

FOR SALE

54 Key Hotel IN THE HEART OF Downtown Nashville

211 7th AVE N | NASHVILLE, TN 37203



STREAM®

INVESTMENT HIGHLIGHTS

Prime Downtown Nashville
Hospitality Location

Income Producing Proven
Hospitality Performance
(Currently Operated by Kasa)

Condo Conversion
Opportunity

On the National Register
of Historic Places

Walkable to Nashville Yards &
Tennessee State Capitol



PROPERTY DETAILS

- 53,667 SF

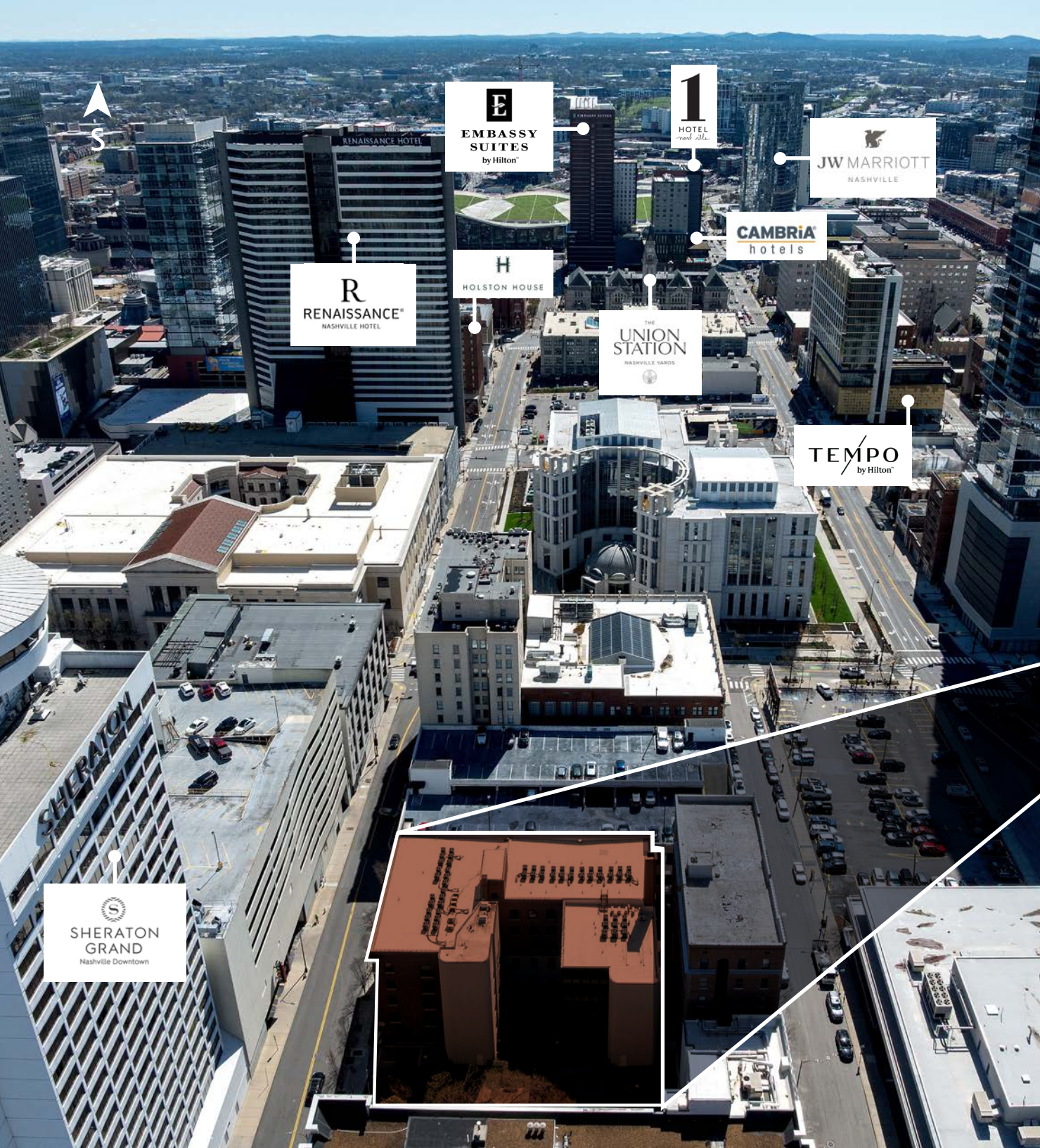
- 54 ROOMS

- 0.52 ACRES

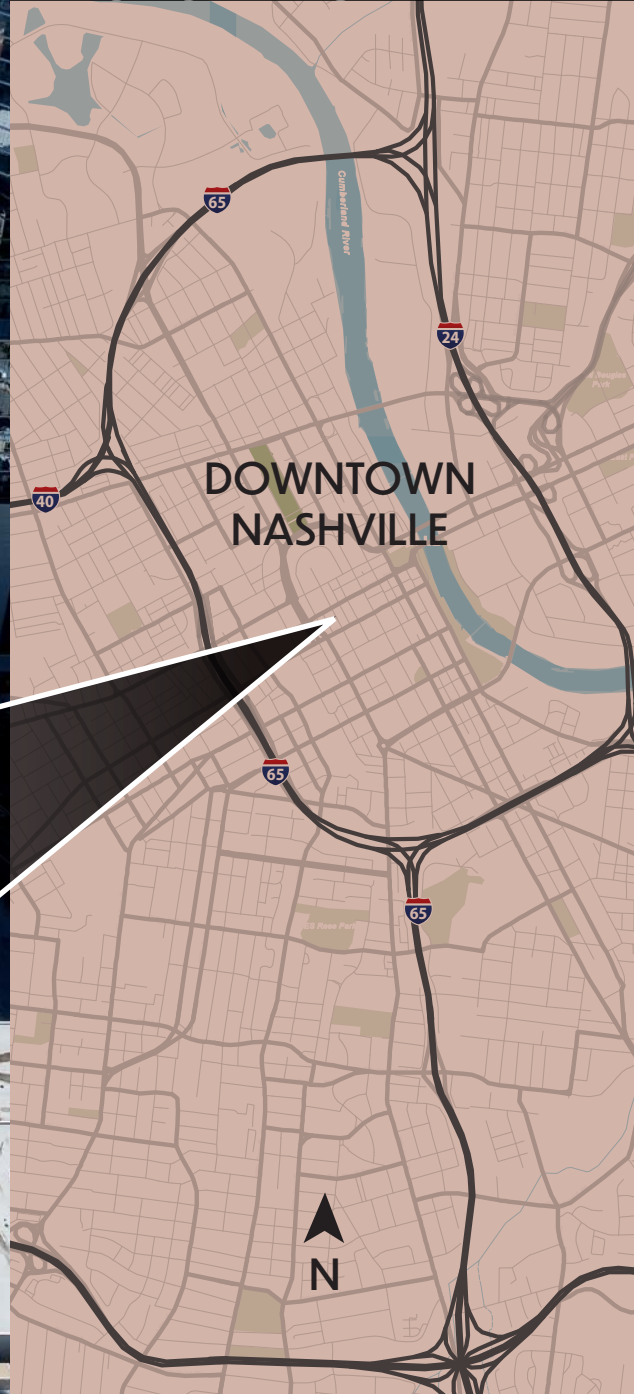
(includes 209 & 211 7th Ave N parcels)







STRATEGIC LOCATION



E
EMBASSY SUITES
by Hilton™

1
HOTEL
read the...

JW MARRIOTT
NASHVILLE

CAMBRIA
hotels

H
HOLSTON HOUSE

R
RENAISSANCE®
NASHVILLE HOTEL

THE
STATION
NASHVILLE YARDS

TEMPO
by Hilton™

SHERATON
GRAND
Nashville Downtown

DOWNTOWN
NASHVILLE

NASHVILLE HOSPITALITY OVERVIEW

67%
OCCUPANCY RATE

10.24M
HOTEL ROOMS WERE SOLD IN 2025

17.1M
VISITORS IN 2024



Group demand remains anchored in the CBD/Downtown submarket, driven by the Music City Center, association meetings, sporting events, and major concerts, with seasonal peaks occurring from March through June and again in September and October. Leisure visitation continues to contribute meaningfully, although travelers have become more price-sensitive during non-event weekends as household budgets have tightened. Midweek corporate activity has gained momentum but remains balanced, reflecting increased business meetings and corporate travel.

As of March, Nashville's 12-month occupancy was 66.7%, with a 12-month ADR of \$174 and RevPAR of \$116. Year over year, 12-month occupancy increased 1.4%, ADR declined 2.1%, and RevPAR declined 0.8%. These results place Nashville slightly below its recent peak and broadly consistent with national trends observed in 2025, when ADR growth frequently lagged inflation. Group and transient demand each increased by approximately 2% during the 12 months ending March 2025. However, transient gains were largely corporate-driven, while weekend demand trailed.

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
Embassy Suites Downtown	708 Demonbreun St	2022	4/15/2024	500	\$320,000,000	\$640,000
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

AREA NEIGHBORS

RESTAURANTS

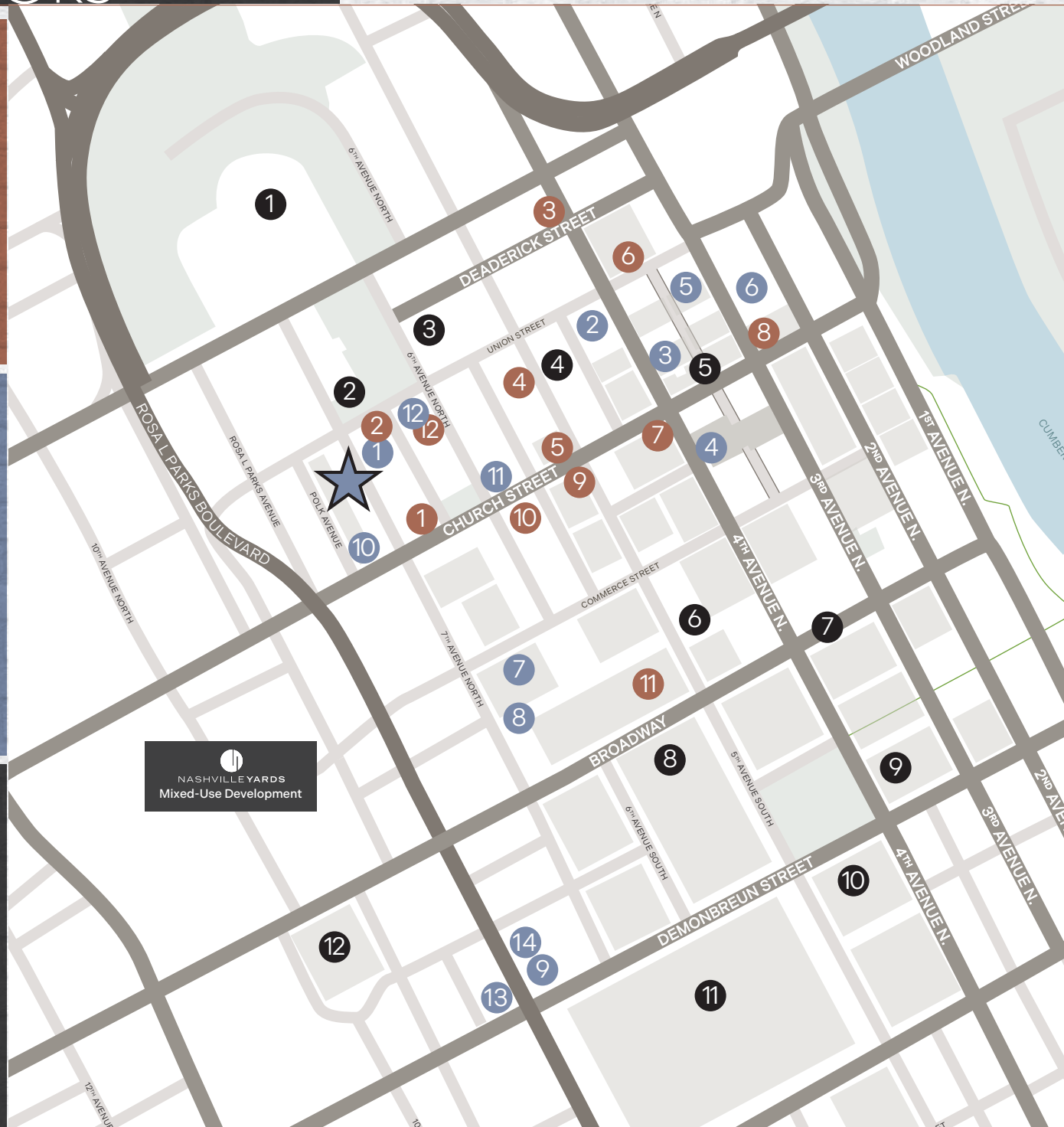
- 1 MORTON'S STEAKHOUSE
- 2 TILL FIVE PIZZA
- 3 STREET EATS DOWNTOWN
- 4 FROTHY MONKEY
- 5 PUCKETT'S GROCERY
- 6 JEFF RUBY'S
- 7 DEACON'S NEW SOUTH
- 8 GRAY AND DUDLEY
- 9 E + ROSE WELLNESS
- 10 D'ANDREWS BAKERY & CAFE
- 11 ASSEMBLY FOOD HALL
- 12 CAESAR'S ITALIAN RESTAURANT

HOTELS

- 1 SHERATON GRAND
- 2 FAIRLANE HOTEL
- 3 THE BOBBY
- 4 DREAM NASHVILLE
- 5 HOTEL INDIGO
- 6 THE BANKERS ALLEY HOTEL
- 7 RENAISSANCE
- 8 HOLSTON HOUSE
- 9 1 HOTEL
- 10 HOMEWOOD SUITES
- 11 THE MADDOX HOTEL
- 12 THE HERMITAGE HOTEL
- 13 JW MARRIOTT
- 12 CAMBRIA HOTEL

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




 NASHVILLE YARDS
 Mixed-Use Development

NASHVILLE ECONOMY & EMPLOYMENT

2.7%

UNEMPLOYMENT RATE
MARCH 2026

57.8%

GDP GROWTH
2014-2024

30.8%

JOB GROWTH
2014-2024

65%

OF COLLEGE GRADUATES
REMAIN IN THE REGION TO WORK

95

net new people
per day between
2024-2025



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

\$12.7B

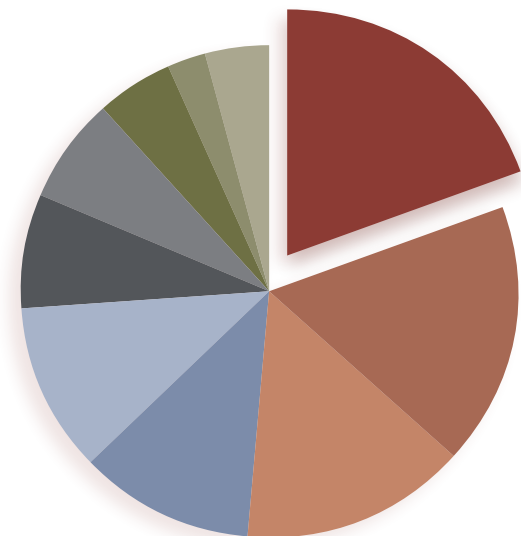
PUBLIC AND PRIVATE
INVESTMENT FROM 2015-2025

\$15B

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

NASHVILLE'S HEALTHY & DIVERSE ECONOMY

- 21% Trade, Transportation, and Utilities
- 18% Professional and Business Services
- 16% Education and Health Services
- 12% Leisure and Hospitality
- 12% Government
- 9% Manufacturing
- 8% Financial Activities
- 6% Mining, Logging, & Construction
- 4% Information
- 5% Other Services



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