTY

WALK TIME MAP

FROM CENTRAL NEIGHBORHOOD POINT



DRIVE TIME MAP

FROM CENTRAL NEIGHBORHOOD POINT



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OJAS



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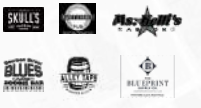


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SUBJECT PROPERTY



22,000

TOTAL
POPULATION

73,530

TOTAL
DAYTIME
POPULATION

125K

AVERAGE
HOUSEHOLD
INCOME

35

MEDIAN AGE

15,151

TOTAL
HOUSEHOLDS

These statistics represent the demographics within a 1-mile radius of the neighborhood's central point.