

1501 CHURCH STREET · MIDTOWN NASHVILLE

FOR SALE **OR** LEASE

CHARLES
HAWKINS CO.

Lease the corner Nashville is
building around.

±14,412 SF on a 0.74-acre gateway corner — occupy it now, or
build what it is zoned for

THE SUBJECT · 1501 CHURCH ST

Now Leasing · \$12.00 PSF NNN

HVAC IN PLACE · LEASED AS-IS

Directly across Church Street from The Motley's three towers, now rising.

THE OPPORTUNITY

Two ways into Nashville's hottest corner.

1501 Church Street is a ±0.74-acre corner in the heart of Midtown, directly across Church Street from Bosa Properties' landmark Motley development — three towers, up to 1,150 homes, and a \$208 million construction loan already closed. The site is offered for lease today and for sale to developers ready to build the corner it deserves.

FOR LEASE · NOW

Occupy the corner

±14,412 SF — half warehouse, half office and showroom, with HVAC infrastructure in place (as-is). Move-in ready on a short, flexible term.

\$12.00 PSF · NNN

FOR SALE

Build the corner

32,227 SF of MUI-A land at 5.0 FAR — roughly 161,000 buildable SF. Massing study shows a 9-story, 138-unit program.

PRICING ON REQUEST

PROPERTY DETAILS

ADDRESS

1501 Church St, Nashville, TN

SITE

±0.74 acre · ±32,227 SF corner

BUILDING

±14,412 SF · warehouse + office/showroom

FRONTAGE

122 ft on Church Street

ZONING

MUI-A · Mixed-Use Intensive · 5.0 FAR

PARCEL ID

092-12-0-360.00

SUBMARKET

Midtown

ACCESS

Immediate I-40 · 2 min Gulch · 4 min Downtown

FOR LEASE

Prime corner. Interim price.

The ±14,412 SF building is fully built out — ducted for climate control throughout, not a bare cold shell — and available now. The HVAC conveys as-is, which is part of why the rate is what it is. At \$12.00 a foot, triple-net, you hold a gateway Midtown corner for about a dollar a foot a month: roughly \$14,412 for the whole building. Ownership is holding for redevelopment, so the term is short and the space goes as-is — a rare rate this close to Downtown.

WHY LEASE HERE

- › HVAC infrastructure throughout — not a bare shell
- › Immediate I-40 access; 2 min to the Gulch
- › Walk to Music Row, Vanderbilt, West End
- › Well below new-construction Midtown rents
- › Across from the \$200M+ Motley towers
- › On-site parking · flexible MUI-A uses



THE SUBJECT BUILDING · CHURCH STREET & 15TH AVENUE NORTH

LEASE TERMS

QUOTED RATE

\$12.00 psf

TRIPLE NET (NNN) · ~\$1.00 / SF / MO

HVAC IN PLACE · AS-IS

AVAILABLE SF

±14,412 SF

CONDITION

HVAC infrastructure throughout — as-is

CONFIGURATION

±7,200 SF warehouse + ±7,200 SF office / showroom

TERM

1–3 years

TENANT IMPROVEMENTS

Minimal · leased as-is

PARKING

On-site surface

AVAILABILITY

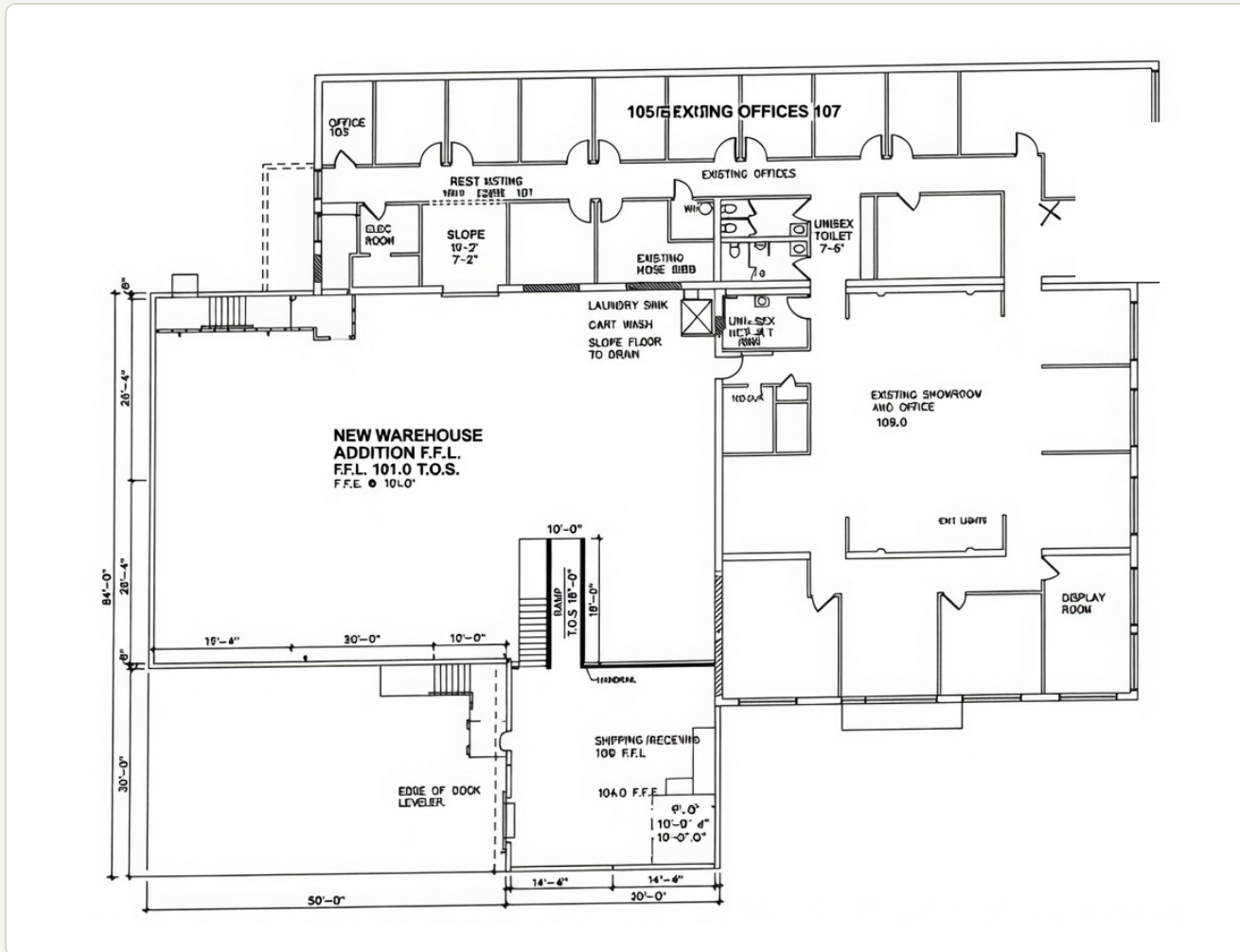
Immediate

Approx. \$172,944 annual base — about \$14,412 / month (\$12.00 × ±14,412 SF), plus triple-net expenses. Terms subject to negotiation.

FLOOR PLAN

±14,412 SF under one roof.

Half warehouse with a dock and ramp, half office and showroom — plus a private office suite, display room, and support core. HVAC infrastructure is in place; the building leases as-is, and the plan below shows how the space is arranged today.



THE SPACES

- Warehouse addition, with dock & ramp
- Office & showroom, plus display room
- Existing office suite along the front
- Support core — restrooms, electrical, laundry

BY THE NUMBERS

±14,412 SF

TOTAL BUILDING

±7,200 SF ±7,200 SF

WAREHOUSE OFFICE / SHOWROOM

122 ft

FRONTAGE ON CHURCH STREET

From the existing building drawings. Square footage approximate; confirm all areas and dimensions.

CONCEPTUAL MASSING STUDY

CONCEPTUAL MASSING STUDY

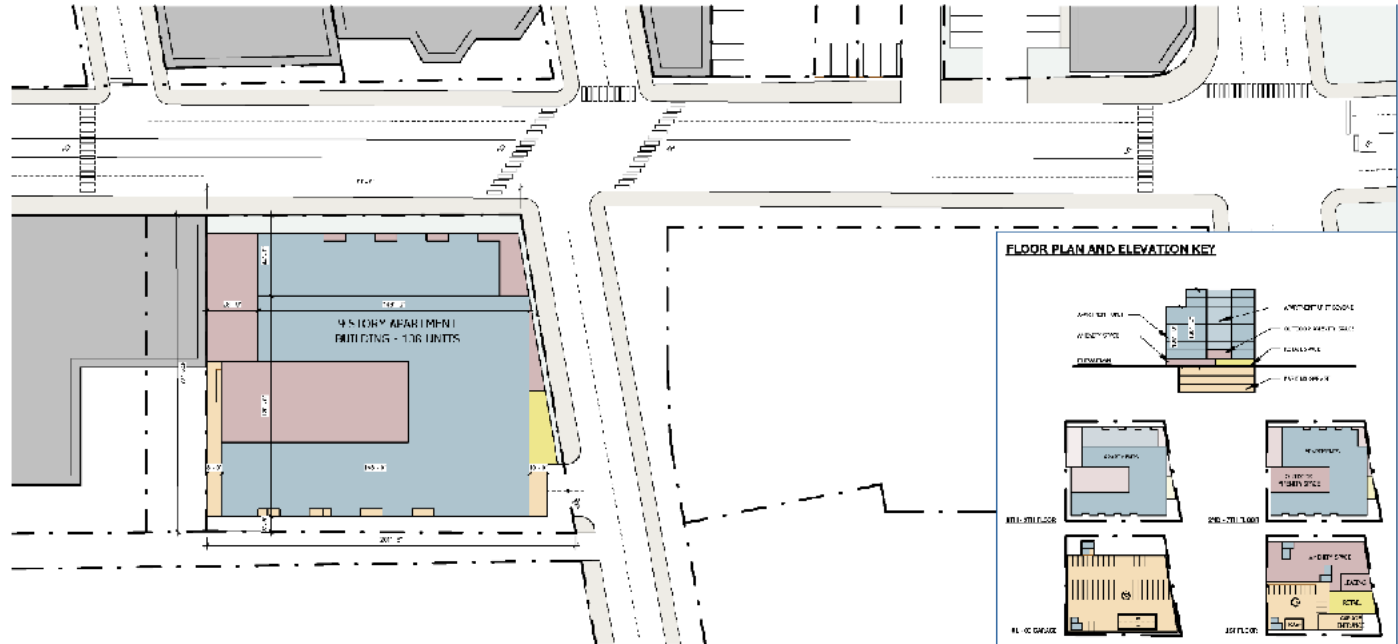
Paradym Studio recently completed a conceptual massing study that clearly illustrates the outstanding redevelopment potential of 1501 Church Street.

Proposed Program

- 9-Story mixed-use apartment building
- 138 residential units (106,724 SF)
- 1,560 SF ground-floor retail
- 11,930 SF amenity space
- Total building area: 160,476 GSF

This efficient program nearly maximizes the site's allowable 5.0 FAR on the 0.74-acre parcel while remaining comfortably within current MU-A zoning parameters, including height and slope-plane requirements. The design incorporates 186 underground parking spaces, activates the Church Street frontage with retail, and delivers a true Class-A urban product ideally suited for Nashville's strong rental demand.

At approximately 186 units per acre, this represents one of the highest-density infill opportunities currently available in the Midtown corridor — directly across the street from Bosa Properties' landmark The Motley development.



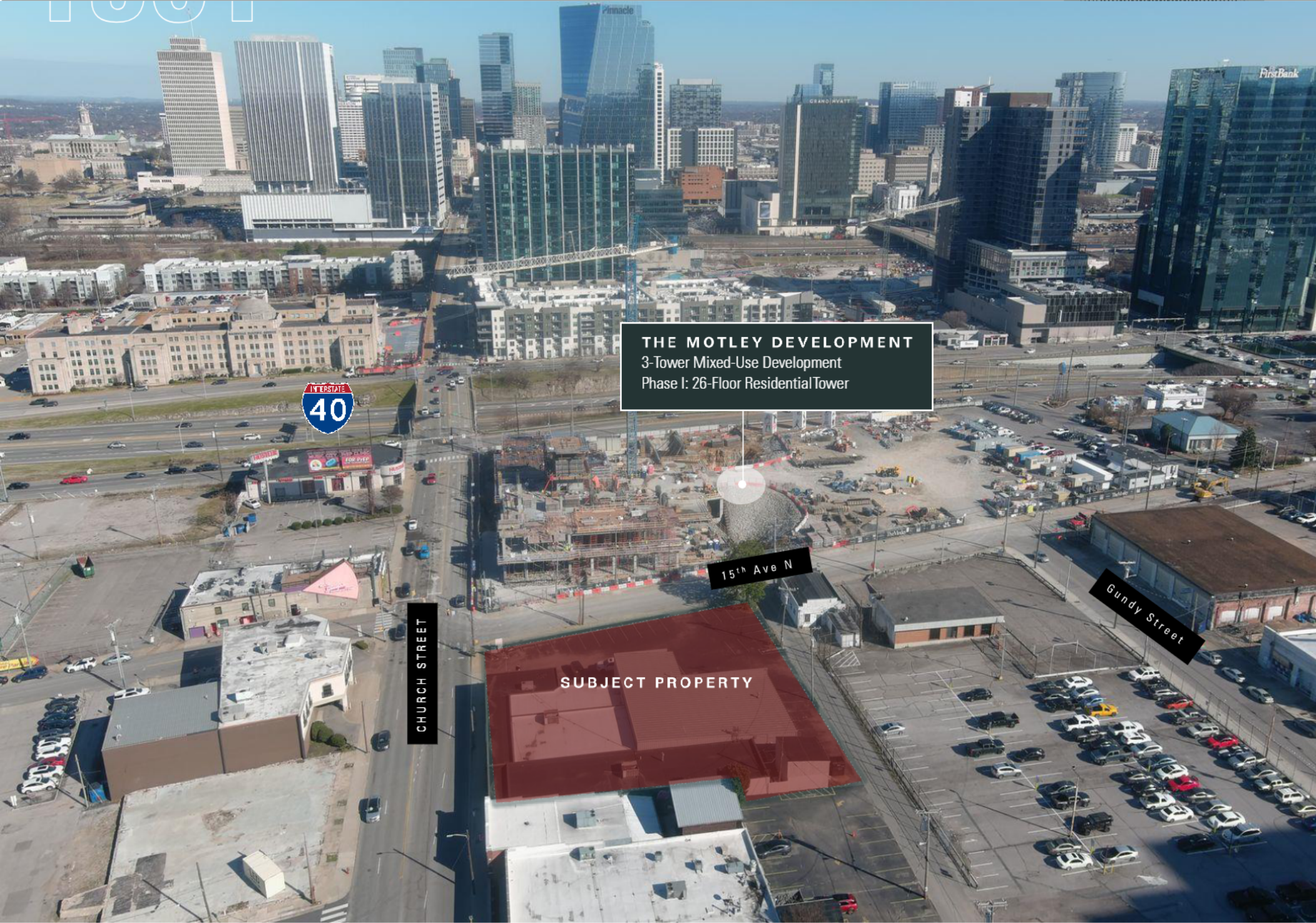
MASSING KEY	SITE DATA	BUILDING AREA BREAKDOWN	UNIT BREAKDOWN
<ul style="list-style-type: none"> APARTMENT AMENITY RETAIL CARAGE 	<p>EXISTING ZONING: MU-A COMMUNITY CHARACTER POLICY: T3 PROPOSED ZONING: MU-A</p> <p>MIN. LOT AREA: NONE MAX. FAR: 5.00 MAX. BSR: 110' MIN. REAR SETBACK: 0 FEET MIN. SIDE SETBACK: 0 FEET MAX. HEIGHT: 9 STORIES / 102'-0" SLOPE HEIGHT CONTROL PLANE: 1:1 TO 1</p> <p>1. SUBJECT REQUIRED TO MEET MIN. LOT AREA AND SETBACKS TO VERIFY MASSING AND SITE CONDITIONS 2. FINAL FLOOR PLAN AND ELEVATIONS TO BE COORDINATED WITH THE CITY 3. WATER QUALITY REQUIREMENTS TO BE COORDINATED WITH THE CITY AND A FLOOD HAZARD STUDY TO BE CONDUCTED BY THE DEVELOPER 4. FINAL SITE PLAN TO BE REVIEWED BY THE CITY ENGINEER 5. SITE TO BE REVIEWED BY FIRE DEPARTMENT FOR FIRE ACCESS REQUIREMENTS</p>	<p>APPROX. TOTAL SITE AREA: 32,042 SF (0.74 ACRES) MAX. FAR: 18,121 SF MAX. OR 5.00</p> <p>RETAIL: 1,560 SF LEASING OFFICE: 3,120 SF AMENITY: 11,930 SF MULTIFAMILY: 43,560 SF TOTAL BUILDING: 160,476 GSF</p>	<p>MULTIFAMILY: UNIT A1 (86 UNITS) 43,560 SF UNIT A2 (10 UNITS) 7,603 SF UNIT A3 (8 UNITS) 4,472 SF UNIT A4 (34 UNITS) 50,627 SF TOTAL GROSS SF: 106,724 SF</p> <p>PARKING REQUIREMENTS (MAXIMUM)</p> <p>RETAIL OFFICE: 1 PER 200 SF 1 PER 200 SF 1 PER UNIT 1 PER UNIT TOTAL PARKING MINIMUM: 186 SPACES TOTAL PARKING PROVIDED: 186 SPACES</p> <p>(IS UNDERGROUND FLOORS OF PARKING GARAGE)</p>

DRAWING: SITE PLAN
PROJECT NUMBER: ZS00.24
DATE: 11/2023
PROJECT NAME: 1501 CHURCH ST
1501 CHURCH ST, NASHVILLE, TN 37203
Paradym Studio
200 N. GLENN AVENUE, SUITE 500
NASHVILLE, TN 37203

1501

CHURCH STREET

CHARLES
HAWKINS CO.



THE MOTLEY DEVELOPMENT
3-Tower Mixed-Use Development
Phase I: 26-Floor Residential Tower



CHURCH STREET

15th Ave N

Gundy Street



SUBJECT PROPERTY

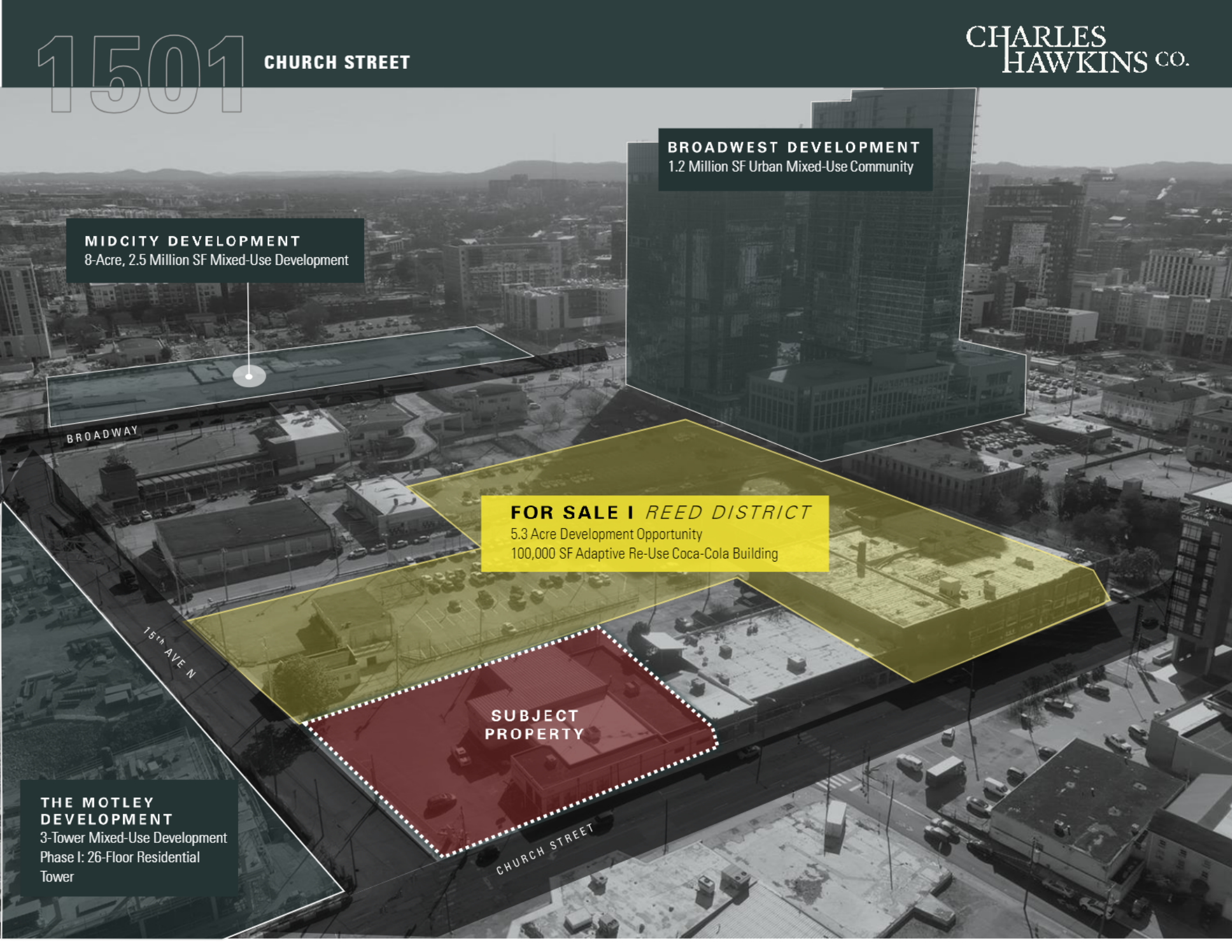
MIDCITY DEVELOPMENT
8-Acre, 2.5 Million SF Mixed-Use Development

BROADWEST DEVELOPMENT
1.2 Million SF Urban Mixed-Use Community

FOR SALE | REED DISTRICT
5.3 Acre Development Opportunity
100,000 SF Adaptive Re-Use Coca-Cola Building

SUBJECT PROPERTY

THE MOTLEY DEVELOPMENT
3-Tower Mixed-Use Development
Phase I: 26-Floor Residential Tower



MAIN THOROUGHFARE

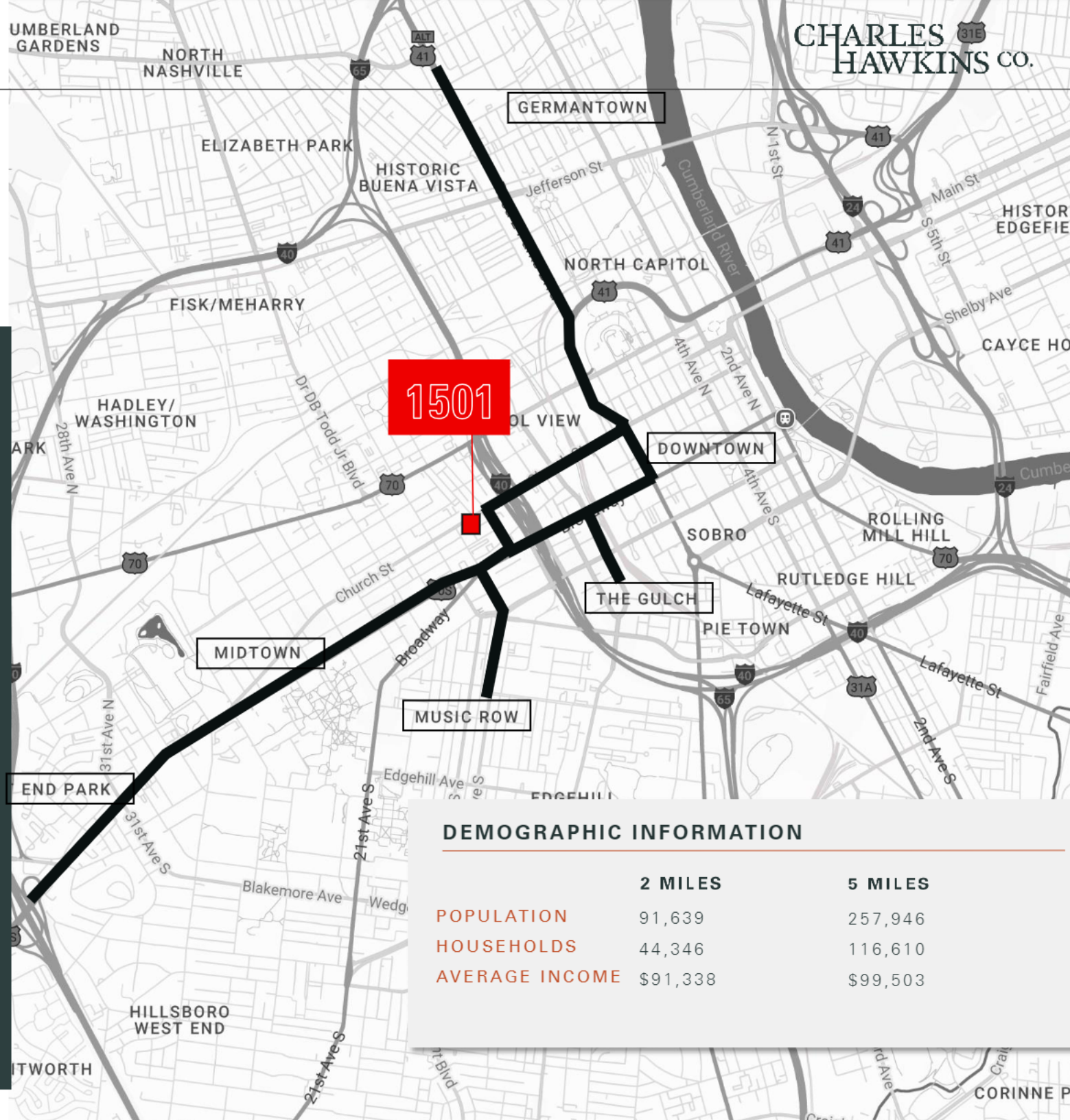
1501 CHURCH STREET PROVIDES DIRECT ACCESS TO I-40, WEST END, DOWNTOWN NASHVILLE AND **BROADWAY NIGHTLIFE**.

ACCESS TO DOWNTOWN *4 Minutes*

ACCESS TO THE GULCH *2 Minutes*

ACCESS TO MUSIC ROW/MIDTOWN/WEST END *3-5 Minutes*

ACCESS I-40 *Immediate*



DEMOGRAPHIC INFORMATION

	2 MILES	5 MILES
POPULATION	91,639	257,946
HOUSEHOLDS	44,346	116,610
AVERAGE INCOME	\$91,338	\$99,503

NASHVILLE MARKET

MARKET RANKINGS

CHARLES
HAWKINS CO.

TOP INVESTMENT MARKETS

Globally celebrated as “Music City USA,” Nashville beautifully blends a rich cultural heritage with impressive economic growth. The city’s vibrant music scene, rapidly growing industries, and welcoming southern hospitality have positioned it as one of the most exciting cities for investment in the United States.

PERSISTENT GROWTH

Nashville is experiencing a sustained, rapid boom, with the metropolitan statistical area (MSA) population surpassing 2.1 million as of late 2025, having grown by over 6.4% since 2020. The city is adding roughly 86 people per day to its population.

Downtown population surged in 2025. According to the Nashville Business Journal, 1,400 residential units were delivered, bringing the downtown population to over 22,000, with a 93% occupancy rate. Millennials account for the majority of residents, at 30%, followed by baby boomers, 29%, and Gen X, 26%.

Looking ahead, there are 2,975 units under construction and 10,193 units planned.

Nashville has transformed into a premier business hub, ranking No. 1 for corporate headquarters growth relative to its population.

Major Relocations/Expansions: Since 2018, at least 35 companies have relocated their corporate headquarters to the region. Major employers expanding or moving to the area include Oracle (building a 8,500-job tech hub/world HQ), Amazon (operations hub), Nissan North America, Bridgestone Americas, and Tractor Supply.

DEVELOPMENT SURGE

About 70% of the city’s skyline has appeared since 2014. With \$8.6 billion in public-private investments over the last 10 years and another \$16 billion under construction or in-progress development projects, downtown Nashville is truly the epicenter of a city

DOWNTOWN RETAIL ACHIEVES RECORD-BREAKING NUMBERS

Downtown Retail Achieves Unprecedented Growth with 140 New Businesses. As 2025 came to a close, downtown boasted 125 shopping venues, 393 dining establishments, and 191 nightlife spots, with an impressive 70% of all retail businesses being locally owned.

#6 CITY TO
WATCH

Urban Land Institute, 2025

#3 EMERGING
BUSINESS TRAVEL
DESTINATIONS

Business Insider, 2025

#43 TOP RETAIL
MARKETS

CoStar, 2025

#1 BEST PLACES
TO LIVE

Travel + Leisure, 2025

#10 ECONOMIC
GROWTH

Milken Institute, 2025

#6 TOP US
DESTINATIONS

Tripadvisor, 2025

CONTINUED GROWTH

1.19%

Population Growth
1,366,000 in metro
Nashville, a 1.19%
increase from 2025.

3.1%

GDP Growth
expanded by 3.1% in 2024

1501

CHURCH STREET

URBAN INFILL CORNER
MIDTOWN MIXED-USE CORRIDOR

FOR SALE OR LEASE

Lease: \$12.00 PSF NNN, HVAC in place (as-is) · Sale: pricing on request

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