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real estate
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409 Peabody St.
SOBRO

PROPERTY OVERVIEW

ADDRESS | 409 Peabody St., Nashville, TN

SUBMARKET | SoBro/Downtown Nashville

USE | Restaurant-Retail-Office

AVAILABLE | 3,500 SF – Ground Floor

DELIVERY | 2nd Q 2019

SOBRO RETAIL SPACE | Street level space available at 5th Ave. S and Peabody St.

NEW DUAL BRAND HILTON | Located on the ground floor of a 10-story, 232 room dual brand TRU and Home 2 Suite.

CEILING HEIGHT | +/- 20 feet

MEZZANINE | Partially Constructed. Approximately 500 square feet

COLD DARK SHELL DELIVERY | TI Package Available. Walk-in cooler, freezer and grease trap are in place.

PARKING GARAGE | 251 sub-level parking spaces



409
PEABODY

5th Ave. S



JW Marriott

Bridgestone
Corporate HQ

MUSIC CITY
CONVENTION CENTER

OMNI

TRI-BRAND
MARRIOTT

DRURY
HOTEL

MARGARITAVILLE
HOTEL

HOLIDAY INN
EXPRESS

HAMPTON
INN &
SUITES

6th &
Peabody

NIIDO
by Airbnb

MARTIN'S BBQ

STAY
ALFRED

409
PEABODY

HYATT
HOUSE

5th Ave. S

BAR SOVEREIGN

SPROCKET
ROCKET

4th Ave. S

A stylized orange-toned map of Nashville, Tennessee, showing a grid of streets and various landmarks. A white box in the top left corner contains the text 'AREA OVERVIEW'. Several white text boxes are overlaid on the map, each containing a bolded title followed by a descriptive sentence. The map includes labels for neighborhoods like Buena Vista, Metro/Second & Hume, Eastwood, and Sobro, as well as landmarks like the Tennessee State Capitol, Nissan Stadium, and the Music City Convention Center. Major roads like Broadway and I-75 are also visible.

AREA OVERVIEW

PRIME SOBRO LOCATION | 4 blocks south of Music City USA's famed Broadway

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 | 3 blocks from Bridgestone America's brand new HQ which added an additional 2,000 employees.

RECORD BREAKING TOURISM | In 2018 Nashville hosted over 15.2 million visitors

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 | Walking distance to Bridgestone Arena, Ryman Auditorium, Country Music Hall of Fame, Ascend Amphitheater and Nissan Stadium.



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HOME 2
LIVING BY WELLES

409
PEABODY



LEASING
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