



751 SOUTH 5TH STREET
NASHVILLE, TN 37206

For Lease

12,313 SF Flex / Office
on 1.41 Acres
Secure Gated Storage Yard

Patrick Inglis, CFA

Senior Vice President
[DIR] +1 615 850 2766
[MOB] +1 310 429 1811
patrick.inglis@colliers.com

Jerry Miele, SIOR, MBA

Principal & Executive Vice President
[DIR] +1 615 850 2735
[MOB] +1 615 423 9391
jerry.miele@colliers.com

Ben Maude

Associate Broker
[DIR] +1 615 234 3590
[MOB] +1 781 534 8068
ben.maunder@colliers.com



Property Overview

STREET LOCATION

751 South 5th Street
Nashville, TN 37206

GLA

12,313 SF

SITE ACREAGE

1.41 AC

ZONING

CS - Commercial Service

YEAR BUILT

1970

PARKING SPACES

60

ACCESS

1 Access point from
S 5th St

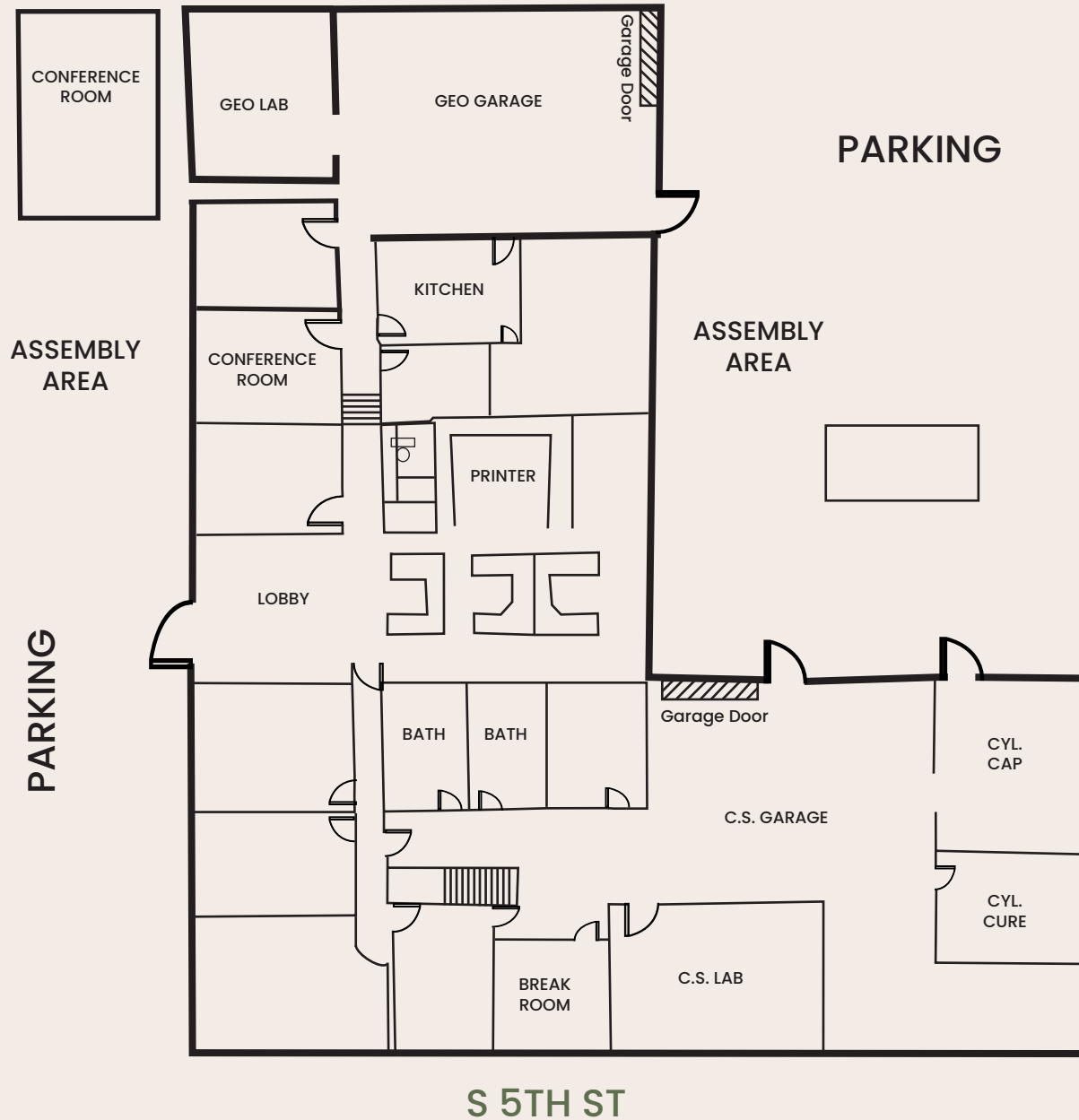
TOTAL FRONTAGE

Minutes to I-24 and Downtown Nashville
Primary Access via 5th St





Floor Plan



Oracle

±65 acres
1.2M SF office space
\$1.2 billion campus
2nd US headquarters
8,500 new jobs

Monroe

21.8 acres
High density (38 stories)
Mixed-use zoning

River North

GBT Realty
\$500 million
3 towers, mixed-use

The Landings at River North

Phase I: 651 apartments
83,000 SF commercial office space
85,000 SF ground floor retail
4 privately funded streets
Outdoor dining & plaza areas
Structured & surface parking
Connectivity to planned bike path
& greenway along the river

Station East

±18 acres
1,400 apartments
1.2M SF office space
225,000+ SF ground floor retail
600+ hotel rooms
2.88 acres green space
180,000 SF terrace space

Titans Stadium

\$2.1 billion development
1.7M SF domed stadium with ±60,000 capacity
12,000 SF dedicated community space
Goal to achieve LEED Gold certification
Construction start planned for late 2023

Existing Titans Stadium

Proposed redevelopment to include
park, green spaces, affordable
housing & transportation hub

Envision Cayce Redevelopment

63-acre mixed-income,
mixed-use community
2,390 residential units
Active green space
Health center, pharmacy, grocery,
school, library, and retailers

751 S 5th St

EAST NASHVILLE

DOWN TOWN

ENVISION CAYCE
REDEVELOPMENT
63-acre mixed-income,
mixed use community

MIXED-USE
REDEVELOPMENT



Oracle Campus



East Bank Redevelopment



Station East

Demographics

751 SOUTH 5TH STREET

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2025 Estimated Population	13,230	114,951	249,349
2030 Projected Population	16,022	140,256	281,545
2025 Households	6,341	55,214	112,310
2030 Projected Households	8,283	69,986	129,505
2025 Per Capita Income	\$46,340	\$59,311	\$56,215
2030 Per Capita Income	\$55,944	\$68,431	\$63,653
2025 Median Household Income	\$60,486	\$82,576	\$81,331
2030 Median Household Income	\$80,721	\$97,105	\$94,636
2025 Average Household Income	\$103,956	\$123,198	\$123,950
2030 Average Household Income	\$119,477	\$136,914	\$137,591
Median Home Value (Owner-Occupied)	\$630,133	\$579,594	\$561,379

@donutdistillery



For Lease

751 South 5th Street
Nashville, TN 37206



751 S 5TH ST

CONTACT

Patrick Inglis, CFA
Senior Vice President
[DIR] +1 615 850 2766
[MOB] +1 310 429 1811
patrick.inglis@colliers.com

Jerry Miele, SIOR, MBA
Principal & Executive Vice President
[DIR] +1 615 850 2735
[MOB] +1 615 423 9391
jerry.miele@colliers.com

Ben Maude
Associate Broker
[DIR] +1 615 234 3590
[MOB] +1 781 534 8068
ben.maunder@colliers.com