

RETAIL FOR LEASE

# MIDTOWN MIXED-USE PROJECT

at Broadway and 20th Ave South



VANDERBILT  
UNIVERSITY

lendlease

VANDERBILT  
GRADUATE HOUSING

 CUSHMAN &  
WAKEFIELD



Centrally located in  
the heart of Midtown,  
where the market  
is thriving, the  
Vanderbilt Graduate  
Housing project is  
where you want to be.



With one of the healthiest economies in the nation, Nashville is one of the hottest performing markets. The groundbreaking job growth—outperforming the national average—paired with the historical population growth reveals Nashville as the place to grow with.





Slated to open to students  
**SUMMER 2021**






25K SF  
**AVAILABLE**

MIXED-USE RESIDENTIAL AND RETAIL



**LOCATED  
IN THE HEART  
OF MIDTOWN**

## THE PERKS

-  292 ft of Broadway frontage
-  Dedicated retail parking
-  Gateway to Vanderbilt campus
-  Community green space
-  Additional off-street parking





Home to Vanderbilt,  
a globally renowned  
research university

Population will  
increase to **136,833**  
by 2023

## AREA SNAPSHOT 3-MILE RADIUS



\$1,983 average rent  
per unit



247,543 daytime  
employment population



\$2.40 average rent psf



60,441 housing units



8.7% average  
vacancy rate



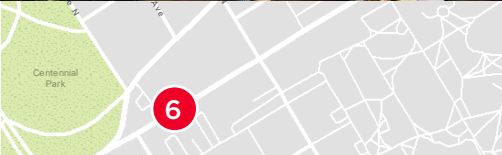
\$76,032 average  
household income



121,391 population



# ENERGY OF THE NEIGHBORHOOD



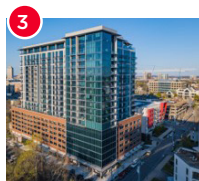
● Mixed-Use ● Multifamily ● Office ● Hotel



**1810-1814 Broadway**  
Plan: 355 apartments, 220 hotel rooms  
Developer: Greystar  
Status: Proposed



**Element Music Row**  
1515 Demonbreun St  
Plan: 19 floors, 431 apartments  
Developer: Childress Klein Properties  
Status: Completed 2016  
Price Tag: \$100M



**The Morris Apt**  
818 19th Ave South  
Plan: 19 floors, 344 units  
Developer: Lennar Multifamily Communities  
Status: Completed 2017  
Price Tag: \$75M



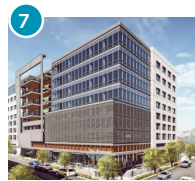
**Kenect Building**  
1815 Division St  
Plan: 20 floors, 420 apartments  
coworking office, retail, entertainment  
Developer: Akara Partners  
Status: Under construction  
Delivery Date: Late 2019



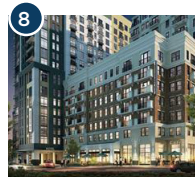
**The Cadence**  
109 16th Ave South  
Plan: 193 apartments  
Developer: Phoenix Property  
Status: Completed 2017  
Price Tag: \$35M



**Vanderbilt Dorms**  
2417 West End Ave  
Plan: 20 floors, 340 units  
Developer: Vanderbilt University  
Status: Under construction



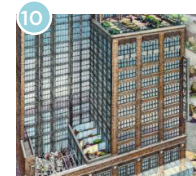
**18th and Chet**  
820 18th Ave South  
Plan: 10 floors, 136k sf  
Developers: Hall Emery, Hall Capital  
Status: Completed 2019  
Price Tag: \$22M



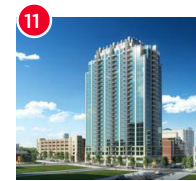
**Aertson Midtown**  
200 21st Ave South  
Plan: 350 apartments, 180 hotel rooms  
(Kimpton hotel), 35k sf of retail  
Developer: Buckingham  
Status: Completed 2017  
Price Tag: \$140M



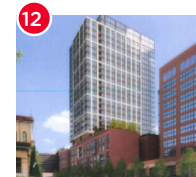
**Moore Building**  
827 19th Ave South  
Plan: 15 floors, 234k sf including Retail  
Developer: Creed Investment  
Status: Proposed  
Delivery Date: Fall 2020



**The Graduate**  
2000 West End Ave  
Plan: 12 floors, 203 units  
Developer: AJ Capital Partners  
Status: Under construction



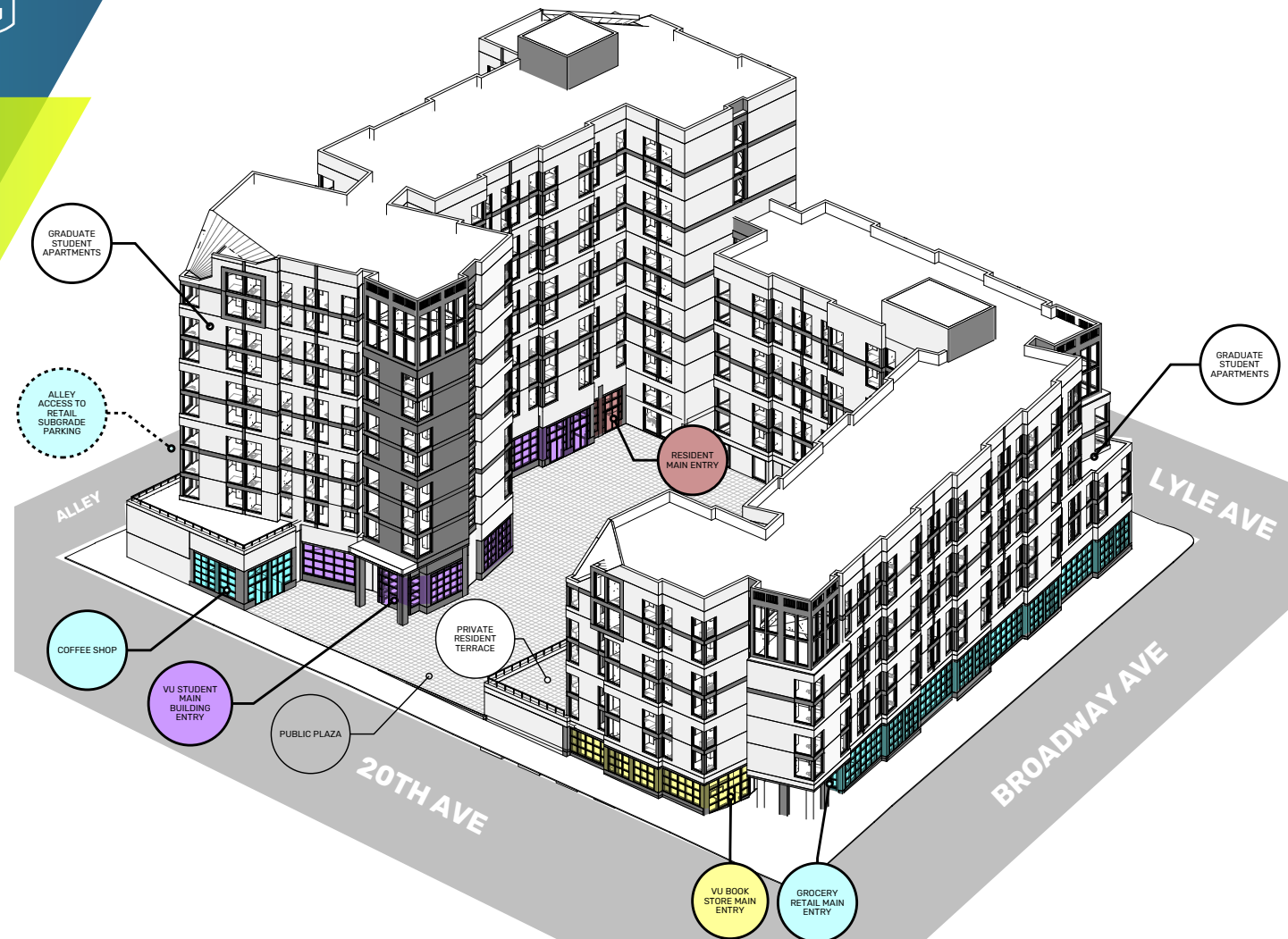
**Skyhouse Nashville**  
1701 Broadway  
Plan: 25 floors, 52 apartments  
Developers: Novare Group, Batson-Cook  
Development, Simpson Housing  
Status: Completed May 2017  
Price tag: \$60M



**2012 West End Ave**  
Plan: 25 floors, 360 apartments  
Developer: CA Ventures  
Status: Proposed



# STACKING PLAN

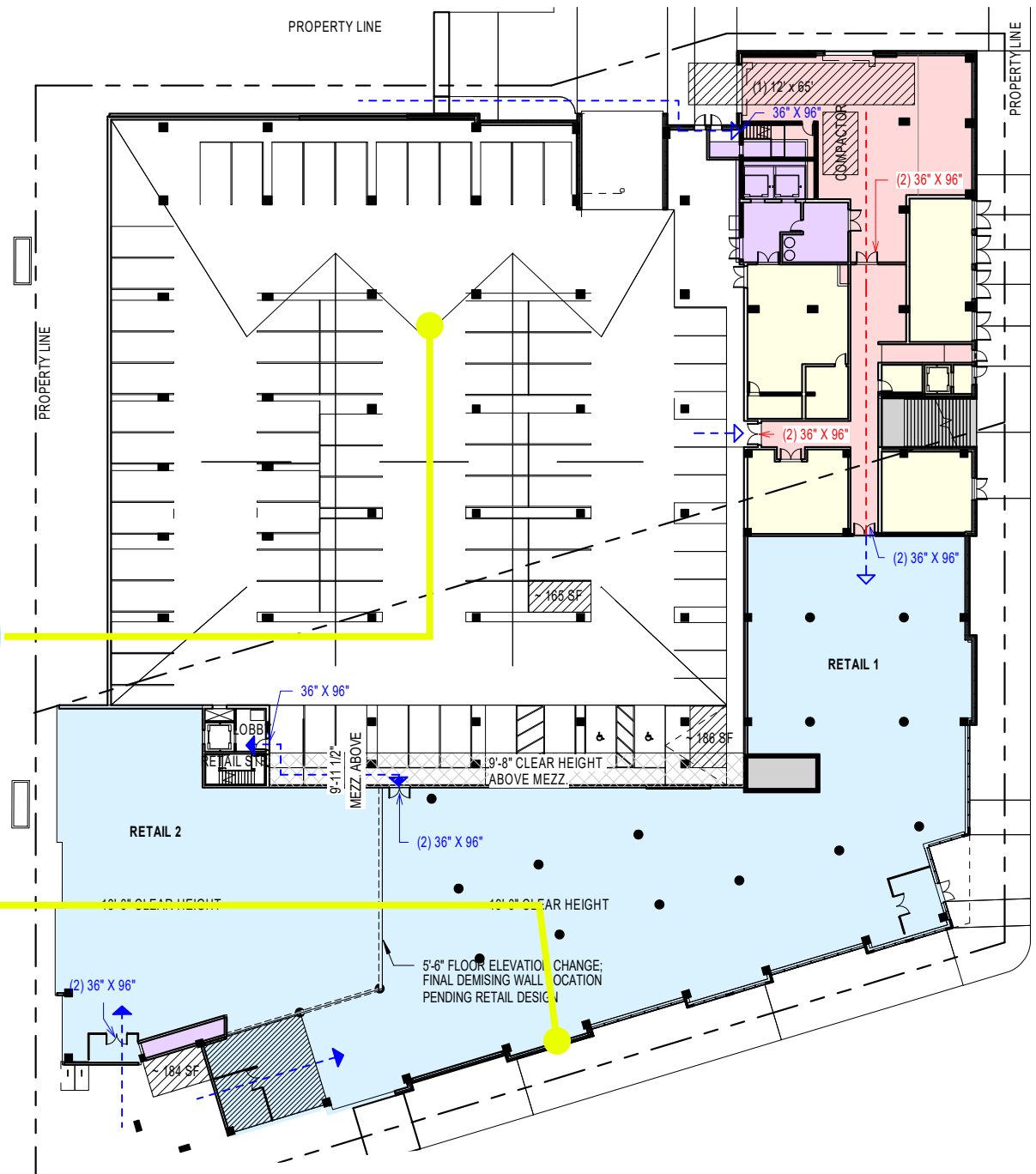




# RETAIL SITE PLAN

**81**  
DEDICATED  
RETAIL PARKING  
SPACES

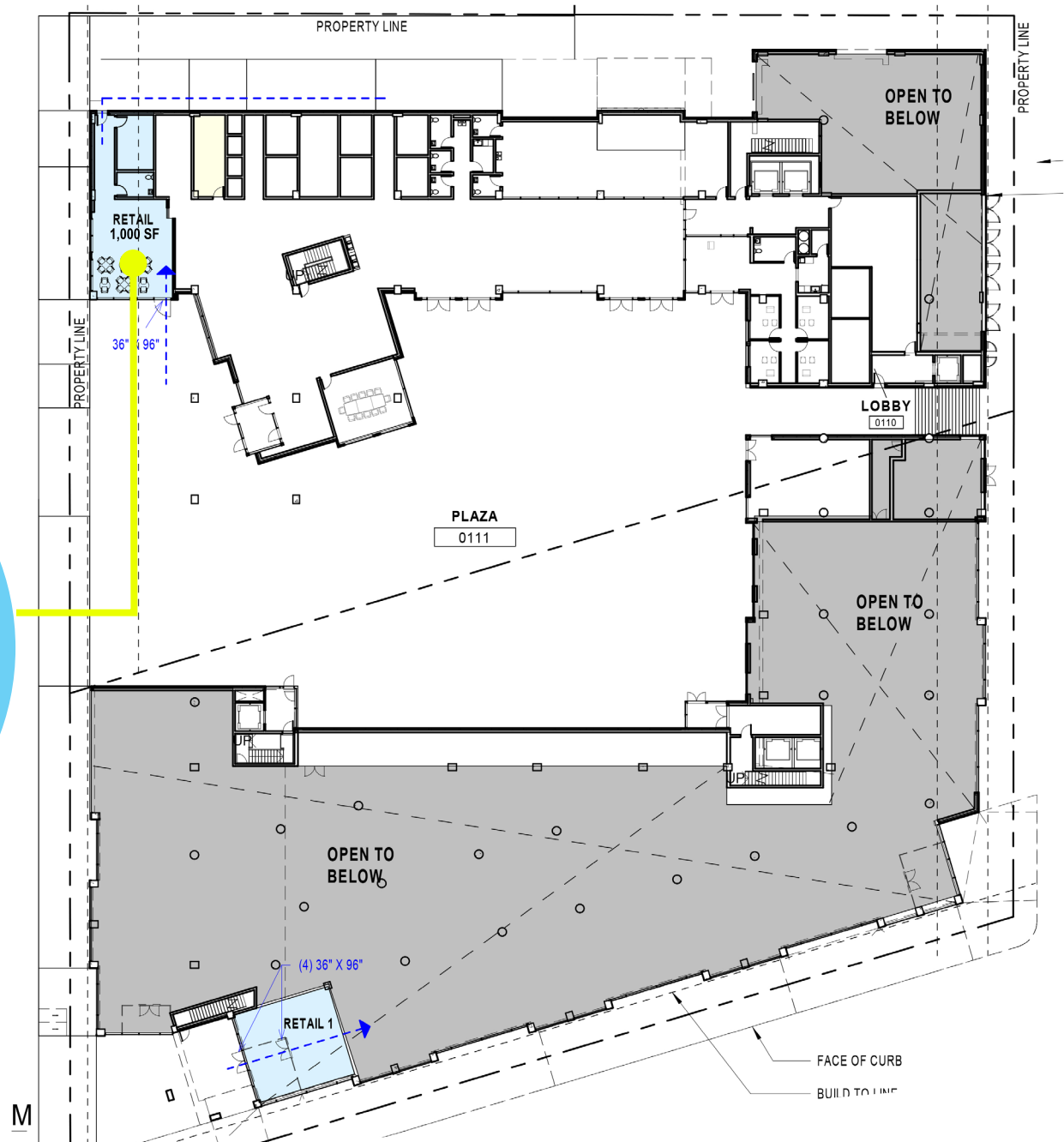
**292 FEET**  
OF BROADWAY  
FRONTAGE





# LEVEL 1 FLOOR PLAN

RETAIL  
SPACE OPENS TO  
COURTYARD





# GROW WITH MIDTOWN. CONTACT US TODAY.

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