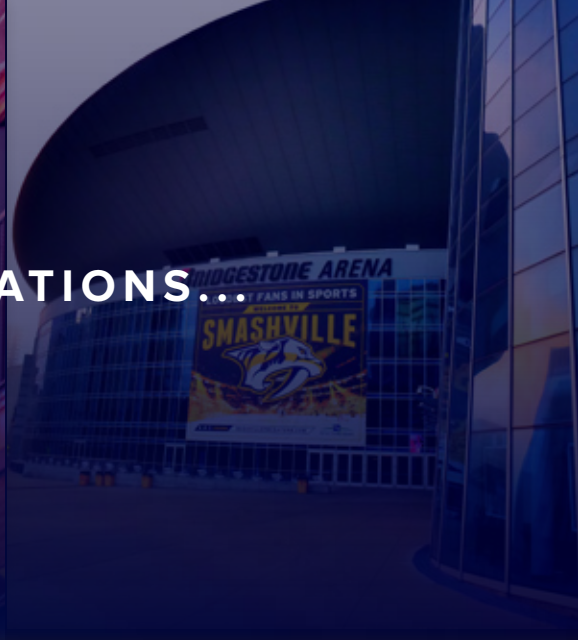


# MATTHEWS™

REAL ESTATE INVESTMENT SERVICES

STEPS AWAY FROM NASHVILLE'S HOTTEST DESTINATIONS...



## OWNER USER

TURNKEY RESTAURANT & BAR

300 4TH AVE S, NASHVILLE, TN 37201



OFFERING MEMORANDUM





**EXCLUSIVELY LISTED BY**



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# INVESTMENT HIGHLIGHTS



**OWNER USER BAR AND RESTAURANT** – Unique opportunity to acquire a turnkey restaurant opportunity in downtown Nashville



**BRAND NEW CONSTRUCTION** – Building is brand new with construction completed in 2024



**DOWNTOWN NASHVILLE** – This site sits in the heart of downtown Nashville just a couple blocks off Broadway



**COUNTRY MUSIC HALL OF FAME** – The building is across the entrance to the Country Music Hall of Fame which sees over 1 million visitors a year



**FULLY FURNISHED AND EQUIPPED KITCHEN** – Turnkey operator with all brand new kitchen equipment and furniture



**TOURIST DESTINATION** – Broadway's vibrant music and bar scene brings in approximately 15 million tourists a year and an estimated \$9 billion in spending



**LARGER 3 STORY BUILDING** – Building stands three stories tall with 3 separate bars and a top story balcony



**LAND VALUE** – The vacant lot located behind the property just traded at a valuation of \$30,760,000 an acre





**BROADWAY**

**WALK OF FAME PARK**  
MEMORIAL PARK



**SUBJECT PROPERTY**





*The*  
**JOHNNY CASH**  
MUSEUM

**NISSAN**  
STADIUM

**CUMBERLAND PARK**  
PARK

*Ascend*  
AMPHITHEATER

**WALK OF FAME PARK**  
MEMORIAL PARK



**SUBJECT PROPERTY**

**BROADWAY**







## COUNTRY MUSIC HALL OF FAME

**1 MINUTE AWAY FROM SUBJECT PROPERTY**

The Country Music Hall of Fame and Museum, located in Nashville, Tennessee, is a cornerstone of the city's musical heritage. Established in 1961, the museum preserves and celebrates country music history through extensive collections of artifacts, recordings, and memorabilia. Visitors can explore the genre's evolution and cultural impact via engaging exhibits and interactive displays. The Hall of Fame honors distinguished musicians with induction ceremonies, ensuring their legacies are remembered and inspiring future generations of musicians and fans.

The Country Music Hall of Fame significantly boosts Nashville's tourism, making it a top destination for music enthusiasts worldwide. Each year, the museum attracts hundreds of thousands of visitors, contributing to the local economy. Its events, including live performances and special exhibits, create a vibrant cultural atmosphere that draws tourists and locals alike. Located in Nashville's downtown entertainment district, the Hall of Fame enhances the city's appeal, fostering tourism growth and solidifying Nashville's reputation as "Music City, USA."

**1.6M** 2023 VISITORS

**1.2K** YEARLY EVENTS



## MUSIC CITY CENTER

**2 MINUTES AWAY FROM SUBJECT PROPERTY**

The Music City Center, a state-of-the-art convention facility in downtown Nashville, Tennessee, plays a crucial role in the city's tourism industry. Opened in 2013, it features over 2.1 million square feet of space, including exhibit halls, meeting rooms, and a grand ballroom. The center's design, inspired by Tennessee's rolling hills, and its cutting-edge amenities make it a prime location for conventions, trade shows, concerts, and community events. Its architectural significance and modern facilities add to Nashville's distinctive skyline, making it a landmark destination for visitors.

The Music City Center significantly boosts Nashville's tourism, drawing millions of visitors annually and supporting local businesses like hotels, restaurants, and entertainment venues. By hosting large-scale events and conferences, it enhances the downtown economy and reinforces Nashville's status as a top destination for both business and leisure. The convention center's central location, within walking distance of attractions such as the Country Music Hall of Fame, Bridgestone Arena, and the honky-tonks of Broadway, further strengthens its impact on tourism growth and the overall vibrancy of the city.

**550K** ANNUAL VISITORS

**2.1M** SQUARE FEET





## BRIDGESTONE ARENA

**3 MINUTES AWAY FROM SUBJECT PROPERTY**

The Bridgestone Arena, located in the heart of downtown Nashville, Tennessee, is a major catalyst for the city's tourism industry. Opened in 1996, this versatile venue can accommodate over 17,000 spectators and hosts a wide range of events, including concerts, sports games, and large-scale conventions. As the home of the NHL's Nashville Predators, the arena draws substantial crowds for hockey games, adding to its appeal. The facility's modern amenities and central location make it a key attraction for visitors trying to experience Nashville's vibrant entertainment hub.

The Bridgestone Arena plays a crucial role in boosting Nashville's tourism, attracting millions of visitors each year. By hosting high-profile concerts and major sporting events, it stimulates the local economy, benefiting nearby hotels, restaurants, and entertainment venues. The influx of attendees enhances the downtown area's vibrancy, making it a lively destination for both tourists and locals. Additionally, its proximity to other attractions like the Country Music Hall of Fame and the honky-tonks of Broadway further amplifies its impact on tourism growth, solidifying Nashville's status as a premier destination for entertainment and culture.

**\$62M** TOTAL REVENUE

**#8** BILLBOARD'S 2022 YEAR-IN-TOURING BULLETIN TOP VENUES



## NISSAN STADIUM

**4 MINUTES AWAY FROM SUBJECT PROPERTY**

Nissan Stadium, located on the east bank of the Cumberland River in Nashville, Tennessee, is a pivotal asset in the city's tourism industry. Opened in 1999, this versatile stadium can seat over 69,000 spectators and is primarily known as the home of the NFL's Tennessee Titans. Additionally, it hosts a variety of events, including major concerts, soccer matches, and large-scale festivals, attracting diverse crowds year-round. The stadium's modern facilities and scenic riverfront location make it a significant draw for visitors, enhancing Nashville's appeal as a top-tier sports and entertainment destination.

The impact of Nissan Stadium on Nashville's tourism growth is substantial, bringing millions of visitors to the city annually. Major sporting events and concerts held at the stadium stimulate the local economy, benefiting nearby hotels, restaurants, and businesses. The influx of attendees contributes to the dynamic atmosphere of the downtown area, making it a bustling hub for both tourists and residents.

**67.7K** NO. OF SEATS

**\$2.1B** RENOVATION COSTS

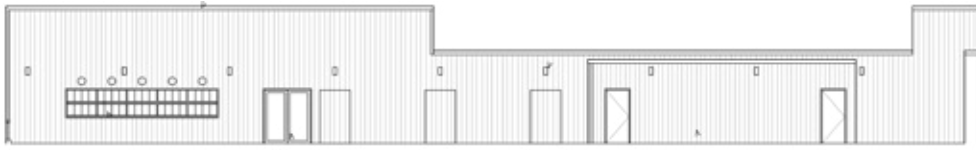


 **92**  
WALKER'S  
PARADISE

 **66**  
GOOD  
TRANSIT

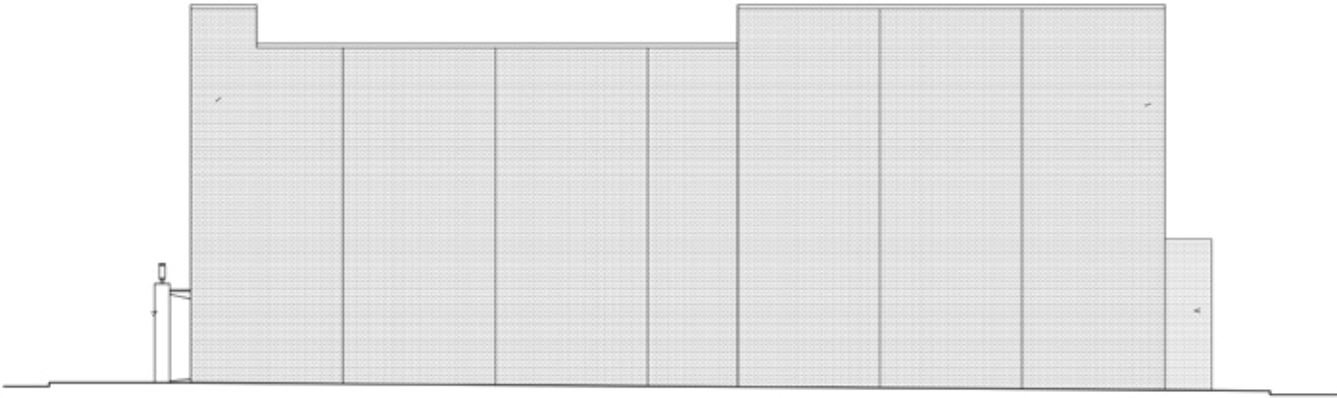






**ROOF DECK ELEVATION**

# ELEVATION OVERVIEW



**SOUTH ELEVATION**



**ALMOND STREET ELEVATION**



**MALLOT STREET ELEVATION**



**4TH AVE ELEVATION**



# INVESTMENT OVERVIEW

BUSINESS & REAL ESTATE SALE



**CONTACT BROKER FOR PRICING**



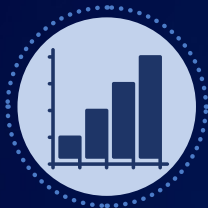
**±11,382 SF**

GROSS LEASABLE AREA



**±0.09 AC**

LOT SIZE



**THREE**

NUMBER OF STORES







ALMOND ST

MOLLOY ST

±11,382 SF

UTILITY  
BLDG

GENERATOR

TRANSFORMER

4TH AVE S



**#1**

**BEST LEISURE  
DESTINATION IN THE  
UNITED STATES**  
*- Global Traveler*

**#3**

**THE SOUTH'S  
BEST CITIES 2024**  
*- Southern Living*

**#4**

**BEST ADVENTURE  
DESTINATION, DOMESTIC**  
*- Global Traveler*

**#6**

**BEST FOOD  
DESTINATIONS IN THE  
UNITED STATES**  
*- Trip Advisor*

**NASHVILLE**





▲  
**4.5M**

INVENTORY SF

▲  
**\$35.21**

MARKET ASKING RENT/SF

▲  
**\$463**

MARKET SALE PRICE/SF

▲  
**5.3%**

MARKET CAP RATE



TENNESSEE



# NASHVILLE, TENNESSEE

## DEMOGRAPHIC HIGHLIGHTS WITHIN THREE MILES OF THE PRIMARY TRADE AREA



**117,396**

TOTAL POPULATION



**\$108K**

AVG HH INCOME



**\$2.0B**

CONSUMER SPEND



**55,145**

HOUSEHOLDS



**311,273**

DAYTIME POPULATION



**27,051**

BACHELOR'S DEGREES



**32.0**

MEDIAN AGE



**5.05%**

EST. POPULATION GROWTH %

With a population of over 693,000 residents in the city, Nashville is the most populated city in Tennessee. A major center for the music industry, especially country music, Nashville is commonly known as “Music City.” Nashville is also a major center for healthcare, publishing, private prison, banking, automotive, and transportation industries. It is also home to numerous colleges and universities, including Vanderbilt University, Belmont University, Fisk University, and Middle Tennessee State University. Nashville is sometimes referred to as “Athens of the South” due to its large number of educational institutions. With a vibrant economy and a variety of exciting entertainment options, Nashville is a growing city that exudes southern charm.

### DEMOGRAPHICS

#### POPULATION

	1-MILE	3-MILE	5-MILE
2029 Population Projection	24,588	156,079	286,706
2024 Population	22,485	147,468	276,507
2010 Census	9,699	93,698	210,202

#### HOUSEHOLD

	1-MILE	3-MILE	5-MILE
2029 Household Projection	14,447	71,310	125,208
2024 Households	12,967	66,618	120,037
2010 Census	3,947	37,308	86,408

#### INCOME

	1-MILE	3-MILE	5-MILE
Avg Household Income	\$105,298	\$92,264	\$93,340



## ECONOMY

In recent times Nashville has been described as a “southern boomtown” by numerous publications, with it having the fourth best-forming city in the United States as of 2023. It has been stated by the US Census Bureau that Nashville “adds an average of 100 people a day to its net population increase”. Currently, over 40,000 businesses are prospering in Nashville. According to Forbes, Nashville has a gross metro product of \$126.5 billion with tourism, education, and health care as its major industries.

Although Nashville is renowned as a music recording center and tourist destination, its largest industry is health care. Over 16 publicly traded health care companies are headquartered in Nashville. The city is also home to more than 500 healthcare companies, including Hospital Corporation of America (HCA), the world’s largest private operator of hospitals and a Fortune 500 company with a total of 235,000 employees. The Nashville health care industry contributes an overall economic benefit of \$46.7 billion and more than 270,000 jobs to the local economy annually. Globally, Nashville’s health care industry generates more than \$92 billion in revenue and more than 570,000 jobs. In addition, Nashville is home to almost 400 professional service firms (e.g., accounting, architecture, finance, legal) that provide expertise in the health care industry. (healthcarecouncil.com)



## VANDERBILT UNIVERSITY

Established in 1873, Vanderbilt University is a highly competitive private research university located a mile and a half southwest of downtown Nashville. Currently, over 13,000 students attend the university. Vanderbilt is made up of 10 schools and colleges: College of Arts & Science, Blair School of Music, Divinity School, School of Engineering, Graduate School, Law School, School of Medicine, School of Nursing, Owen Graduate School of Management, and Peabody College of Education and Human Development. Vanderbilt offers over 70 majors and has over 475 student organizations.

The Vanderbilt Commodores participate in 6 men’s sports and 9 women’s sports. Vanderbilt is a member of the Southeastern Conference (Eastern Division), the Southland Bowling League, and the American Athletic Conference (Lacrosse) and plays at the NCAA Division I level.

Vanderbilt is known for its medical center. The Vanderbilt University Medical Center is the only Level 1 (highest level) trauma center in Middle Tennessee, the region’s only Level 4 (highest level) neonatal intensive care unit, and the state’s only dedicated burn center serving adults and children. Vanderbilt-related operations and student and visitor spending generated an economic impact of \$11.9 billion, supporting approximately 79,200 jobs, and more than \$4.2 billion in labor income.





# Honky Tonk Highway

Nashville's Honky Tonk Highway, located on Lower Broadway, is a vibrant stretch of bars and music venues that epitomizes the city's lively nightlife and rich musical heritage. This iconic strip features a lineup of honky-tonks where live music spills out onto the street from early morning until late at night. Each venue offers a unique experience, with bands playing a variety of genres but predominantly focusing on country music. The neon lights, bustling crowds, and energetic atmosphere make Honky Tonk Highway a must-visit destination for both tourists and locals seeking an authentic taste of Nashville's musical soul.

The impact of Honky Tonk Highway on Nashville's tourism is profound, drawing millions of visitors annually who come to experience its legendary music scene. This lively corridor significantly contributes to the local economy, benefiting surrounding hotels, restaurants, and shops. The constant flow of live performances and the opportunity to see both up-and-coming and established artists create an ever-changing, dynamic environment that keeps visitors returning. Furthermore, its location in the heart of downtown Nashville, near other attractions like the Country Music Hall of Fame and the Ryman Auditorium, enhances its appeal, solidifying Nashville's reputation as "Music City, USA."



# CONFIDENTIALITY AGREEMENT AND DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **300 4th Ave St, Nashville, TN 37201** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



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