

RUTLEDGE HILL
PORTFOLIO

**EIGHT UNIQUE
PARCELS,**

**ONE STRATEGIC
LOCATION.**

NASHVILLE, TN

Properties may be
sold separately.


STREAM®

RUTLEDGE HILL

PORTFOLIO

Positioned in the heart of downtown Nashville, these eight parcels in the highly sought-after Rutledge Hill area offer a rare opportunity to secure a meaningful land assemblage in one of the city's most dynamic and rapidly evolving neighborhoods. Just minutes from Broadway, the Gulch, SoBro, Nissan Stadium, and the Cumberland River, the property combines exceptional urban accessibility with the energy and growth that define Nashville. With its proximity to major entertainment, hospitality, residential, and commercial destinations, this strategically located assemblage provides an outstanding platform for a transformative development project on some of the parcels and a chance to capitalize on continued demand for prime downtown Nashville real estate.

THE PARCELS

1 34 RUTLEDGE ST

2 35 HERMITAGE AVE

3 43 HERMITAGE AVE

4 45 HERMITAGE AVE

5 40 MIDDLETON ST

6 30 MIDDLETON ST

7 28 MIDDLETON ST

8 42 RUTLEDGE ST



THE VISION

RUTLEDGE HILL MIXED USE & CULINARY ARTS DISTRICT

34 Rutledge St, 35, 43 & 45 Hermitage Ave

This venture could be one of the most unique opportunities in an emerging market in the Southeast this year. Situated in historic Rutledge Hill, the new mixed-use development proposes 3 skyline defining landmark towers and the preservation of the surrounding Victorian-era historic homes. Together, by combining the past with the future, the proposal will create a new culinary arts district in the upcoming South Bank area. The properties encompass nearly the entire city block.



The SP for the three towers is comprised of Parcels 1 through 4. The historic properties will be preserved and, while eligible for any use permitted under the Downtown Code (DTC), are envisioned as culinary destinations that will contribute to the character and vibrancy of Rutledge Hill.

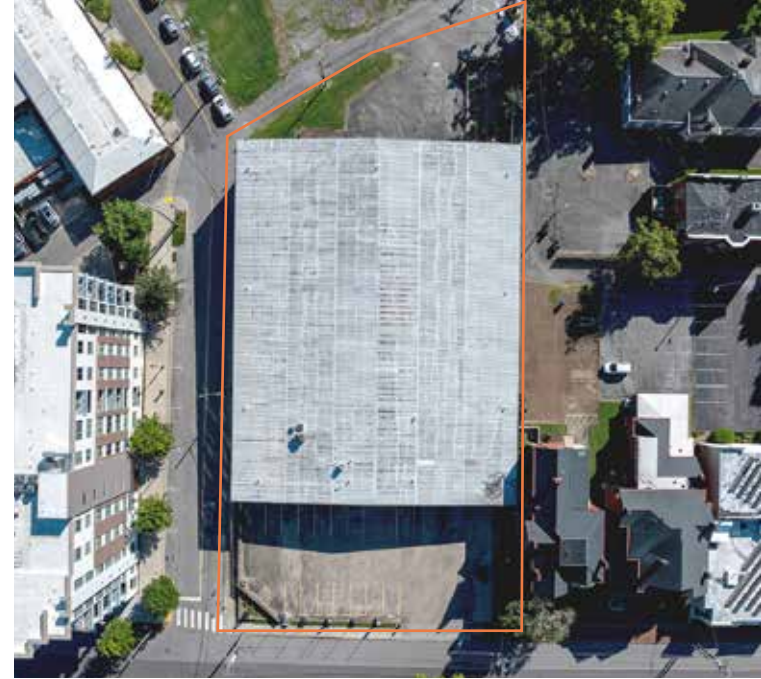
RUTLEDGE HILL MIXED-USE & CULINARY ARTS DISTRICT

Tower	17-Stories
Tower 2	37-Stories
Tower 3	21-Stories
Residences	+/- 250 Total Units
Hotel	+/- 325 Keys
Office	+/- 50,000 SF
Retail	93,341 SF Total
Parking	777 Spaces



34 RUTLEDGE ST

Property Name: THE HILL
Site Entitlement: 17 stories
Building SF: 50,000 SF warehouse
Land Area (Acres): 1.12





35 HERMITAGE AVE

Property Name: HERMITAGE LAND
Site Entitlement: 21 & 37 stories
Building SF: N/A
Land Area (Acres): 0.86



43 HERMITAGE AVE

Property Name: BATTERS BOX

Site Entitlement: 21 & 37 stories

Building SF: 1,302

Land Area (Acres): 0.14



45 HERMITAGE AVE

Property Name: MR. J'S

Site Entitlement: DTC

Building SF: 1,521

Land Area (Acres): 0.33



40 MIDDLETON ST

Property Name: 40 MIDDLETON
Site Entitlement: DTC with a Historic Preservation Easement
Building SF: 2,402
Land Area (Acres): 0.16



30 MIDDLETON ST

Property Name: DORTCH HOUSE
Site Entitlement: DTC with a Historic Preservation Easement
Building SF: 4,570
Land Area (Acres): 0.36



28 MIDDLETON ST

Property Name: HENRIE HOUSE
Site Entitlement: DTC with a Historic Preservation Easement
Building SF: 4,134
Land Area (Acres): 0.17



42 RUTLEDGE ST

Property Name: 42 RUTLEDGE ST.
Site Entitlement: DTC with a Historic Preservation Easement
Building SF: 5,356
Land Area (Acres): 0.23

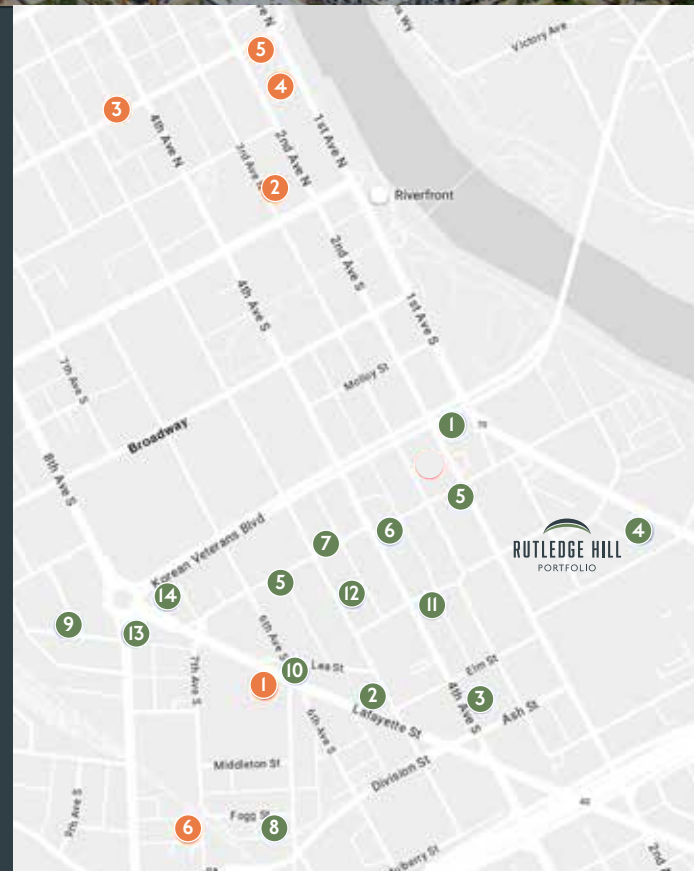




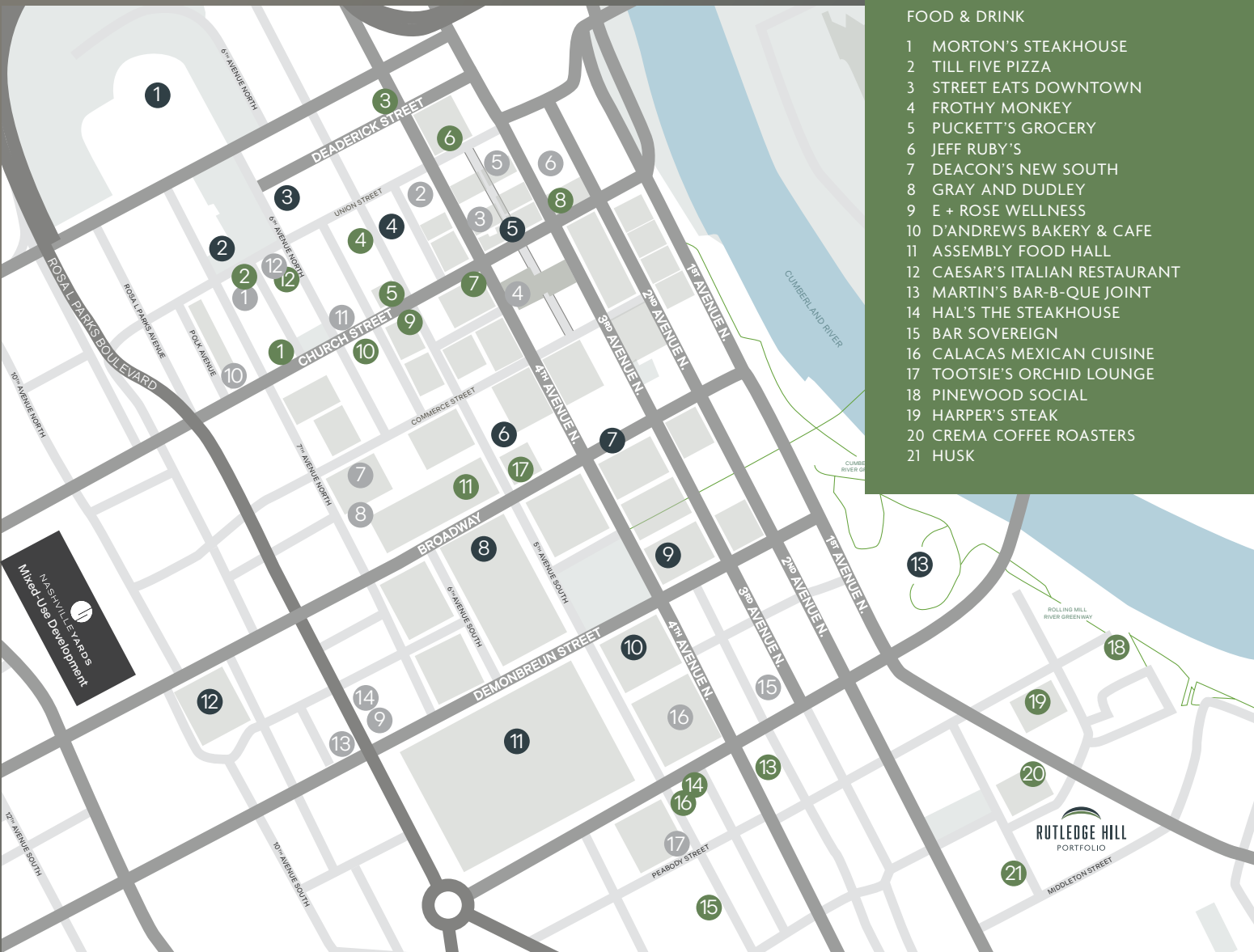
SURROUNDED BY OPPORTUNITY

AREA DEVELOPMENT PIPELINE

	ADDRESS	UNDER CONSTRUCTION/ PROPOSED	PROPERTY TYPE
1	133 Korean Veterans Blvd	Proposed	Hotel
2	500 Lafayette St	Proposed	Multi-Family
3	712 4th Ave S	Proposed	Multi-Family
4	43 Hermitage Ave	Proposed	Hotel
5	203 Peabody St	Proposed	Multi-Family
6	319 Peabody St	Proposed	Multi-Family
7	422 Rep John Lewis Way S	Proposed	Hotel
8	801 Ewing Ave	Proposed	Hotel
9	810 Lea Ave	Proposed	Multi-Family
10	600 6th Ave S	Proposed	Hotel
11	600 4th Ave S	Proposed	Hotel
12	516 John Lewis Way	Proposed	Multi-Family
13	410 8th Ave S	Proposed	Multi-Family
14	417 7th Ave S	Proposed	Hotel
1	601 Lafayette St	Under Construction	Multi-Family
2	211 Commerce	Under Construction	Hotel
3	424 Church St	Under Construction	Office into Hotel Conversion
4	160 2nd Ave N	Under Construction	Multi-Family
5	177 1st Ave N	Under Construction	Hotel
6	701 7th Ave S	Under Construction	Multi-Family



AREA AMENITIES



FOOD & DRINK

- 1 MORTON'S STEAKHOUSE
- 2 TILL FIVE PIZZA
- 3 STREET EATS DOWNTOWN
- 4 FROTHY MONKEY
- 5 PUCKETT'S GROCERY
- 6 JEFF RUBY'S
- 7 DEACON'S NEW SOUTH
- 8 GRAY AND DUDLEY
- 9 E + ROSE WELLNESS
- 10 D'ANDREWS BAKERY & CAFE
- 11 ASSEMBLY FOOD HALL
- 12 CAESAR'S ITALIAN RESTAURANT
- 13 MARTIN'S BAR-B-QUE JOINT
- 14 HAL'S THE STEAKHOUSE
- 15 BAR SOVEREIGN
- 16 CALACAS MEXICAN CUISINE
- 17 TOOTSIE'S ORCHID LOUNGE
- 18 PINWOOD SOCIAL
- 19 HARPER'S STEAK
- 20 CREMA COFFEE ROASTERS
- 21 HUSK

HOTELS

- 1 SHERATON GRAND
- 2 FAIRLANE HOTEL
- 3 THE NASH
- 4 DREAM NASHVILLE
- 5 HOTEL INDIGO
- 6 THE BANKERS ALLEY HOTEL
- 7 RENAISSANCE
- 8 HOLSTON HOUSE
- 9 1 HOTEL
- 10 HOMWOOD SUITES
- 11 THE MADDOX HOTEL
- 12 THE HERMITAGE HOTEL
- 13 JW MARRIOTT
- 14 CAMBRIA HOTEL
- 15 DRURY PLAZA HOTEL
- 16 OMNI NASHVILLE HOTEL
- 17 MARGARITAVILLE HOTEL NASHVILLE

PLACES OF INTEREST

- 1 STATE CAPITOL
- 2 WAR MEMORIAL AUDITORIUM
- 3 TPAC
- 4 THE ARCADE
- 5 PRINTERS ALLEY
- 6 RYMAN AUDITORIUM
- 7 LOWER BROADWAY
- 8 BRIDGESTONE ARENA
- 9 SCHERMERHORN SYMPHONY CENTER
- 10 COUNTRY MUSIC HALL OF FAME
- 11 MUSIC CITY CENTER
- 12 FRIST ART MUSEUM
- 13 RIVERFRONT PARK & ASCEND AMPHITHEATER

NASHVILLE HOSPITALITY MARKET

CURRENT HOTEL INVENTORY

- Nashville Metropolitan Statistical Area: 532 hotels, 62,070 rooms
- Davidson County: 300 hotels, 42,646 rooms
- Downtown Nashville: 69 hotels, 14,534 rooms

Group demand remains anchored in the CBD/Downtown submarket, supported by Music City Center, association meetings, sporting events, and major concerts, with seasonal peaks in March–June and September–October. Leisure demand remains meaningful but has become more price-sensitive on non-event weekends, while midweek corporate activity has strengthened.

As of March, Nashville's 12-month occupancy was 66.7%, ADR was \$174, and RevPAR was \$116. Year over year, occupancy increased 1.4%, while ADR and RevPAR declined 2.1% and 0.8%, respectively, broadly reflecting national 2025 trends. Group and transient demand each grew approximately 2%, though transient gains were primarily corporate-driven as weekend demand lagged.

17.1M
VISITORS IN 2024

67%
OCCUPANCY RATE

10.24M
HOTEL ROOMS WERE
SOLD IN 2025

COMPARABLE SALES

PROPERTY	ADDRESS	YEAR BUILT	SALE DATE	NUMBER OF KEYS	SALE PRICE	PRICE PER KEY
Margaritaville Hotel Nashville	425 5th Ave S	2019	3/20/2026	165	\$70,000,000	\$424,242
Motto by Hilton Nashville Downtown	311 3rd Ave S	2025	12/19/2025	260	\$98,200,000	\$377,692
The Nash	230 4th Ave N	1975	12/1/2025	144	\$50,000,000	\$347,222
1 Hotel Nashville	710 Demonbreun St	2022	4/15/2024	215	\$184,495,318	\$858,118
Holiday Inn Express Nashville	920 Broadway	1968	12/5/2023	287	\$116,000,000	\$404,181
Holston House Nashville	118 7th Ave N	2017	11/14/2023	191	\$60,146,648	\$314,904
Dream Nashville	210 4th Ave N	1900	7/11/2023	168	\$82,563,000	\$491,446
Four Seasons Hotel Nashville	100 Demonbreun St	2022	10/28/2022	235	\$165,000,000	\$702,127
Studio 154 Luxury Hotel	154 2nd Ave N	2019	9/7/2022	16	\$16,000,000	\$1,000,000
21c Museum Hotel	221 2nd Ave N	2017	7/27/2022	124	\$59,000,000	\$475,806
Cambria Hotel Nashville Downtown	118 8th Ave S	2017	7/20/2022	255	\$109,500,000	\$429,412
Fairlane Hotel	401 Union St	1972	6/14/2022	79	\$40,000,000	\$506,329

Source: Nashville Area Chamber of Commerce

NASHVILLE'S ECONOMIC STRENGTH

By investing in Nashville you gain exposure to ULI's top-rated investment market, which is being driven by new-to-market companies.

#4

DESTINATION IN NORTH
AMERICA FOR MEETINGS
EVENT

#6

TOP DESTINATIONS IN THE U.S.
TRIPADVISOR TRAVELER'S CHOICE AWARDS 2025

2.7%

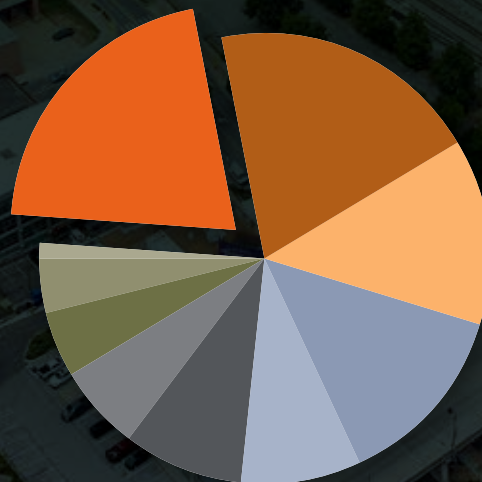
UNEMPLOYMENT RATE MAY 2026

59.9%

GDP GROWTH 2014-2025

NASHVILLE'S HEALTHY & DIVERSE ECONOMY

- 19% Trade, Transportation, and Utilities
- 17% Professional and Business Services
- 16% Education and Health Services
- 11% Leisure and Hospitality
- 11% Government
- 7% Manufacturing
- 7% Financial Activities
- 5% Mining, Logging, & Construction
- 4% Information
- 3% Other Services



\$12.7B

PUBLIC AND PRIVATE
INVESTMENT FROM 2015-2025

\$16B

PUBLIC AND PRIVATE INVESTMENT
UNDER CONSTRUCTION OR
PLANNED IN THE NEXT 5 YEARS

95

NET NEW PEOPLE PER
DAY BETWEEN 2024-2025



Source: Nashville Area Chamber of Commerce



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