

601 9TH AVE SOUTH OFFERING MEMORANDUM

Investment and Future Development Opportunity



Charlie Gibson, CCIM
+1 615 301 2820
charlie.gibson@cushwake.com

Robby Davis, CCIM
+1 615 301 2920
robby.davis@cushwake.com

The Opportunity

Cushman & Wakefield is pleased to offer the opportunity to acquire 601 9th Ave South as a 100% leased investment and future development opportunity. The .46 acre property is well positioned in Nashville's premier downtown neighborhood, The Gulch. The property offers current income with annual increase backed by strong guarantees in the short term. In the long term, the property is well positioned for future development and is zoned for 16 stories by right.

Offering Highlights

- Nashville is a top investment market in the Southeast
- The Gulch continues to attract a high-end tenant base, tourists and has an incredible walkability score.
- Strong tenant mix with 100% occupancy and ability to push rents in future renewals discussions
- Across the street from proposed Sobro/Gulch Pedestrian Bridge
- Fully renovated in 2017



601 9th Avenue South
Nashville, Tennessee

TOTAL ACRES

.46 Acres

TOTAL SF

11,510 SF

ZONING

**Downtown Code
Gulch South
16 Story Bonus
Height by Right**

Tenant Overview



UNCOMMON JAMES

Founded and creatively directed by television personality and fashion entrepreneur Kristin Cavallari, Uncommon James is a collection of timeless, effortless and sophisticated jewelry for women on-the-go. Inspired by her wide array of life experiences, travel and exposure to fashion from around the world, Kristin saw the need to create a jewelry brand that is both versatile and affordable for women of all ages and backgrounds. Embodying her own sense of style, Kristin designed pieces that are feminine with edge, classic, yet trendy, and simple – with a pop of personality.

With a flagship store in Nashville, Tennessee, notable retail partnerships worldwide and a corresponding television show that has catapulted the company into the international spotlight, the brand is rapidly becoming a “go-to” for the modern woman.

Tenant Overview



Founded in Knoxville, Stock & Barrel, opened in the Gulch in the fall of 2018. It has over 20 signature burger combinations and more than 150 whiskeys and bourbons on the menu. The restaurant was named one of TripAdvisor's best burgers in America in 2015. The restaurant implements a farm-to-table concept where we work with farms and businesses locally to promote local economic sustainability within the community.

Tenant Overview



TRUMAV Fitness merges Tim McGraw's deeply-rooted values of health and fitness with his desire to help others achieve the best life they can. His partnership with Snap Fitness, a national fitness franchise, began in 2017 and aims to provide a community for people to feel inspired to take control of their fitness journey.

TRUMAV makes it easy to upgrade and intensify workouts proving determined and strong is just as good as humble and kind. Find your stride solo by taking advantage of the fully-equipped open gym or enjoy the motivating atmosphere of a group class. The two signature class programs are based on Tim McGraw's favorite way to sweat — he combines high-intensity interval training with wearable technology, turning up the heat on any routine.

Area Amenities

RESTAURANTS

- 1 Superica
- 2 STK
- 3 Peg Leg Porker
- 4 Starbucks
- 5 404
- 6 Milk and Honey
- 7 Party Fowl
- 8 Arnolds

MIXED USE DEVELOPMENT

- 1 Cummins Station
- 2 Gulch Crossing
- 3 1201 Demonbreun

SHOPPING

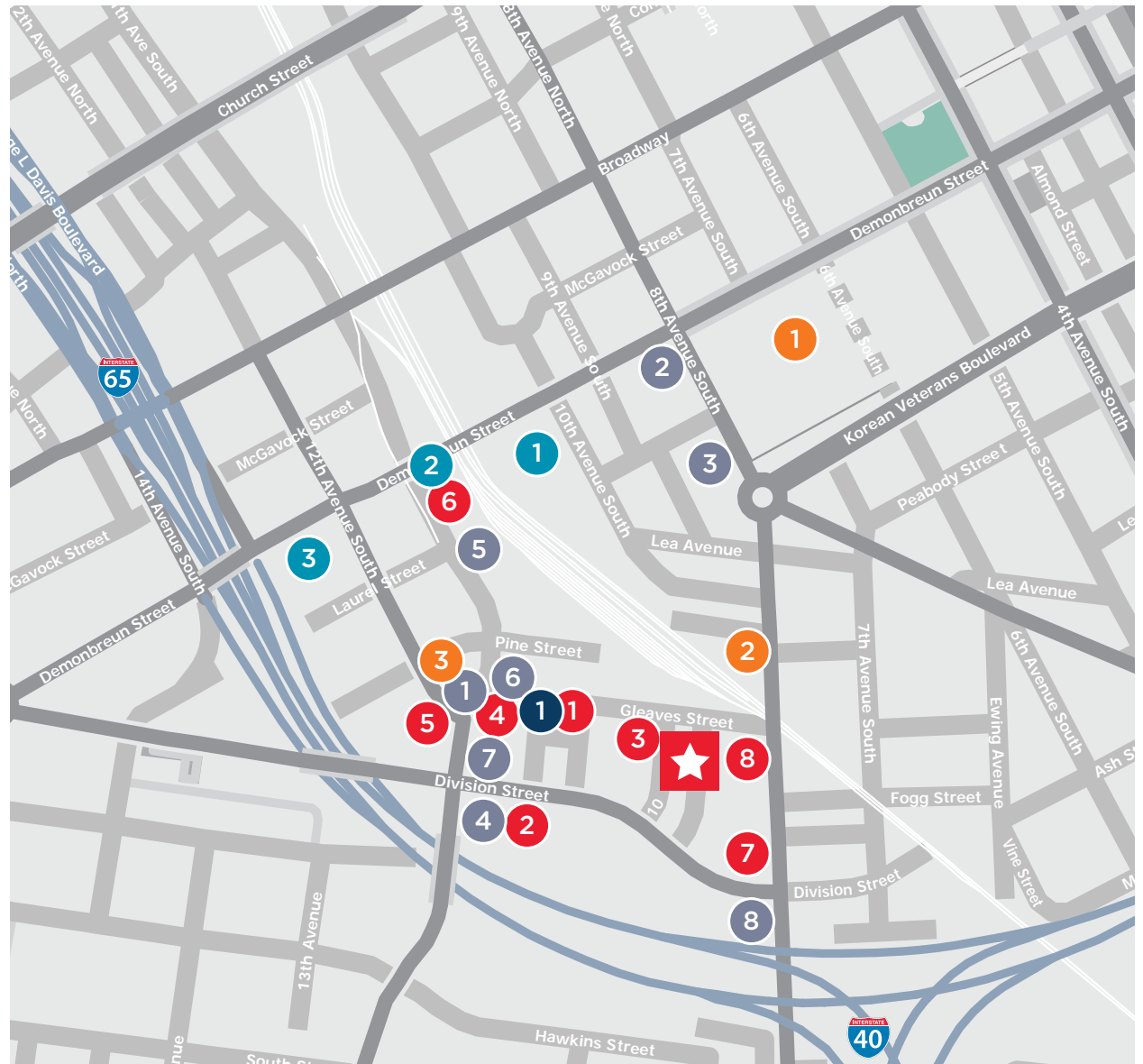
- 1 Patagonia

ATTRACTIONS

- 1 Music City Center
- 2 Cannery Row
- 3 Station Inn

HOTEL & APARTMENTS

- 1 Thompson Hotel
- 2 JW Marriott
- 3 Westin
- 4 Terrazzo
- 5 Velocity
- 6 Pine Street Flats
- 7 Ikon
- 8 Broadstone Gulch



Area Development



THE GULCH

Nashville's Chicest New Neighborhood

Considered Nashville's most vibrant downtown neighborhood, The Gulch is home to some of the best restaurants, entertainment, and residence of Music City. It is home to over 45 restaurants, 15 bars, 3,000 apartment units, and 8 hotels. In addition to unmatched walkability, it is also fully connected to the public transportation system, the Nashville greenway, and the city's bicycle infrastructure. With the fine dining options, abundance of retailers, and multiple hotel options, It's no surprise that the Gulch is a staple of Nashville's tourism scene.





NASHVILLE REGIONAL MARKET

Nashville is the capital of Tennessee and a vital transportation, business and tourism center for North America. The Nashville MSA, in the state's center, comprises 14 counties for a total population approaching two million. Nashville continues to impress business leaders and real estate investors alike for its overall quality of life, its pro-business government and its rich offering of cultural and entertainment options.

Nashville's strength as a community truly rests on one solid foundation—its economic diversity. It has a high level of entrepreneurial activity, with self-employment above the state and national average and higher than most major metros in the country. With one of the nation's most diverse economies, Nashville is anchored by health care management, tourism, music and entertainment, auto manufacturing, higher education, and publishing.

Regional Highlights & Accolades

Market Snapshot:

1.8 M

POPULATION

1.0 M

POPULATION (AGE 25 AND OVER)

615 K

HOUSEHOLDS

\$51,500

MEDIAN HOUSHOLD INCOME

Accolade	Source	Date
Nashville Among 50 Best Places to Travel in 2017	Travel + Leisure	December 28, 2016
Nashville Ranked #6 for Real Estate Investing	PricewaterhouseCoopers	October 26, 2016
Tennessee Ranked #4 State for Doing Business	Area Development	September 30, 2016
Nashville Ranked #4 for Top Spots for Tech Jobs	Forbes	August 24, 2016
Nashville is the National Leader in Advanced Industry Job Growth	Brookings Institute	August 4, 2016
Nashville Ranked #1 with Business Service Employment Growth Since 2010	Forbes.com	July 27, 2016
Nashville is One of the Top 10 Cities Americans are Moving To	Forbes.com	June 23, 2016
Nashville Ranked #5 Top City for Startup Growth	Kauffman Report	June 2, 2016
Nashville Ranked #4 Best Big City for Jobs 2016	Forbes	May 11, 2016
Davidson & Williamson Counties Among National Leaders for Job Growth	Wall Street Journal	March 9, 2016
Nashville Ranks #5 for Growth and #10 for Prosperity	Brookings Institute	February 2, 2016
2015 Best-Performing Cities	Milken Institute	December 9, 2015
Hottest U.S. Cities for 2016	Business Insider	December 4, 2015
#5 City Americans are Flocking To	Forbes.com	October 6, 2015
#4 State for Doing Business	Area Development	September 17, 2015
Hot Startup City	Entrepreneur	August 6, 2015
Nashville Leads Metros in Economic Growth Potential	Business Facilities	July 30, 2015
Tennessee Leads the Nation in Auto Manufacturing, Tech Skills Training	Business Facilities	July 30, 2015
Nashville Ranks #28 Best Places for Business and Careers	Forbes	July 29, 2015
Nashville Leads the Country in Hotel Job Growth	U.S. Bureau of Labor and Statistics	July 23, 2015
Nashville is #4 on the List of Cities Creating the Most White Collar Jobs	Forbes.com	July 13, 2015
Fastest Growing Market for New Home Sales in the U.S.	Economist, Sam Khater	May 17, 2015





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+1 615 301 2920
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1033 Demonbreun, Suite 600
Nashville, TN 37203
+1 615 301 2800
cushmanwakefield.com

