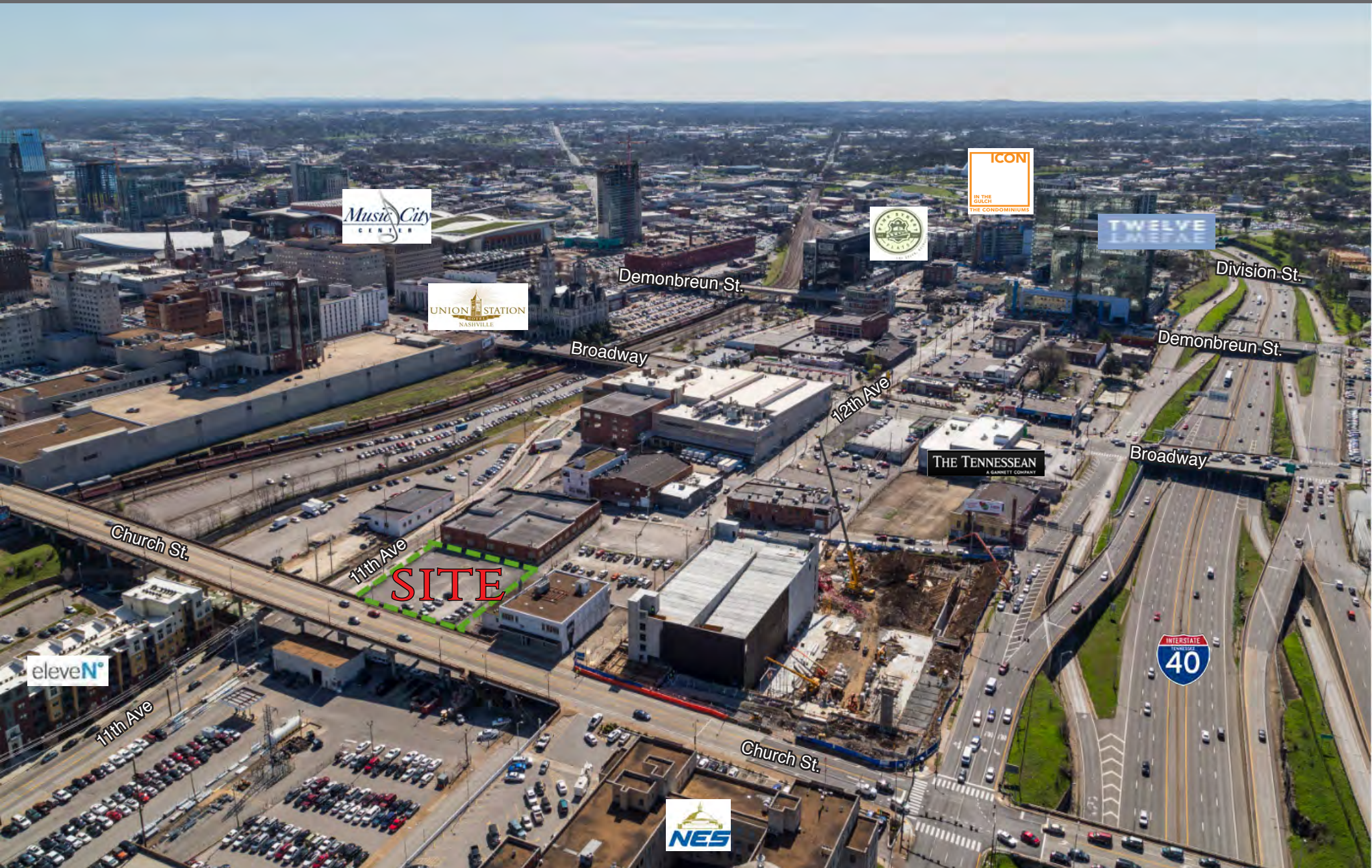
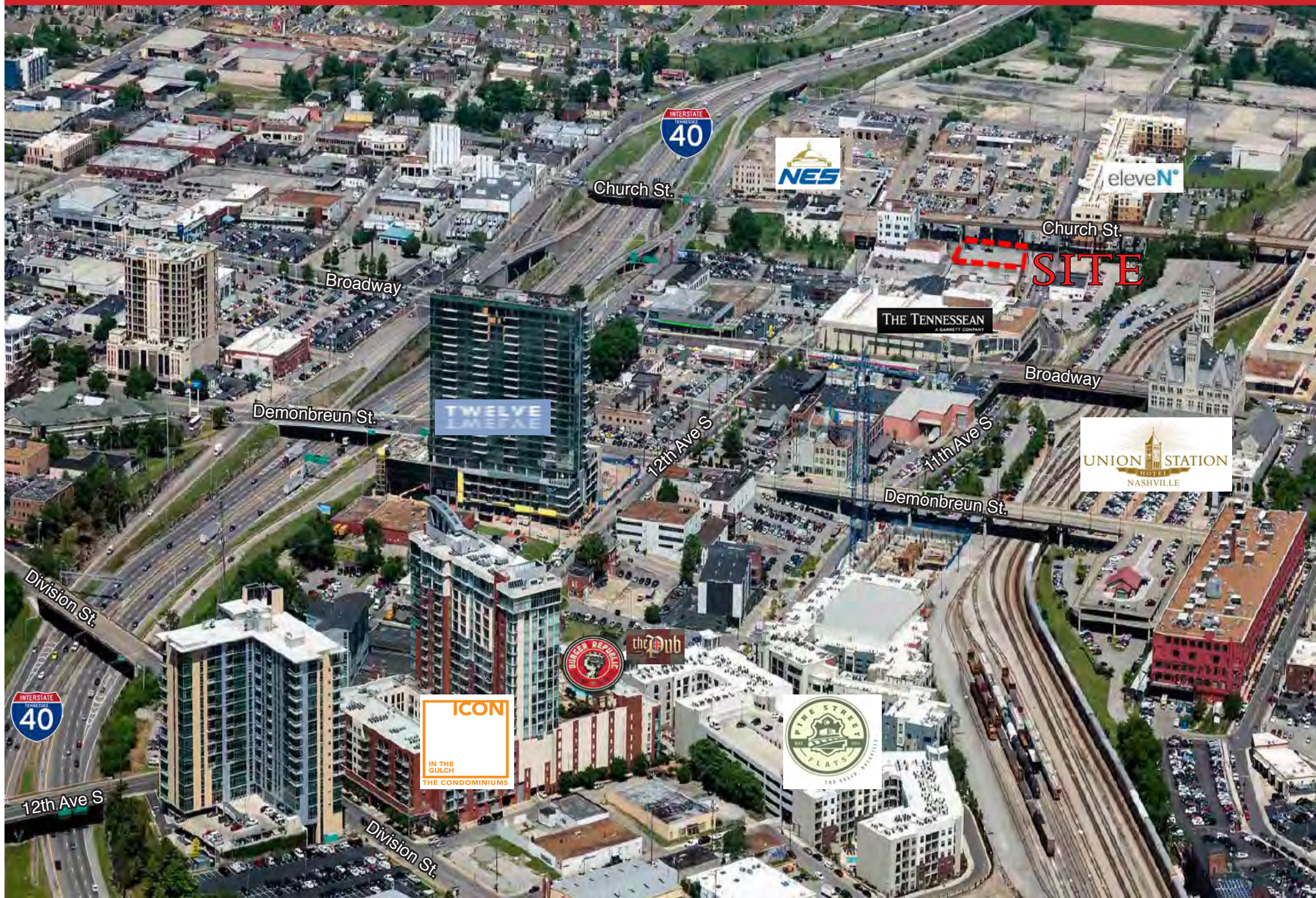


# 11 TH AVE & CHURCH ST. | NASHVILLE, TN

AVAILABLE FOR GROUND LEASE









## Nashville's North Gulch District

- Three parcels totaling .79 acres
- Level & Rectangular Shaped Lot
- Zoning is Downtown Code
- Suitable for a large scale development
- Parcels are being marketed for Ground Lease Only
- Surrounded by an abundance of new residential and office developments, restaurants and retail.



## THE GULCH

### NASHVILLE'S MOST EXCITING URBAN NEIGHBORHOOD

Nashville's historic Gulch District is a unique neighborhood on the southwest edge of downtown Nashville that perfectly combines its industrial background as the original home of the downtown railroad terminal with the modern contemporary style of renovated warehouses which have been converted residential, office space, and upscale restaurants. The Gulch is one of the most sought-after neighborhoods in Nashville.

In 2006, the Gulch Business Improvement District (GBID) was formed to represent all commercial and residential owners in the Gulch. It provides a high level of service, including a comprehensive Clean & Safe program. In 2009, the Gulch was recognized as the first LEED ND Certified Green neighborhood in the southeastern US and only the fourth Silver Certified Neighborhood in the world. With this distinction, the Gulch is recognized for excellence among the finest master-planned urban developments that incorporates the principles of smart growth, urbanism, and sustainability.

#### GULCH HIGHLIGHTS

- A master-planned urban development with apartments, condos, hotel, retail, and restaurant uses.
- Some of Nashville's best restaurants, including 404 Kitchen, Adele's, Burger Republic, Cantina Laredo, City Fire American Oven, Kayne Prime, Moto, Peg Leg Porker BBQ, Saint Anejo, Sambuca, Virago, Watermark, and Whiskey Kitchen.
- Capitol View is a 32 - acre planned urban development under construction for 500,000 SF of Class-A Office and 30,000 SF of Retail. HCA's Parallon and Sarah Cannon Cancer Center will be the primary tenants.





# NASHVILLE

THE "IT CITY"

## A National Hub for Healthcare

- \$40 Billion Economic Impact
- 250 Healthcare Companies are Based in Nashville
- 75% of The Nations Corporately Owned Hospitals are Owned by Companies Headquartered in Nashville
- Healthcare is the Region's Fastest-Growing Employment Sector, Directly Employing 120,000 People or 15% of the Population

## Home to 31 Publically Traded Companies

- HCA, Asurion, Tractor Supply, CHS, Nissan North America, Brookdale Senior Living, Acadia Healthcare & Bridgestone Americas

## Nashville has 13 Million Annual Tourists

- Up 9% YOY From 2013 With \$5.43 Billion in Direct Visitor Spending
- 58,000 People Employed in Tourism-Related Fields

## Has 17 Area Colleges & Universities

- Vanderbilt, Belmont, Lipscomb, TSU & MTSU
- 117,000 Students Enrolled
- 17,000 Students Graduate Annually &
- 10,000 Remain in Nashville

## Nashville Is Music City USA

- 56,000 People Employed With \$3.2 Billion Annual Labor Income
- Music Contributes \$5.6 Billion Annually to Nashville's Economy

## Recent Accolades

- ULI/PWC "Emerging Trends in Real Estate" ranks Nashville 7th on their list of US Markets to Watch: Overall Real Estate Prospects (2016)
- Business Insider names Nashville one of "The 13 Hottest American Cities for 2016" (2016)

