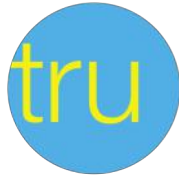


# SOBRO RETAIL



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# PROPERTY OVERVIEW



by HILTON™



- **PRIME SOBRO RETAIL SPACE** | Approximately 810 SF of street level space available on 5<sup>th</sup> Ave. S. near Peabody St.
- **GROUND FLOOR OF 10-story HOTEL** | 232 room dual brand TRU By Hilton and Home 2 Suites By Hilton.
- **PLANNED HOTEL OPENING OF JUNE 2019** | Currently under construction. Hard hat tours available.
- **PARKING GARAGE** |
- **TANDUR INDIAN KITCHEN** | 1<sup>st</sup> Nashville location for this exciting chef drive fast casual concept.



The award winning Knoxville based development company Kana Hotel Group is pleased to bring a total of approximately 4,000 square feet of exclusive retail space to the thriving SoBro neighborhood of downtown Nashville. The space will occupy the first floor of a brand new 10-story, 232 room dual brand Tru By Hilton & Home 2 Suite By Hilton. Delivery is expected to be early 2019. Situated at the corner of 5<sup>th</sup> Ave. S and Peabody St. The property is also located within 2 blocks from Broadway, Bridgestone Arena, Country Music Hall of Fame and the Music City Convention Center. This prime location is perfect for a variety of retail uses.

## LEASING INFORMATION

### Kevin Fulton

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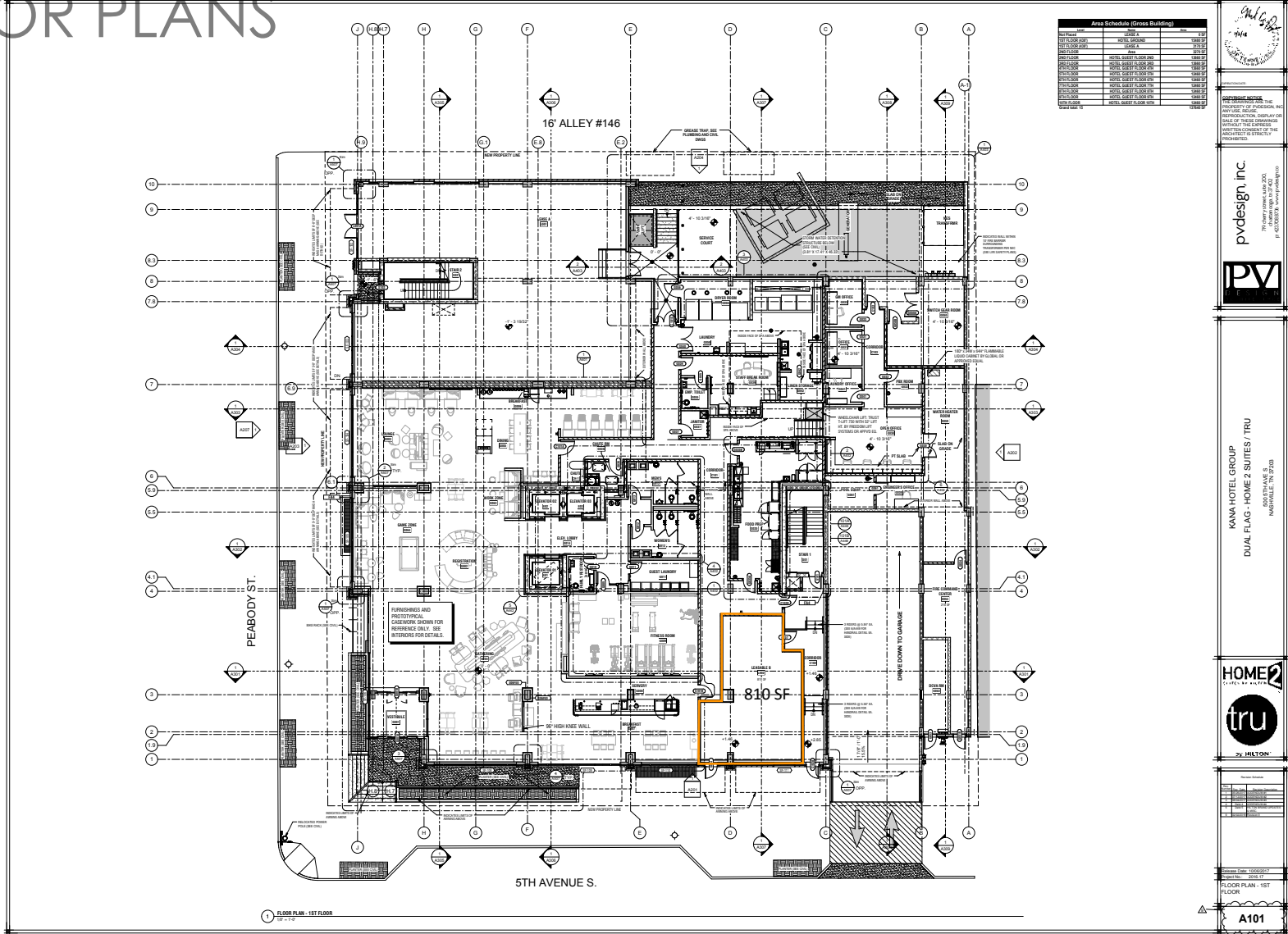


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# AREA OVERVIEW

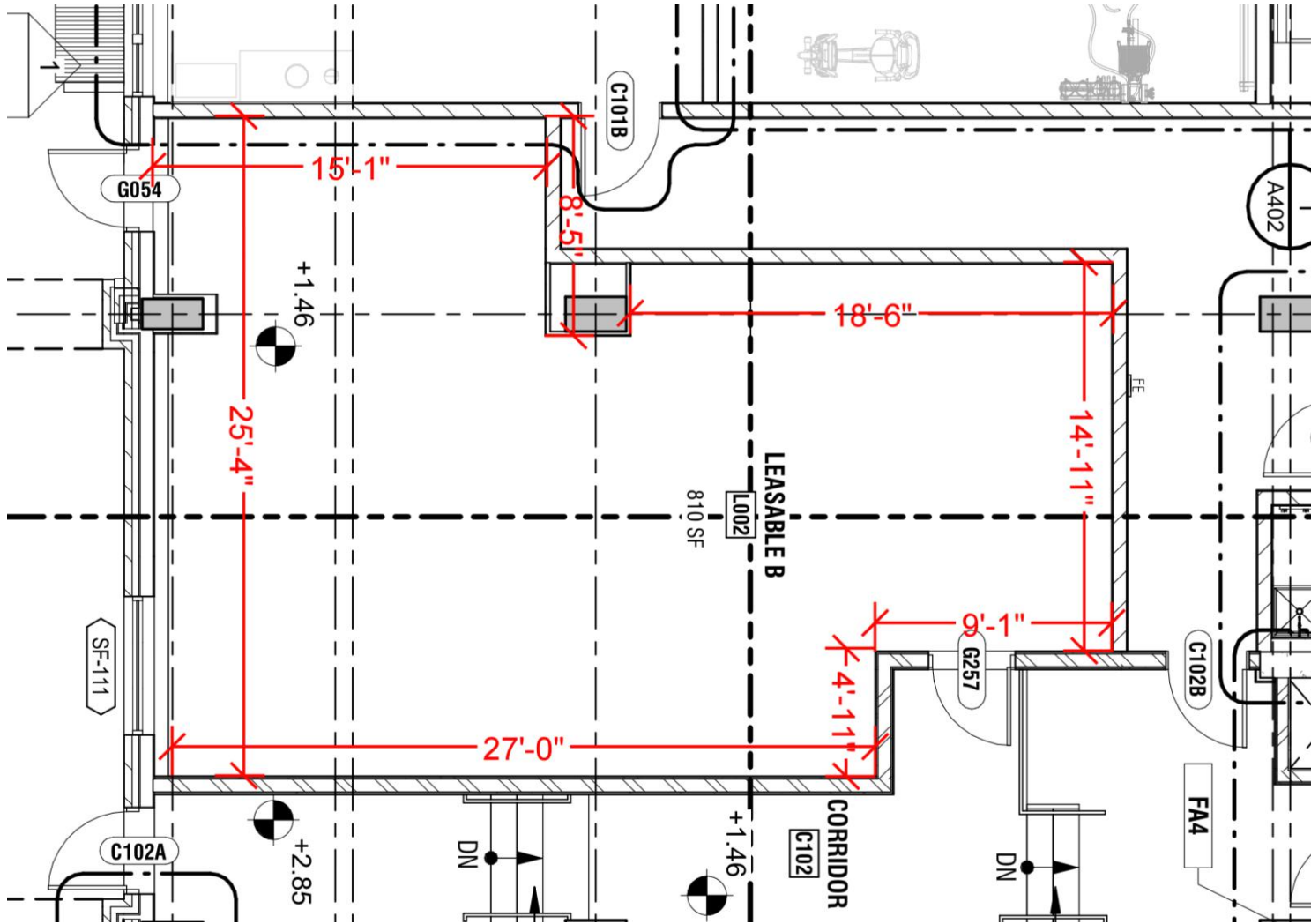
- **DOWNTOWN SOBRO LOCATION** | 4 blocks south of Music City USA's famed Broadway
- **URBAN RETAIL SPACE** | 810 square feet of street level retail space on 5<sup>th</sup> Ave. South
- **RECORD BREAKING TOURISM** | In 2017 Nashville hosted over 15.5 million visitors with over \$6.5M in visiting spending.
- **STRONG DAYTIME TRAFFIC** | 53,230 day time employees within a 1 mile radius of the site, and 4.8 million square feet of office space.
- **BRIDGESTONE AMERICA'S CORPORATE HEADQUARTERS** | In 2017 Bridgestone relocated to their brand HQ which added an additional 2,000 employees just blocks away.
- **NEAR ALMOST 7,000 HOTEL ROOMS** | Within walking distance of 4,685 hotel rooms in the downtown core, with another 1,900 rooms under construction within a 1.5 mile walk.
- **1 BLOCK FROM MUSIC CITY CONVENTION CENTER** | 1.2 million square foot iconic Music City Center, one of the most high traffic and desirable convention centers in the nation.
- **SURROUNDED BY NASHVILLE'S DOWNTOWN ATTRACTIONS** | Only blocks from Bridgestone Arena, Ryman Auditorium, Country Music Hall of Fame, Ascend Amphitheater and Nissan Stadium.

# FLOOR PLANS





# FLOOR PLANS



# SOBRO AERIAL





# SOBRO RETAIL

5th AVE. S

Retail 2  
+/- 810 SF





# SOBRO RETAIL

## LEASING INFORMATION

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