



**MIFFLIN**  
REAL ESTATE CO., LLC  
**COMMERCIAL**

**JOHN MIFFLIN**, Broker  
JohnMifflin@MifflinREC.com  
MIFFLINCOMMERCIAL.COM  
615.294.2526

**GMP** GMP REALTY, LLC  
**Gresh Martin** Broker  
(615) 500-5182

## OFFERING MEMORANDUM

**500 Lafayette St.**  
1.17 AC • Zoned DTC  
\$15,900,000 • \$300/SF

**Nashville, TN**



View facing west

**PROPERTY SUMMARY:** With superior potential and proximity within Nashville's urban core, 500 Lafayette St. is a prime downtown investment opportunity. The site is located between the exciting SoBro and PieTown sub-markets of Nashville, home to the highest apartment and office rates in the city with over \$2 billion in development over the past 5 years. The DTC zoning is intended to encourage a mix of compatible land uses that provide opportunities to live, work and shop within these neighborhoods of downtown. SoBro is an extension of the Nashville Core as it relates to height and intensity per the Downtown Code, and is an integral part to Nashville's current growth and development. The property is conveniently located within .2 miles to I-40, .5 miles to I-65, 1 mile to I-24. It is walking distance to the Nashville Music City Center, Country Music Hall of Fame, and Lower Broadway.



View facing north



View facing south



**NASHVILLE'S RECENT ACCOLADES:**

- #1 in Metropolitan Economic Strength Rankings (Policom)
- #2 Hottest U.S. Job Markets (The Wall Street Journal)
- #5 America's Biggest Boomtown (Magnify Money)
- #15 Best Place for Business and Careers (Forbes)



**MUSIC INDUSTRY:**

- Nashville has the highest concentration of music industry establishment in the nation.
- \$15.9 billion industry within the Nashville MSA
- \$5.5 billion local impact
- 4x more music industry employment than any other city in the US



**POPULATION AND GROWTH:**

- The Nashville population is approaching 2 million.
- With no major economic sector accounting for more than 20% of the employment base, Nashville is not reliant on any one area of business activity.
- The Nashville International Airport is undergoing a \$1.2 billion expansion to be completed in 2023.
- The metropolitan area boast a current unemployment rate of 2.6%

Nashville's pro business environment has resulted in significant corporate expansions and relocations over recent years. With nearly 53,000 businesses in the city, a number of Fortune 500 Companies call Nashville home. Nashville's many colleges and universities serve to continually attract new residents as well as provide a highly educated labor pool for the city's growing employment base.



Nashville is widely recognized as a national health care industry leader. More than 500 healthcare companies are located in Middle Tennessee, making it the region's largest and fastest growing industry.

## EXCLUSIVELY MARKETED BY



201 E. Main St., Ste 420 • Murfreesboro, TN 37130



**John G. Mifflin**



**Gresh Martin**