

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






24K 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



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



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



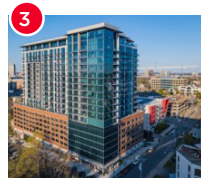
Element Music Row
1515 Demonbreun St
Plan: 19 floors, 431 apartments
Developer: Childress Klein Properties
Status: Completed 2016
Price Tag: \$100M



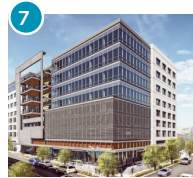
Vanderbilt Dorms
2417 West End Ave
Plan: 20 floors, 340 units
Developer: Vanderbilt University
Status: Under construction



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



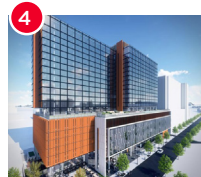
The Morris Apt
818 19th Ave South
Plan: 19 floors, 344 units
Developer: Lennar Multifamily Communities
Status: Completed 2017
Price Tag: \$75M



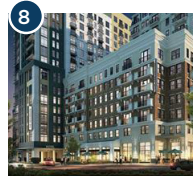
18th and Chet
820 18th Ave South
Plan: 10 floors, 136k sf
Developers: Hall Emery, Hall Capital
Status: Completed 2019
Price Tag: \$22M



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



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

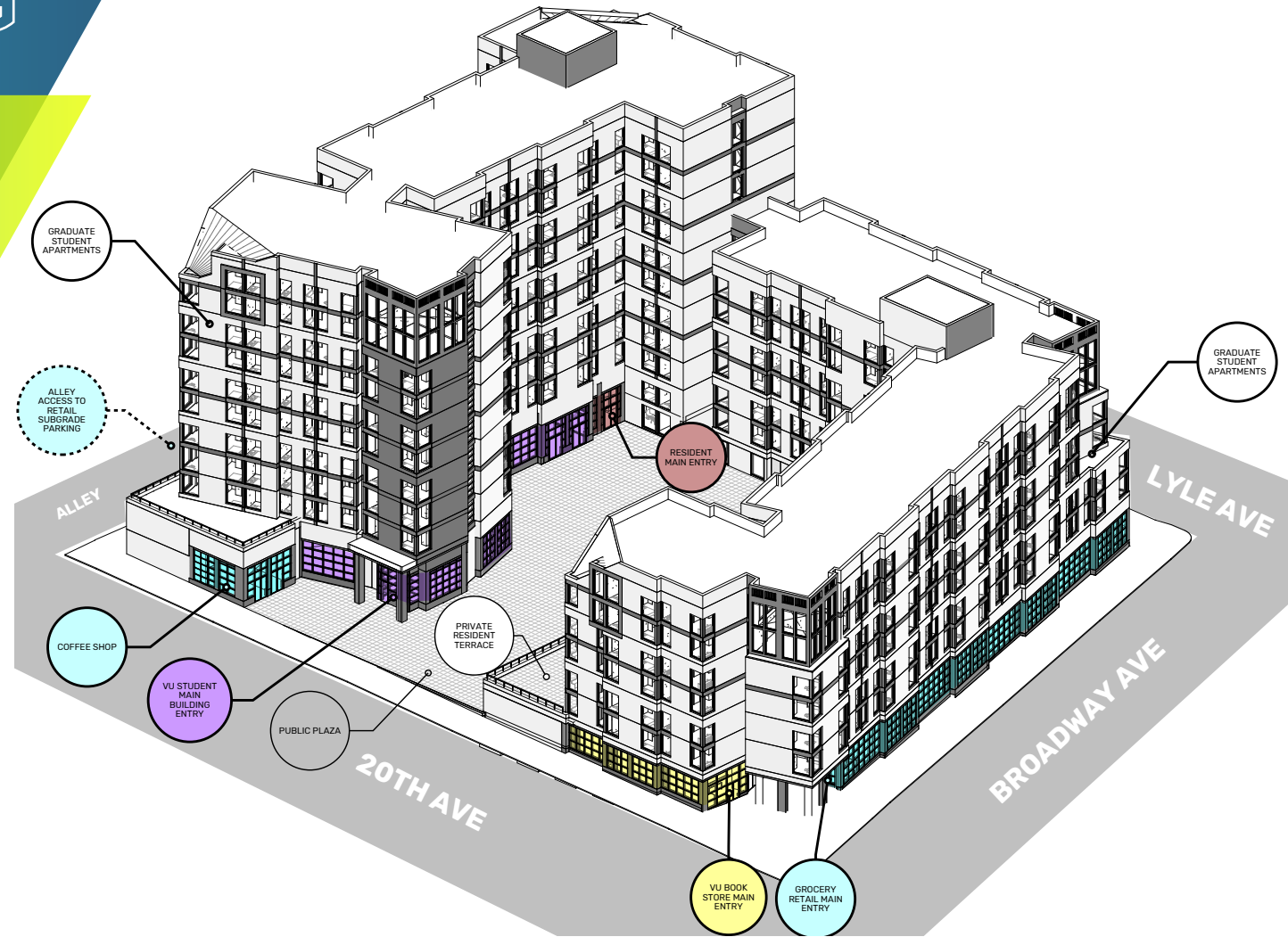


Aertson Midtown
200 21st Ave South
Plan: 350 apartments, 180 hotel rooms
(Kimpton hotel), 35k sf of retail
Developer: Buckingham
Status: Completed 2017
Price Tag: \$140M



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

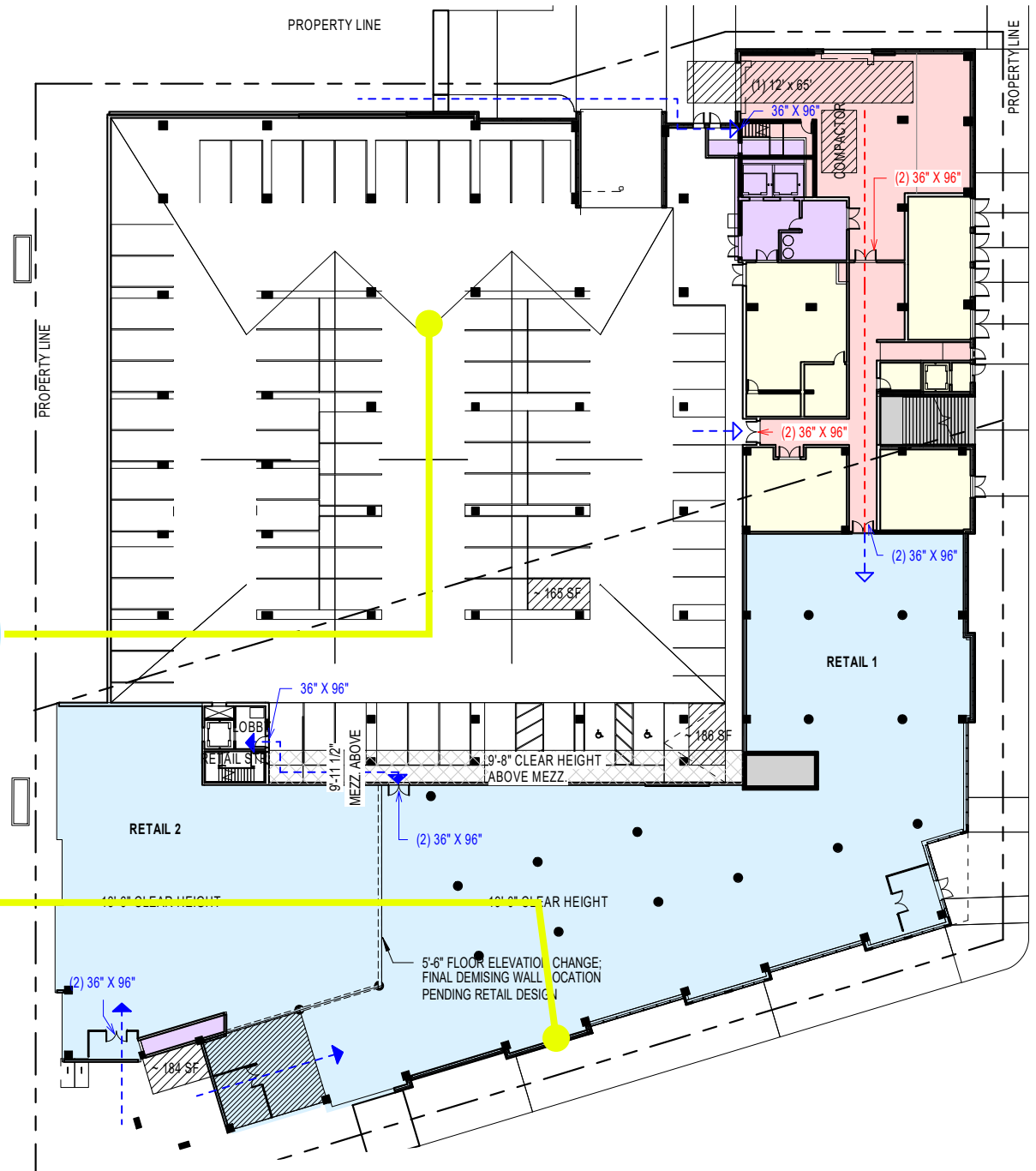
STACKING PLAN



RETAIL SITE PLAN

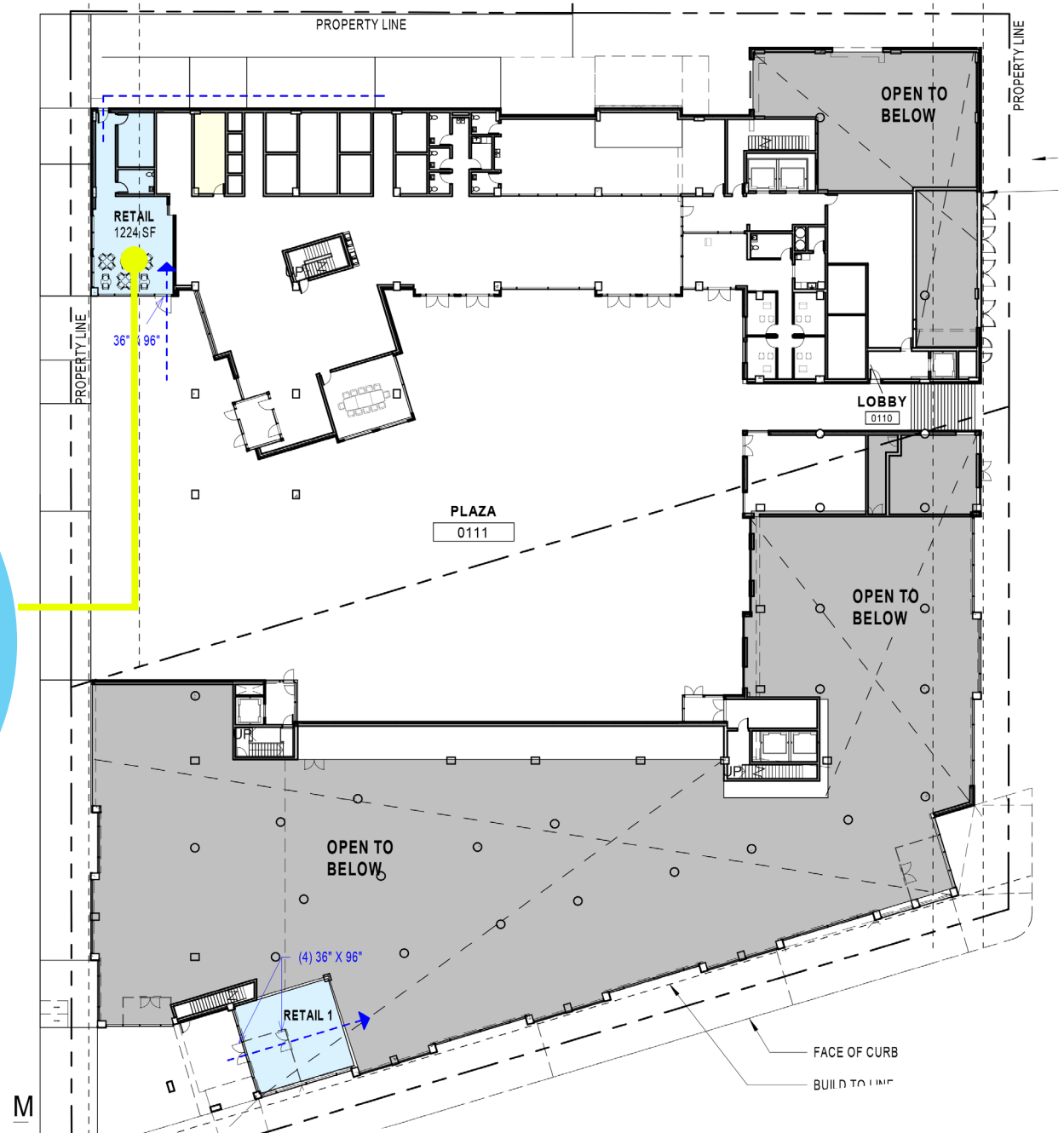
81
DEDICATED
RETAIL PARKING
SPACES

292 FEET
OF BROADWAY
FRONTAGE



LEVEL 1 FLOOR PLAN

RETAIL
IS EXPANDABLE
UP TO
3,200 SF



GROW WITH MIDTOWN. CONTACT US TODAY.

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