

AVAILABLE

609 LAFAYETTE STREET | NASHVILLE, TN 37203

DEVELOPMENT SITE

±1.56 AC with existing ±26,345 SF Building



CONFIDENTIALITY AGREEMENT

The undersigned has been advised that Colliers International has been retained on an exclusive basis with respect to the offering for sale of 609 Lafayette Street to include a 26,325 square foot building and approximately 1.56 acres (the "Property"). The Owner has indicated that all initial inquiries and communications with respect to the contemplated sale of such Property be directed to Colliers International ("Colliers"). All fees due Colliers in connection with the sale of the Property shall be paid by the Owner. The undersigned hereby acknowledges that it is acting as a potential purchaser of the Property and agrees that as such it will not be entitled, and will not look to Owner or Colliers, for any fee, commission or payment of any kind in connection with the sale of the Property. The undersigned agrees to indemnify the Owner and Colliers against any compensation, liability or expense arising from claims by any other broker or other party the undersigned had dealings with excluding Colliers in connection with the sale of the Property.

Colliers and Owner have available for review certain information (the "Information") concerning the Property. Colliers or Owner may make such Information available to the undersigned upon execution of this Confidentiality Statement. The undersigned acknowledges that the Information is intended solely for its own limited use in considering whether to pursue negotiations to acquire the Property. The undersigned further acknowledges that the Information is proprietary information maintained by the Owner and constitutes information the Owner has an interest in maintaining in a strictly confidential manner. This is not an agreement to sell the Property, nor an offer of sale. No agreement binding upon the Owner of the Property or any of its associated or affiliated companies shall be deemed to exist, at law or equity, until the Owner of the Property enters into a formal binding agreement of sale.

A portion of the Information contains brief, selected information pertaining to the business and affairs of the Owner and has been prepared by Colliers primarily from information supplied by the Owner or the Owner's agent. The Information does not purport to be all-inclusive or to

contain all the information that a prospective purchaser may desire. The undersigned acknowledges and agrees that neither Colliers nor Owner shall be deemed to have made at any time any representation or warranty, expressed or implied, as to the accuracy or completeness of the Information and that neither Colliers or the Owner shall have any liability to the undersigned or any other party that may be based on errors in or omissions from the Information or that may otherwise result from the use of or reliance on the Information.

By executing this Confidentiality Statement, the undersigned agrees that the Information is confidential, that it will hold and treat in the strictest of confidence (a) the fact that the Property is being marketed for sale and (b) all information related to the Property which the Owner, its agents (including Colliers) or its employees furnish to the undersigned, together with any notes, analysis, compilations, studies, interpretations or other documents, or records prepared by the Owner, the undersigned or any other person which contains, reflects or are generated from such information and that it will not disclose or permit anyone else to disclose the information to any person, firm or entity without prior authorization of the Owner or Colliers, except that the information may be disclosed by the undersigned to its partners, employees, legal counsel, lenders and consultants in which event it shall be liable to Broker and Owner for any disclosures by such persons contrary to the terms hereof. The undersigned agrees to indemnify the Owner, and Colliers for any losses, costs and expenses (including reasonable attorney's fees) arising out of any breach of this agreement by the undersigned, its officers, employees, advisors, counsel or agents.

The obligations of the undersigned pursuant to this Agreement shall expire on the earlier of (i) the date that the Transaction is consummated, or (ii) two years from the date hereof.



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EXECUTIVE SUMMARY

THE OPPORTUNITY

609 Lafayette street is a 1.56 acre development site in the SoBro/Pie Town neighborhood. This site is located at the intersection of the exciting SoBro and Pie Town sub-markets of Nashville. SoBro is home to the highest office and apartment rates in the city, with over \$2 billion in development over the past five years. Major demand drivers such as the Music City Center, Country Music Hall of Fame, Lower Broadway and a myriad of retail and dining options are located in this submarket.

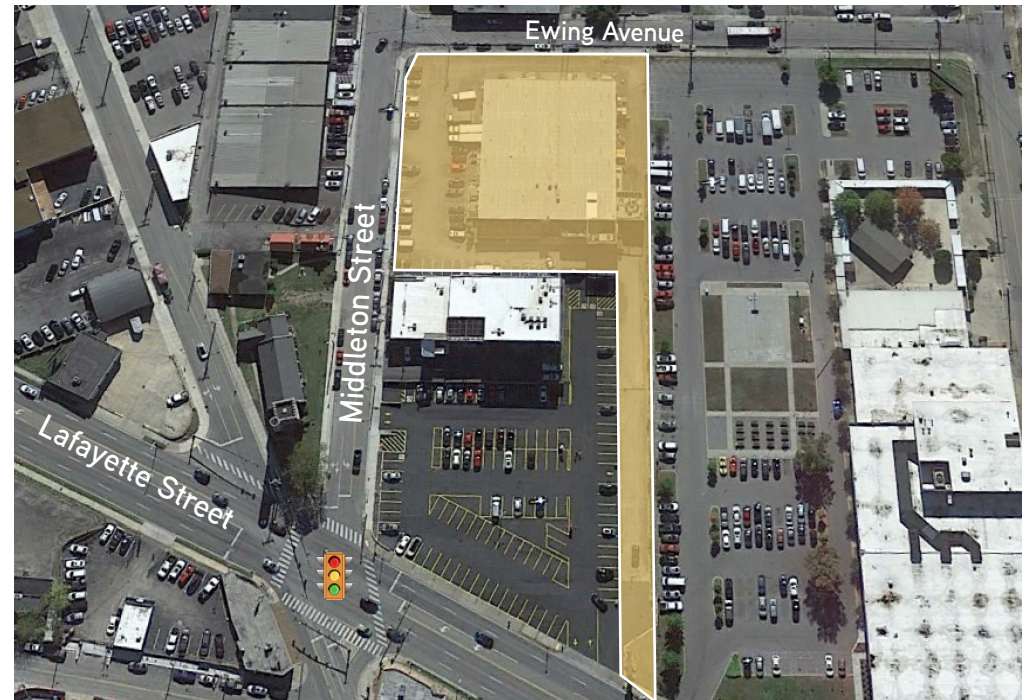
HIGHLIGHTS

- 26,345 square foot restaurant and live music venue on 1.56 acres located in the heart of Nashville's SoBro district
- Site is within walking distance to major attractions such as the Music City Center, Country Music Hall of Fame, Lower Broadway and the Johnny Cash Museum
- Abundant dining, shopping and entertainment options ready; including Husk, Crema, Martin's BBQ, and Pinewood Social
- Located on a prominent and primary viaduct, Lafayette Street, and seconds from the interstate system

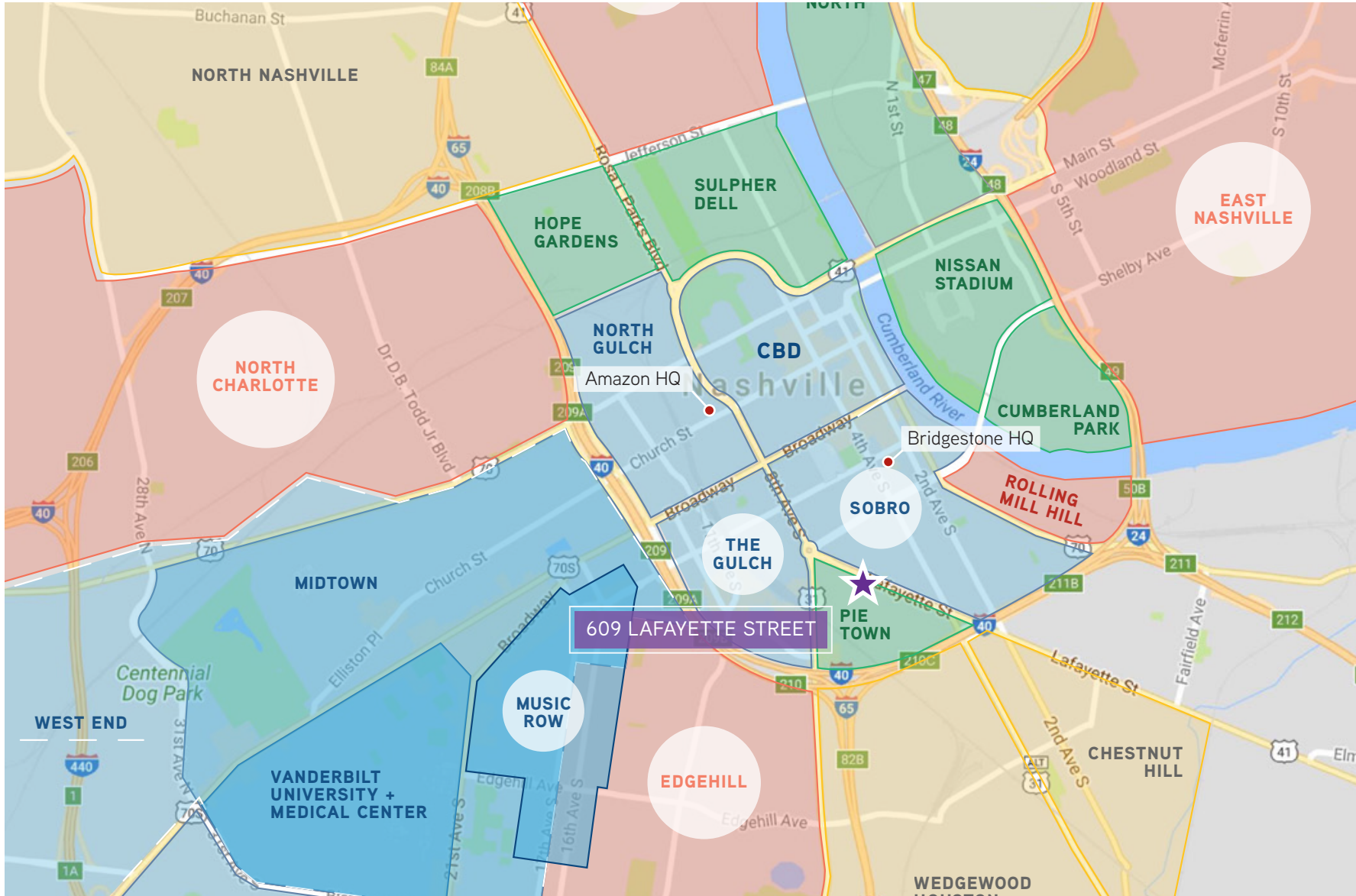
PROPERTY OVERVIEW

609 Lafayette Street, Nashville, TN 37203

Building SF	26,345 SF
Acreage	1.56 AC
Zoning	DTC: Downtown - 15 Story Height Limit Multi-Ovly: Multi-Ovly
Tenancy	City Winery



NEIGHBORHOOD MAP



DEVELOPMENT D O W N T O W N

EXISTING

- 1 Ascend Amphitheater
- 2 350,000 SF, Class A Office
- 3 Asurion Headquarters (Current)
- 4 The SoBro Apartments
- 5 Peabody Plaza - Class A Office
- 6 Hilton Downtown
- 7 Bridgestone Americas HQ
- 8 Encore - 330 Unit, Condo Building
- 9 Country Music Hall of Fame

- 10 Omni - 800 Room, 4-Story Hotel
- 11 Hyatt Place - 180 Key
- 12 AirBnB Hotel - 100 Key
- 13 Hilton Garden Inn - 180 Key
- 14 615 THIRD Office Building
- 15 Niido - 330 Unit, Apartments
- 16 Westin Hotel - 400 Key
- 17 Fairfield Inn - 120 Key
- 18 Icon & Terrazzo - 800 Unit Condo (2009)
- 19 Market St. - 300 Unit, Apartments
- 20 220 Unit (2009), Apartments
- 21 Thompson Hotel - 180 Key
- 22 Crescent - 300 Unit, Apartments
- 23 1212 - 300 Unit, Class-A Condo
- 24 350,000 SF, Class-A Office
- 25 285 Unit, Class-A Apartments - 1505
- 26 420 Unit, Class-A Apartments - Element
- 27 Market Street Entertainment District

- 28 Cummins Station 350,000 SF, Creative Office
- 29 Union Station Hotel - 180 Key, 4-Star Hotel
- 30 JW Marriott - 600 Key
- 31 Broadstone Gulch - 300 Unit, Apartments
- 32 Margaritaville Hotel
- 33 CityLights - 71 Unit, Condos
- 34 1200 Broadway - Whole Foods
- 35 Gossett Apartments
- 36 Rhythm Condos
- 37 LC SoBro (Phase 1)

UNDER DEVELOPMENT

- 1 Amazon - 500,000 SF, Office
- 2 Nashville Yards - Office, Grand Hyatt, AEG, MGM
- 3 Asurion HQ - Highwoods Office Campus
- 4 Highwoods Planned Mixed-Use
- 5 1218 McGavock - 423 Unit, Hotel
- 6 Gulch Union
- 7 W Hotel
- 8 Hilton Hotel
- 9 Greyster Apartment Complex
- 10 Somera Road Mixed-Use Development
- 11 Circle South - 535,000 SF Office
- 12 805 Lea - Apartment Tower
- 13 One KVB - Mixed-Use Tower
- 14 Beach Co. - 229 Unit, Apartments
- 15 Hyatt House - Mountain Shore
- 16 220 Unit, Apartment Complex
- 17 The Joseph - 297 Key, Lux Boutique
- 18 Holiday Inn
- 19 Hilton - Limited Service Hotel
- 20 LC SoBro - 600 Unit, Apartment Complex (Phase 2)
- 21 Fifth & Broadway - Mixed Office/Retail/Res Development
- 22 Embassy / Curio Hotel
- 23 645 Division - Albion High Rise Apartments
- 24 641 Division - 299 Units, Apartments
- 25 908 Division - 360 Units, Apartments (Proposed)
- 26 810 Lea - Mixed Use
- 27 Future LG Development - 574 Apartment Units (Proposed)
- 28 Modera Gulch - 376 Residential Units (Proposed)
- 29 U.S. Courthouse and Federal Building
- 30 Reed Mix-Used Development Site (Proposed)
- 31 Broadwest Mixed-Use Development
- 32 629 + 635 - CA South, 78 condos



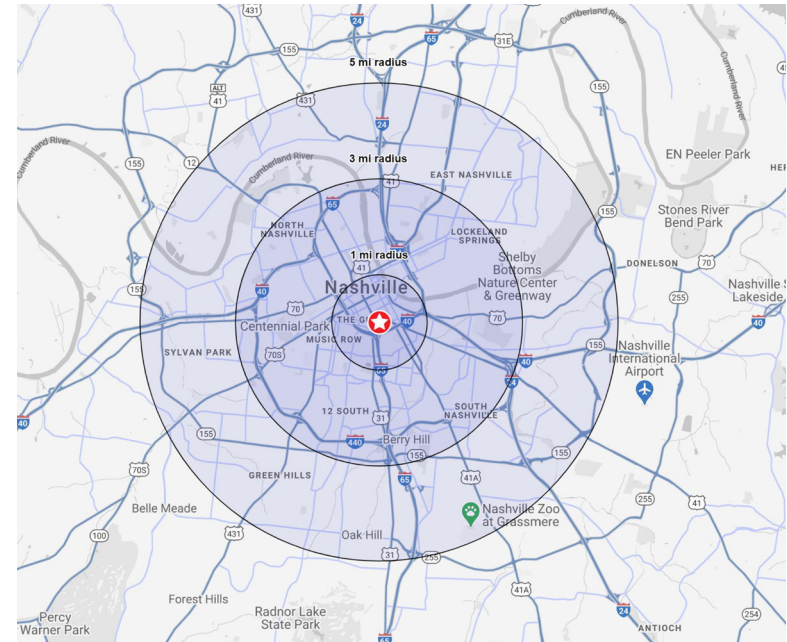
DEMOGRAPHICS

609 Lafayette Street | Nashville, TN

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2020 Estimated Population	16,617	123,384	246,525
2025 Projected Population	17,070	126,813	253,586
2010 Census Population	9,866	95,510	207,733
2000 Census Population	8,301	91,951	210,022

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2020 Households	9,225	58,049	111,832
2025 Projected Households	9,578	60,156	115,921
2010 Census Households	4,016	38,255	86,630
2000 Census Households	3,220	37,182	86,775
2020 Average Household Income	\$68,490	\$76,587	\$84,215
2025 Average Household Income	\$74,766	\$85,529	\$94,395
2020 Median Household Income	\$59,133	\$56,715	\$61,284
2025 Median Household Income	\$68,788	\$65,401	\$70,670

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Daytime Demographics			
Total Businesses	3,493	14,326	21,736
Total Employees	62,687	274,823	372,892



NASHVILLE MARKET OVERVIEW



MUSIC CITY CENTER

Nashville is the economic center of Tennessee and a vital transportation, business and tourism center for North America. The Nashville MSA, comprises 10 counties with a total population just over 1.8 million, making it the largest metropolitan area in a five state region. When it comes to satisfying and exceeding business needs and expectations, the Nashville region is a top location in America for corporate relocations, expansions, and start-up companies.

Nashville is consistently recognized for its pro-business environment, highly educated workforce, and compelling demographics. Its energetic and growing economy for doing business is encouraging corporate relocations and expansions. HCA, Bridgestone, Dollar General, CVS/Caremark, Jackson National Life, Healthways, Clarcor, Louisiana Pacific, Caterpillar Financial, Tractor Supply, and Nissan are just a few of the national and international headquarters that have chosen Nashville as a location. This environment has earned Nashville a top position in national accolades including positions on Forbes magazine’s “Best Cities for Business & Careers” and “Best Cities for Jobs.”



THE PARTHENON

Commonly known as “Music City,” Nashville is the center of the country music scene and is home to numerous artists, recording studios, and record labels, making it the largest music production center and the number one music scene in the U.S. outside of New York City. With a growing population exceeding 1.8 million people, Nashville is one of the fastest rising metropolitan areas in the country. As the city grows, its diverse workforce, unique community and Southern hospitality make Nashville a perfect location for both business ventures and residents.

“Strategically located in the heart of the Tennessee Valley, the Nashville region is where businesses thrive and the creative spirit resonates across industries and communities.”

Source: Nashville Chamber of Commerce

NASHVILLE MARKET OVERVIEW

Top Regional Employers

*NATIONAL, REGIONAL OR DIVISION HEADQUARTERS

COMPANY	# OF EMPLOYEES
Vanderbilt University Medical Center*	20,428
Nissan North America*	10,750
HCA Healthcare Inc*	10,613
Vanderbilt University*	6,912
Saint Thomas Health*	6,243
Community Health Systems*	4,700
Randstad	4,557
Asurion*	3,600
The Kroger Co	3,523
National Healthcare Corp.	3,250
Shoney's Inc.*	3,000
Electrolux Home Products	2,900
Bridgestone Americas*	2,897
Lowe's Cos.	2,890
Cracker Barrel Old Country Store*	2,600
Amazon	2,500
Gaylord Opryland*	2,500
AT&T	2,250
Dollar General Corp.*	2,219
Middle Tennessee State University*	2,174
United Healthcare	2,052
Goodwill Industries	2,029



Fortune 500/1000 Companies

HEADQUARTERED IN THE NASHVILLE REGION

COMPANY	2017 RANKING
HCA	63
Dollar General	128
Community Health Systems	130
LifePoint Health	374
Tractor Supply Company	396
Delek US Holdings, Inc.	480
Brookdale Senior Living	512
Envision Healthcare	538
Iasis Healthcare	628
Cracker Barrel Old Country Store	747

Labor Force

BY SECTOR

COMPANY	%
Educational services, health care & social assistance	21.9%
Retail trade	12.1%
Professional, scientific, management, administrative	11.9%
Arts, entertainment, accommodation & food	10.9%
Manufacturing	9.8%
Finance & insurance, real estate, rental & leasing	6.8%

NASHVILLE MARKET OVERVIEW

Educated Workforce

- Nashville is considered a national hub for the creative class
- The region provides an abundance of top talent
- Nashville and the Middle Tennessee area consist of 24 accredited universities, colleges, and trade schools
- Over 123,000 students are enrolled in the area's colleges and universities
- 60% of college graduates remain in the region
- 26,000 students graduated from regional colleges and universities in 2016



Vanderbilt University



Middle Tennessee State University

Population Growth

NASHVILLE ECONOMIC MARKET

YEAR	POPULATION
2011	635,503
2016	684,410
	(+7.7% Growth)

TENNESSEE ECONOMIC MARKET

YEAR	POPULATION
2011	1,787,338
2016	1,971,542
	(+10.3% Growth)

ACCREDITED 4-YEAR + POSTGRADUATE	LOCATION	Enrolled in 2016
Middle Tennessee State University	Murfreesboro	22,050
Vanderbilt University	Nashville	12,587
Tennessee Technology University	Cookeville	10,493
Austin Peay State University	Clarksville	10,344
Tennessee State University	Nashville	8,760
Belmont University	Nashville	7,723
Bethel University	McKenzie	5,975
Lipscomb University	Nashville	4,632
Trevecca Nazarene University	Nashville	3,221
Cumberland University	Lebanon	1,963
University of the South	Sewanee	1,815
Meharry Medical College	Nashville	831
Fisk University	Nashville	761
Aquinas College	Nashville	342

ACCREDITED 2-YEAR + TECH SCHOOLS	LOCATION	Enrolled in 2016
Nashville State Community College	Nashville	8,914
Volunteer State Community College	Gallatin	8,684
Motlow State Community College	Lynchburg	5,838
Columbia State Community College	Columbia	5,645
Tennessee College of Applied Technology	Nashville	1,084
Tennessee College of Applied Technology	Dickson	559
Tennessee College of Applied Technology	Murfreesboro	432

Source: Nashville Chamber of Commerce



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For More Information
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