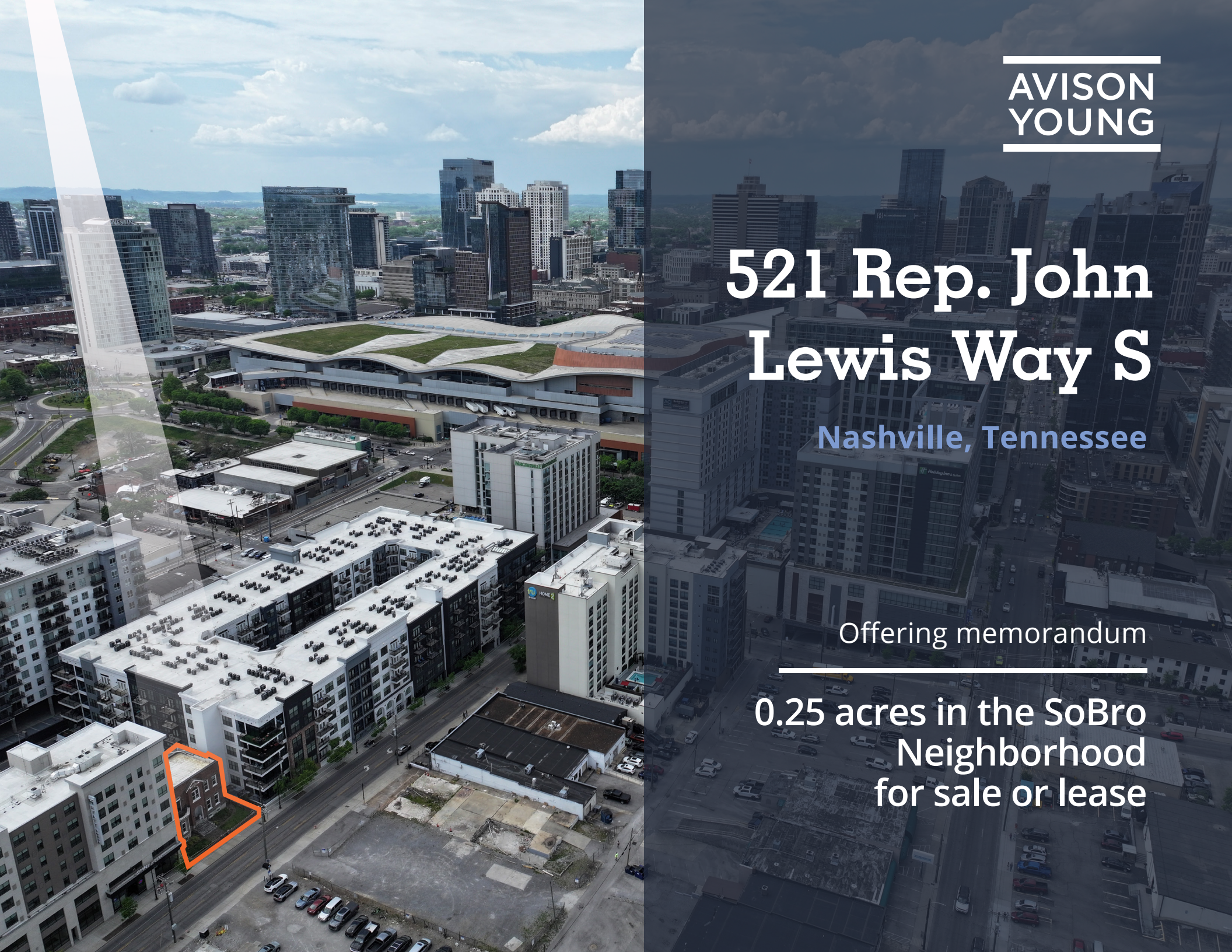


An aerial photograph of Nashville, Tennessee, showing the city skyline with various skyscrapers and modern buildings. In the foreground, a large, modern building with a green roof is visible. The SoBro neighborhood is highlighted in the bottom left corner with an orange outline.

AVISON
YOUNG

521 Rep. John Lewis Way S

Nashville, Tennessee

Offering memorandum

0.25 acres in the SoBro
Neighborhood
for sale or lease

Contacts and confidentiality

Please submit an electronic copy
of the offer to the attention of:

Jordan Powell
Vice President
+1 615 727 7438
jordan.powell@avisonyoung.com

Confidential information and disclaimer

Avison Young ("Agent") has been engaged by Ownership ("Seller") as the exclusive agent for the sale of this property located at 521 Rep. John Lewis Way S ("the Property"). The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Avison Young as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence, for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding

the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice.

Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived. By taking possession of an reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in a strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Avison Young. Seller will be responsible for any commission due to Agent in Connection with the sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent's authority to act on its behalf.

Avison Young – Tennessee, LLC.

The information contained herein was obtained from sources believed reliable; however, the Agency makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.



521 Rep. John Lewis Way S

Nashville, Tennessee

Table of contents

01. Executive Summary	page 4
02. Property Overview	page 5
03. Location Overview	pages 6-8
04. Market Overview	pages 9-10
05. Offering Process	page 11

1

Executive summary

Avison Young, as exclusive advisor for ownership, is pleased to present a unique opportunity to acquire 0.25 acres at 521 Rep John Lewis Way S (the "Property"), located in the SoBro ("South of Broadway") area of Nashville, Tennessee. SoBro is best known in Nashville for all things new – this area has experienced some of the most notable developments in the city over the last decade. This prominent location puts the Property at the center of a vibrant growing urban amenity base and creates easy access to the city's most coveted area for residents and tourism. Nashville remains one of the top tourist locations in the country and was named #2 Hottest U.S. Job Markets according to the Wall Street Journal (2020). Additionally, Nashville was named by ULI and PWS as one of the Top 3 Cities for real estate investment opportunities in 2020 and was ranked by the Milken Institute in the nation's Top 10 best-performing cities for 2021. With superior access to the interstate system and the Division Connector, the site offers developers a distinct location within one of the most active development areas in the Nashville market.

Investment Highlights

- Limited available sites in the SoBro neighborhood
- Increasing demand for quality investment and development in Nashville
- Strong market fundamentals
- Significant hospitality, office and multifamily development surrounding this site
- Favorable zoning in the DTC (Downtown Code)





2

Property overview

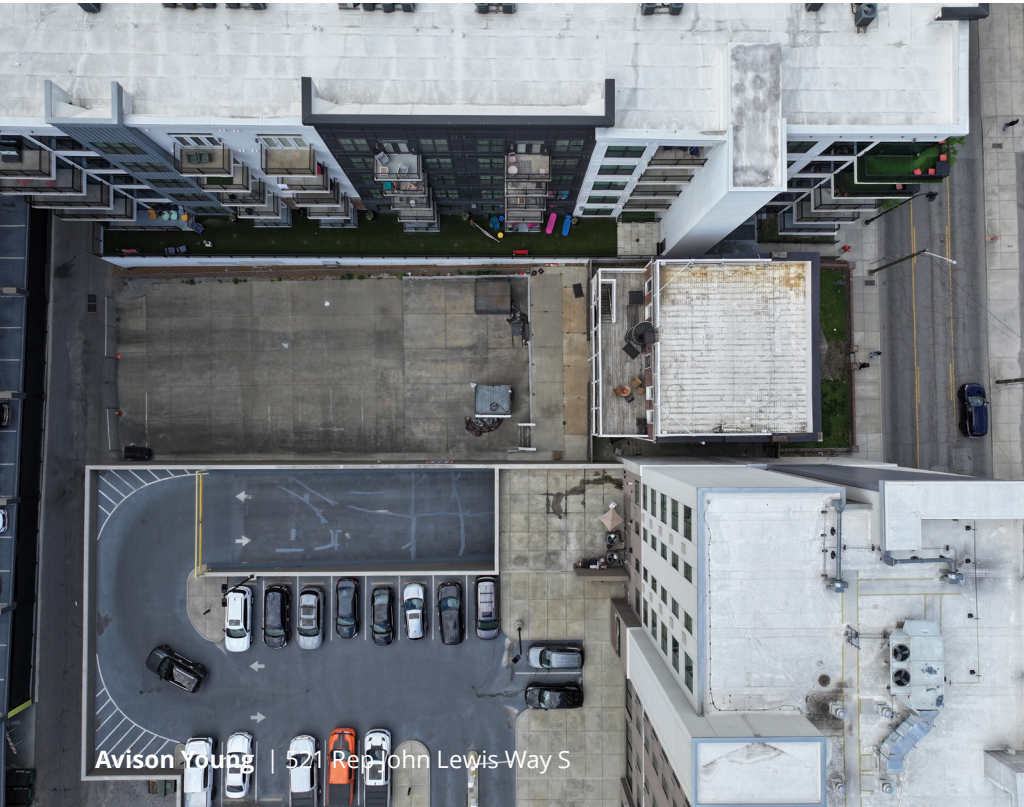
Price: contact broker
Lease rate: \$40/sf NNN

Property details

Address	521 Rep. John Lewis Way S Nashville, TN 37203
Zoning	DTC South (Lafayette) allows building heights of up to 8 stories by right, and up to 18 stories through the bonus height program
Building size	4,683 sf
Lot size	0.25 acres
Stories	2 stories + basement
Parking	21 spaces (2.7/1000)
Building class	B
Year built	1900

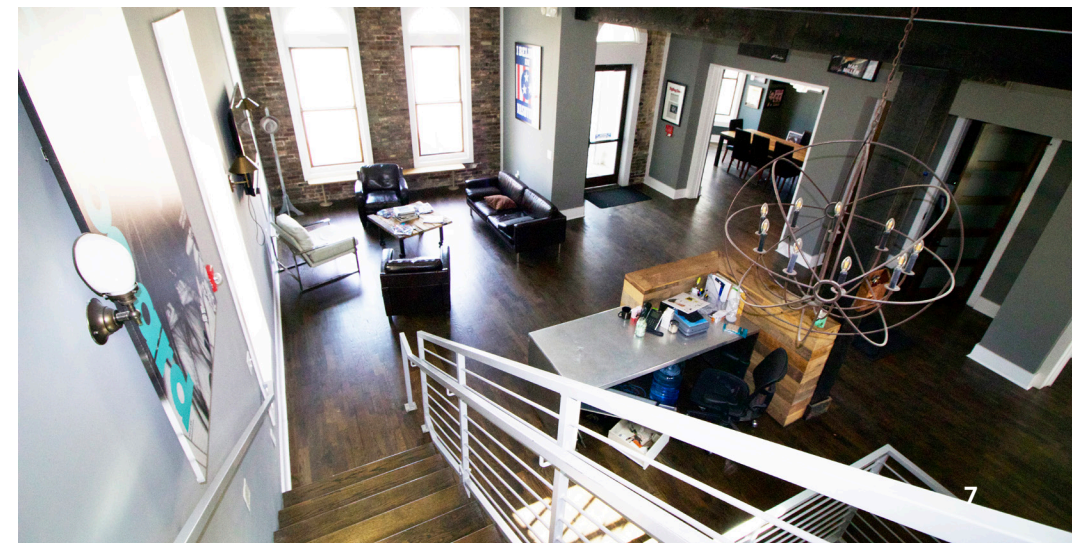
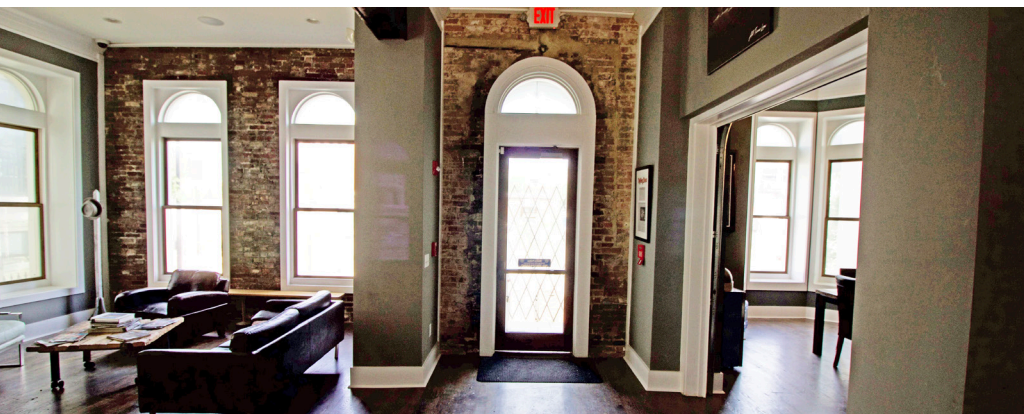
2

Property photos



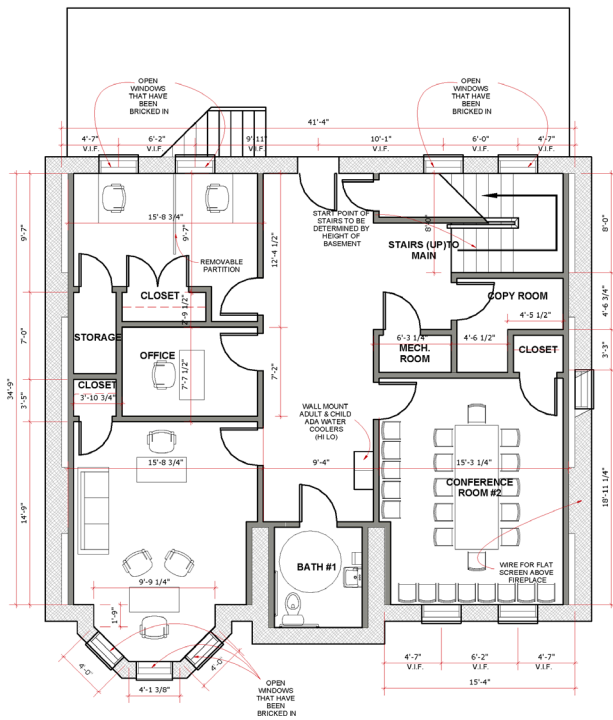
2

Interior photos

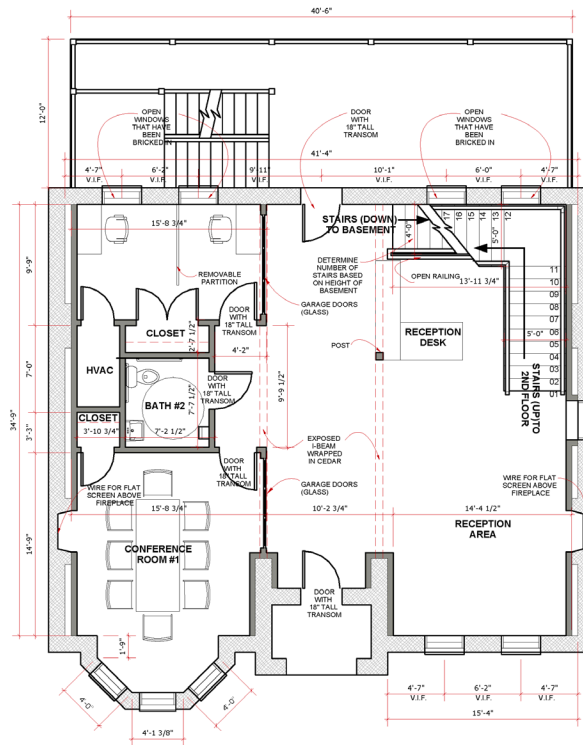


2

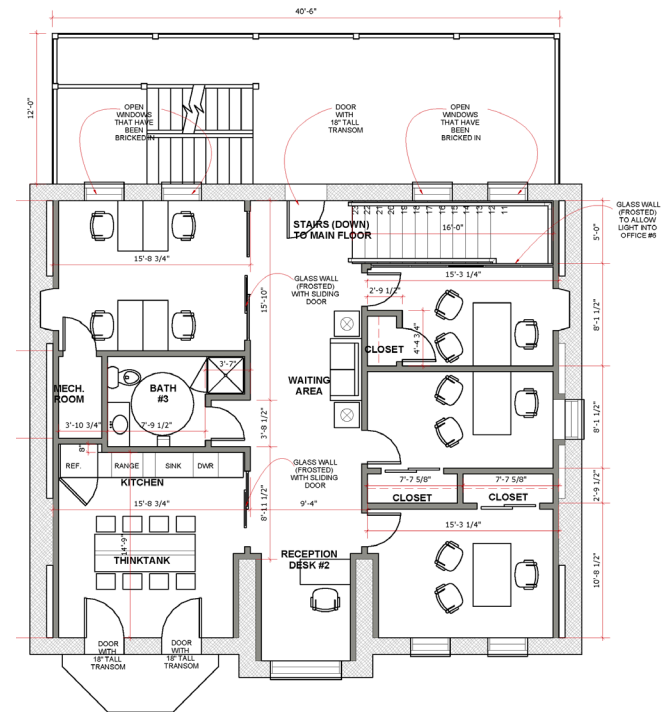
Floor plans



Basement



Main floor



Second floor

3

Nearby amenities



Amenities

1. Party Fowl
2. Marble Fox Brewing
3. Bark Public House
4. TRUMAV Fitness
5. Peg Leg Porker
6. Cyclebar
7. Otaku Ramen
8. STK
9. Sambuca
10. Burger Republic
11. The Pub
12. Biscuit Love
13. Bar Louie
14. Barry's Bootcamp
15. Potbelly
16. Milk & Honey
17. Del Frisco's
18. Turnip Truck
19. Urban Outfitters
20. Starbucks
21. Whole Foods
22. City Winery
23. Two Hands
24. Cannery Hall Music Venue
25. Yeehaw Brewing
26. Listening Room Cafe
27. Rockettown
28. Martin's BBQ
29. Bad Ax Throwing
30. Pie Town Tacos
31. Arnold's

Multifamily

1. Albion in the Gulch
2. Paseo South Gulch
3. Hyve
4. Modera Gulch
5. Crossroads at the Gulch
6. Aspire
7. Harlowe
8. Icon in the Gulch
9. Pine Street Flats
10. Velocity
11. TwelveTwelve
12. Gulch Union
13. 1200 Broadway
14. 805 Lea
15. Nashville Yards
16. Alcove
17. Prime
18. Sentral SoBro
19. The Burnham

Hotels

1. Thompson Hotel
2. W Nashville
3. Union Station Hotel
4. Grand Hyatt
5. JW Marriott
6. Westin
7. 1 Hotel Nashville
8. Cambria Hotel
9. Embassy Suites
10. Ritz-Carlton
11. Hyatt House
12. Margaritaville
13. Home2Suites
14. Springhill Suites / AC Hotel
15. Holiday Inn
16. The Joseph
17. Bode

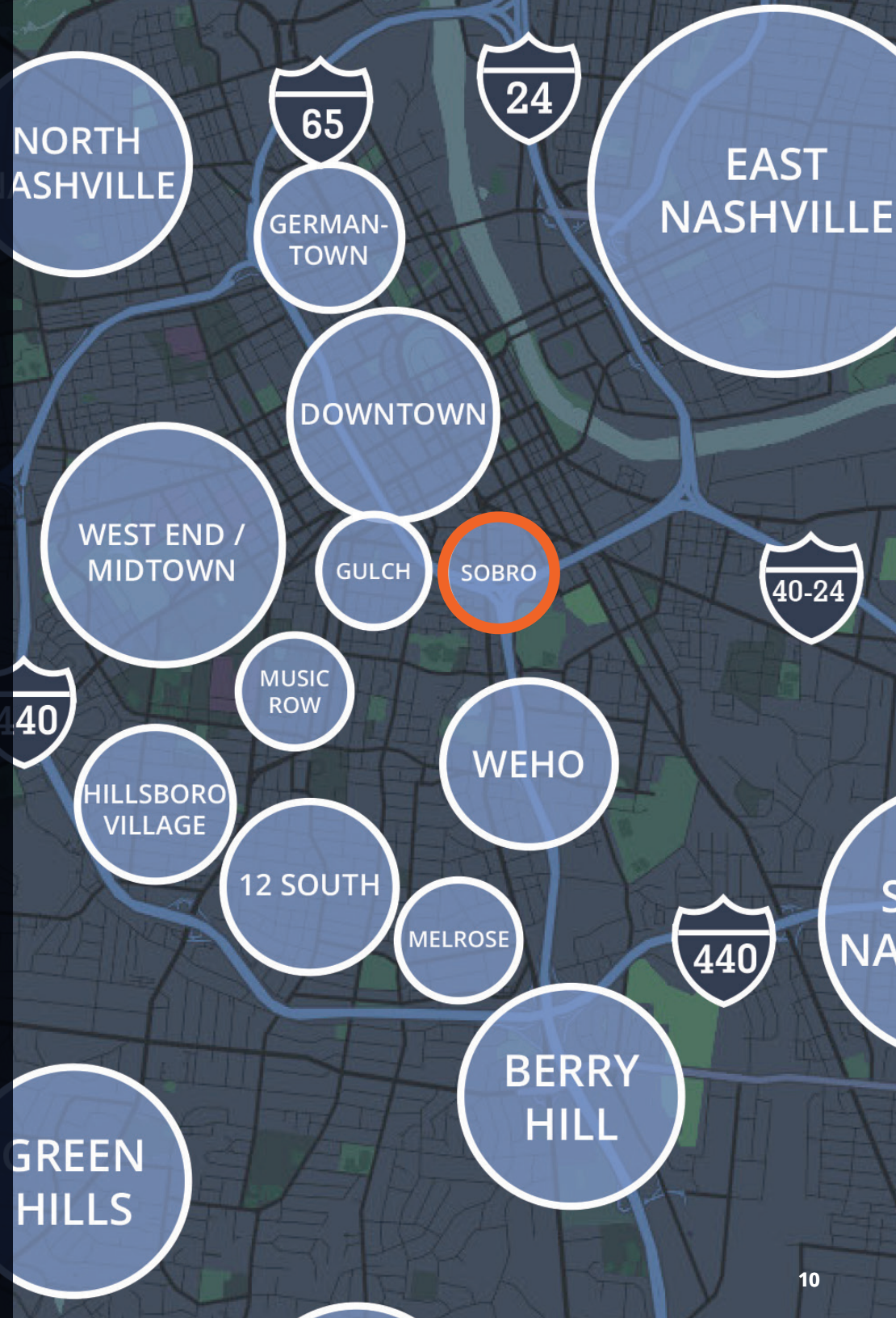
Office

1. Circle South
2. Terrazzo
3. Gulch Crossing
4. Capstar Tower
5. Gulch Union
6. One 22 One Tower
7. 1200 Broadway
8. Asurion
9. Nashville Yards / Pinnacle
10. Amazon
11. HCA

Area overview

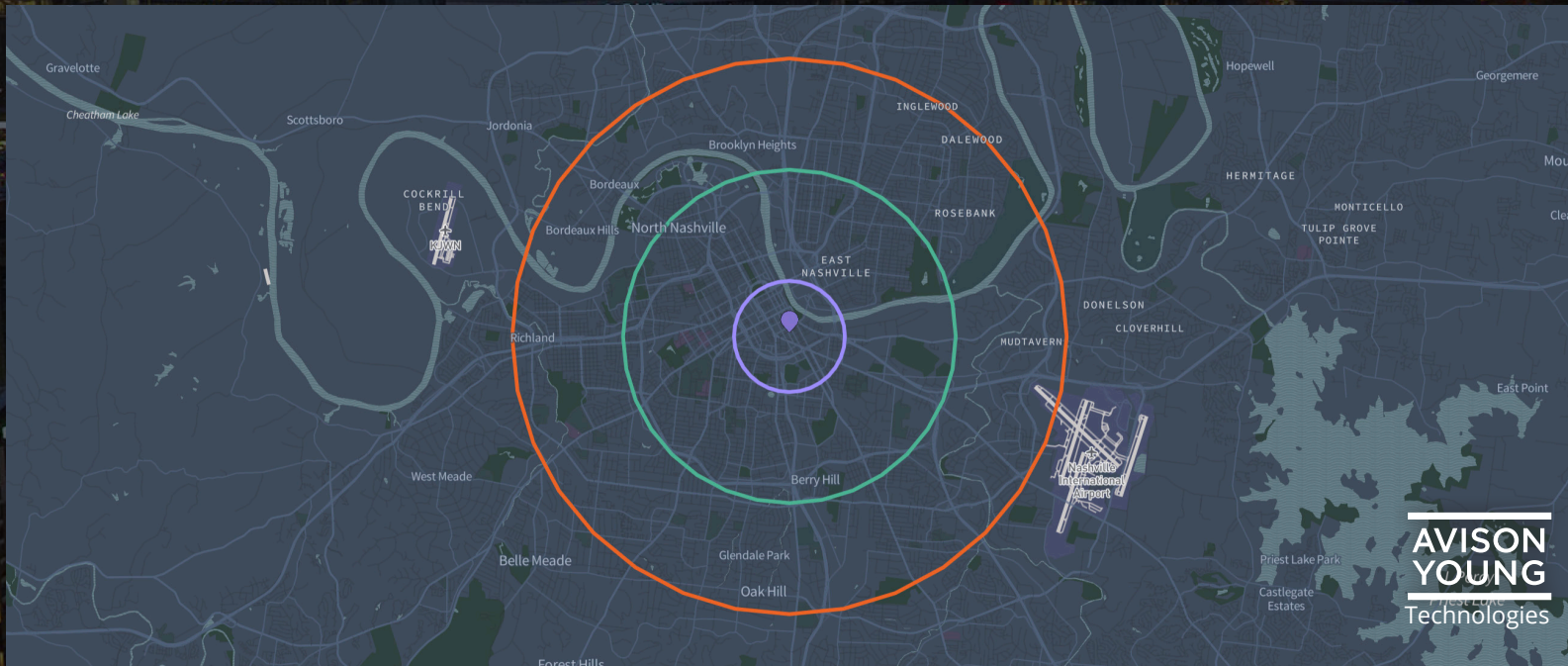
SoBro

Just blocks away from the bustling Broadway corridor is Nashville's SoBro neighborhood, an area that has been a hotbed of development in recent years. Its boundaries stretch south of Broadway down to the interstate and west to the Gulch. The area is home to numerous Downtown attractions including the Music City Center, the city's upgraded 2.1 million sf convention complex that opened in 2013, Bridgestone Arena, the Schermerhorn Symphony Center and the County Music Hall of Fame Museum to name a few. In addition, numerous new and upcoming hotels are coming up in the area replacing the industrial warehouses and parking lots throughout the area.



3

Area demographics



	1 mile	3 miles	5 miles
Population	28,494	145,284	278,858
Projected population	36,018	167,048	301,358
Households	17,100	73,560	130,382
Median age	32	31	33
Average family income	\$198,415	\$187,388	\$171,716
Median family Income	\$153,510	\$134,780	\$127,615

4

Nashville market overview

Nashville has emerged as one of the most dynamic and thriving urban centers in the Southeast and United States. Known for its vibrant culture, rich music history, and rapid economic growth, the city offers an exciting landscape for tenants and developers. Nashville boasts a diverse economy fueled by key industries such as healthcare, education, entertainment, technology, and tourism. With major companies like HCA Healthcare, Nissan, and Asurion headquartered in the city, Nashville has become a hub for business and innovation. The city's robust economy continues to attract investment, driving demand across all sectors. Nashville's strong population growth and its position as a cultural and tourist destination have resulted in increasing demand for multifamily developments and hospitality properties. As an influx of new residents and visitors continue to flock to the city, retail spaces are also undergoing a transformation, with new concepts and experiences being integrated into prime urban locations and adaptive re-use properties as well.

Nashville retail

- 3.2% vacancy has remained sub-4% for the last five years (CoStar)
- 74% retail rent increase over the last 10 years (CoStar)
- 65% retail leases signed were for five years or more in 2024 (CoStar)

Nashville multifamily

- 10,900 units absorbed in 2024, a record high for Nashville
- 3% rent growth forecast in 2025
- 27% Nashville MSA population growth since 2010

Nashville hospitality

- Top 5 ranked among top 25 national hotel markets with highest sales volume
- \$2 billion hotel room revenue, a new record and 9% increase from 2022
- 17.1 million total Nashville visitors in 2024, a 1.8% growth year-over-year



BROADWAY



NEW NISSAN STADIUM DELIVERING IN 2026



ORACLE CAMPUS

4

Nashville market overview

#1

BEST LEISURE
DESTINATION
IN THE U.S.

*Global Traveler,
2024*

TOP 5

MARKET TO
WATCH

*ULI Emerging Trends in
Real Estate, 2025*

2.1M

MSA
POPULATION

#2

BEST LARGE AIRPORT

USA Today, 2024

#3

METRO ECONOMIC
STRENGTH

Policom, 2024

1.1M

REGIONAL
WORKFORCE

2.9%

UNEMPLOYMENT
RATE

21.6%

POPULATION
GROWTH
SINCE 2010

#2

BEST CITY TO START
A BUSINESS

*Policygenius,
2022*

#3

BEST CITY IN
THE SOUTH

*Southern Living,
2024*

#6

BEST
PERFORMING
CITY

Milken Institute, 2024

75%

OF U.S. MARKETS
ARE WITHIN A
TWO-HOUR FLIGHT
OF NASHVILLE

#6

TRAVELER'S CHOICE
AWARDS - BEST OF
THE BEST,
U.S. DESTINATIONS

Trip Advisor, 2025

5

Offering process

Marketing and tour process

Investors are encouraged to:

- Review offering memorandum and other relevant information posted on the “virtual deal site”
- Visit property website
- Schedule market tour discussion with exclusive listing broker

Please submit an electronic copy of the offer to the attention of:

Jordan Powell

Vice President

+1 615 727 7438

jordan.powell@avisonyoung.com

Offering process

Offers are due with the following requirements:

Terms/purchaser information

- Purchase price
- Earnest money deposit
- Inspection period
- Closing period
- Details of intended use

Investor information

- Legal name of purchaser’s entity
- List debt or capital source intended for purchase
- Description of purchaser’s due diligence process
- List any contingencies or approvals required of seller for purchase
- Provide seller references

GET IN TOUCH

CAPITAL MARKETS

Jordan Powell

Vice President

+1 615 727 7438

jordan.powell@avisonyoung.com

Lisa Maki, CCIM

Principal, Managing Director

+1 615 727 7411

lisa.maki@avisonyoung.com

Mike Jacobs, CCIM

Principal

+1 615 727 7415

mike.jacobs@avisonyoung.com

DEBT & EQUITY

Wesley Boatwright

Principal

+1 202 644 8559

wes.boatwright@avisonyoung.com

Michael Yavinsky

Principal

+1 202 602 1729

michael.yavinsky@avisonyoung.com

Visit us online
avisonyoung.com

© 2026 Avison Young – Tennessee, LLC. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

700 12th Avenue South | Suite 200 | Nashville, TN 37203

**AVISON
YOUNG**