



751 SOUTH 5TH STREET
NASHVILLE, TN 37206

For Lease

15,501 SF Flex / Office
on 1.41 Acres
Secure Gated Storage Yard

Patrick Inglis, CFA

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Lease Rate:
\$16/SF NNN



Property Overview

STREET LOCATION

751 South 5th Street
Nashville, TN 37206

GLA

15,501 SF

SITE ACREAGE

1.41 AC

.60 acres of secured outdoor storage

WAREHOUSES

A: 2,075 SF with 2 10' x 12' drive-in doors

B: 1,000 SF open + 1,600 SF testing rooms and office

ZONING

CS - Commercial Service

YEAR BUILT

1970

PARKING SPACES

60

POWER

~850 volts of three-phase electric

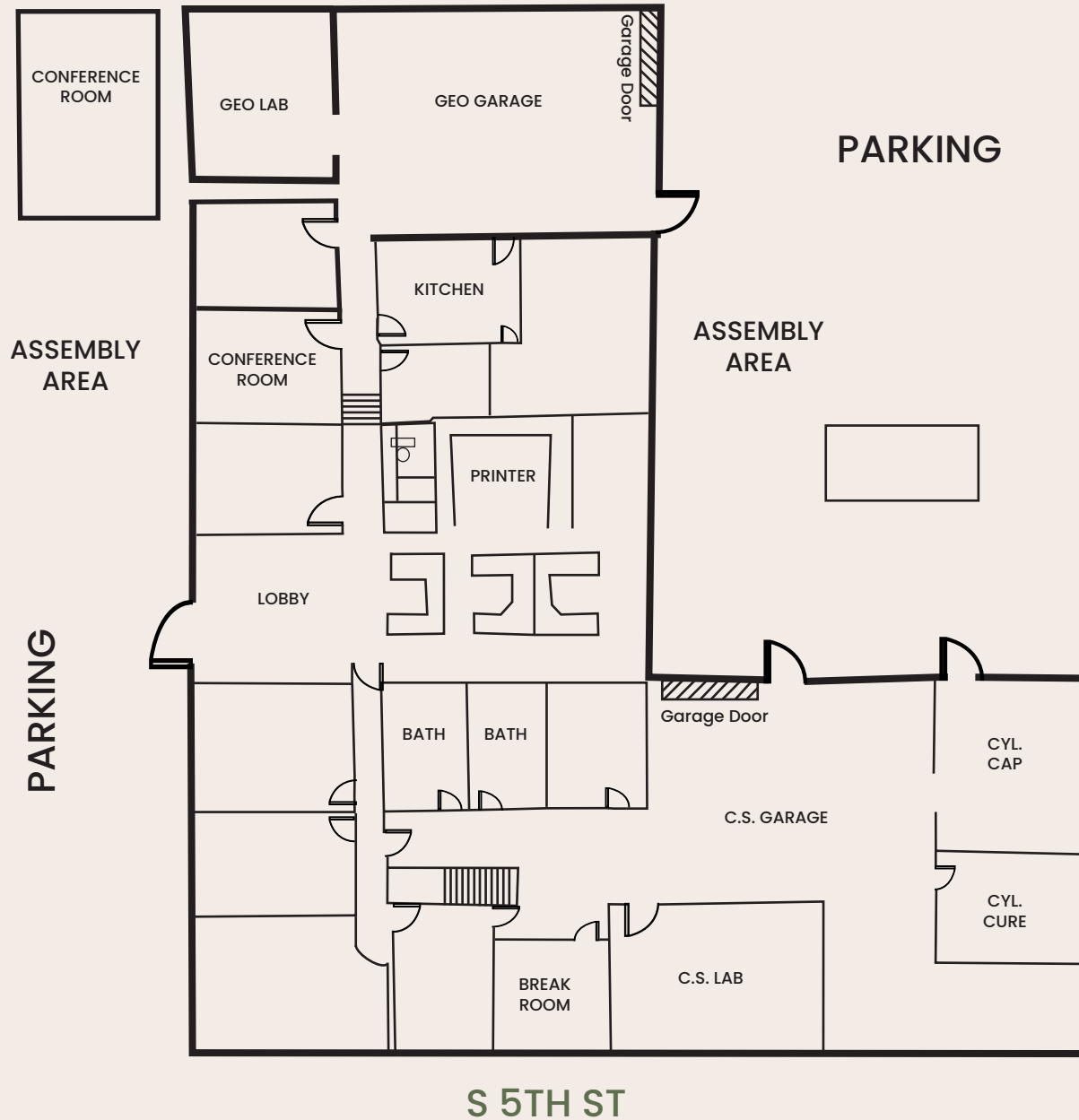
TOTAL FRONTAGE

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

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

Existing Titans Stadium

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

751 S 5th St

EAST NASHVILLE

DOWN TOWN

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

MIXED-USE
REDEVELOPMENT



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



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