

MARKET CONDITIONS REPORT

2026 | QUARTER 2



**NASHVILLE
DOWNTOWN
PARTNERSHIP**



16
DEVELOPMENT
PROJECTS

Under Construction

14%
TOTAL OFFICE

Vacancy

2.9%
RETAIL

Vacancy

UPDATED INVESTMENT NUMBERS



\$12.7B

Public/Private Investment from 2015 - 2025

\$15.0B

Public/Private Investment under construction/planned.

DOWNTOWN NASHVILLE: THE ECONOMIC ENGINE



Downtown produces **12.2%** of property taxes and **18.6%** of retail taxes on **0.5%** of the county's land area.

OFFICE HIGHLIGHTS



222 | Sobro

Photo Credit: Highwoods Properties; Rendering by HASTINGS Architects

Leasing Highlights



- Market HQ
- 16K SF
- Pinnacle Tower



- Eastern U.S. HQ
- 250K SF at Peabody Union
- 2K jobs



- 35,867 SF at Symphony Place
- Lease through 2037



- 75K SF
- CAA office building at Nashville Yards
- Roughly 160 employees

14%
OFFICE
Vacancy

16%
TOTAL
Class A Vacancy

18M SF
TOTAL OFFICE
Inventory

11.1M
TOTAL CLASS A
Inventory

HOTEL HIGHLIGHTS



Nashville Downtown EDITION | The Gulch

UNDER CONSTRUCTION

Songteller Hotel Nashville

Rooms: 245 / Delivery: 2026

Nashville Bonvoy

Rooms: 144 / Hybrid: 168 / Delivery: 2027

InnCahoots

Rooms: 17 / Delivery: 2027

Moxy Nashville – Capitol

Rooms: 185 / Delivery: 2027

Pendry Nashville Hotel

Rooms: 180 / Delivery: 2027

Nashville Downtown EDITION

Rooms: 282 / Delivery: 2029

14,129
CURRENT
Hotel Rooms

1,515
ROOMS
Under Construction

31
PLANNED
Hotels

7,907
PLANNED
Hotel Rooms

Dolly Parton's Songteller Hotel, slated for a Fall opening, was recognized as Coolest New Hotel.

- Rolling Stone's Travel Awards



RESIDENTIAL HIGHLIGHTS



Society Nashville | The Gulch

23,335

RESIDENTS

Downtown

1,490

UNITS

Under Construction

9,394

UNITS

Planned

7,000+

DOGS

Downtown

91.3%

RENTAL

Occupancy

Residential Market Overview

Source: HelloData.ai



AVERAGE SIZE

845 SF



AVERAGE PPSF

\$2.64



AVG EFFECTIVE RENT

\$2,202

Ray Nashville a 32-story, 367-unit project under construction in Pie Town, celebrated the topping out of its final structural beam in May. The residential tower with ground-floor retail will open Spring 2027.



Photo: City Now Next

RETAIL HIGHLIGHTS



Naked Farmer | The Arcade

Monthly Makers' Market



The Downtown Nashville Makers' Market supports locally owned businesses by providing a monthly platform for entrepreneurs and artisans to showcase and sell their products. Held on the second Saturday of each month from May to October at Riverfront Park under the Pedestrian Bridge, the market contributes to downtown vibrancy and increased public activity along the riverfront.

2.9%

RETAIL
Vacancy Rate

3.5M SF

TOTAL RETAIL

123

SHOPPING
Options

215

NIGHTLIFE
Options

425

RESTAURANT
Options

44

RETAIL &
RESTAURANTS
Have opened in 2026

RETAIL CONTINUED

NEW RETAIL 2026

Food & Beverage

Alan Jackson's Silverbelly Whiskey Distillery & Museum
Bacco ↪



Bar Mar
B-Side Café
Butterfly ↪



Christie Cookie
Cledis Burgers & Beer
COA
Earls Kitchen + Bar
Elevate
Frankie's Pizzeria
Glowbird
Hoppin' Gulch

Ink & Ivory
Jinya Ramen Bar
Jo's Coffee
Junie's
Kane Brown's on Broadway ↪



Love's Alibi
Music City Fit Meals
NADC Burger (Not a Damn Chance)
Ocean Prime
Olala Café
PopUp Bagels
Prime + Proper ↪



Rolled 4 Ever Ice Cream
Surefire Coffee Co.
The Capital Grille
The City Juicery
The Nix Café
Zaytinya

Goods & Services

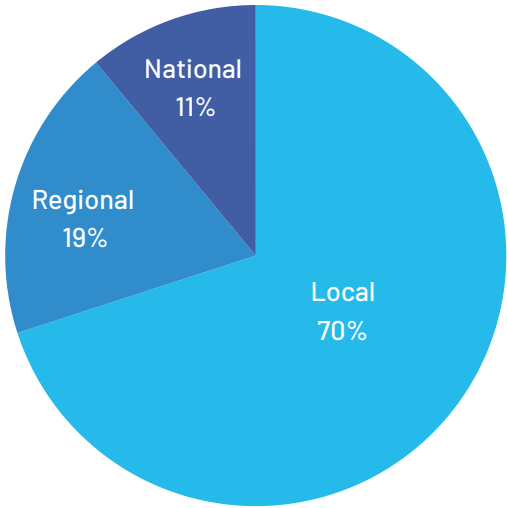
FedEx Office Ship & Print Center
GiGi Pip
Hooky
Iconix Fitness ↪



Pagani Showroom ↪



PERCENTAGE OF
LOCAL/REGIONAL/NATIONAL MERCHANTS

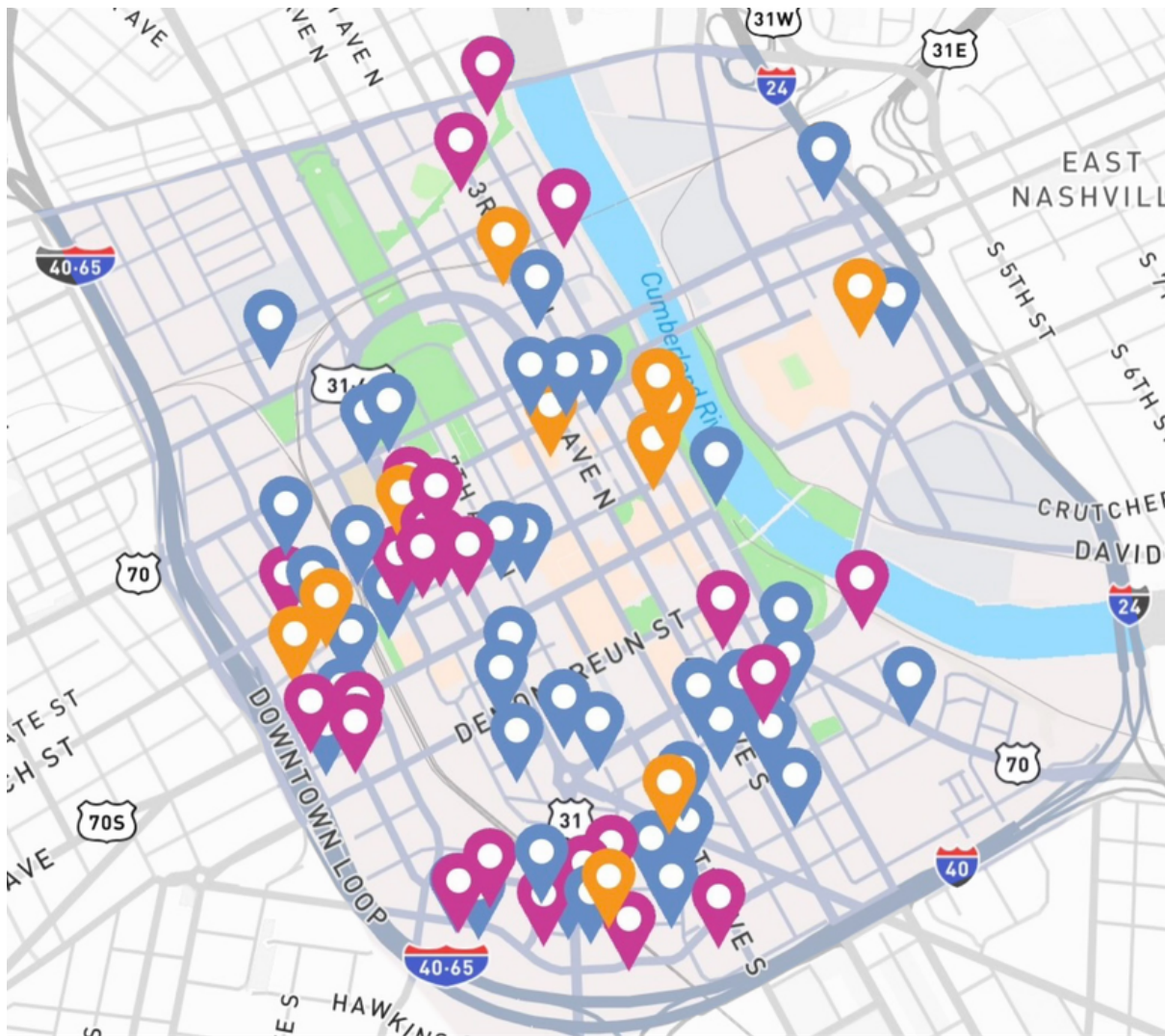


RECENTLY OPENED:

Hooky Entertainment opened its 50,000 SF, multistory space within the CAA Creative Office Building on April 29. The entertainment complex includes a 15,000 SF arcade with over 48 classic and immersive games, an eight-lane bowling alley, two full-service cocktail bars and private event spaces with access to a full-service kitchen.



DOWNTOWN DEVELOPMENT



■ Complete ■ Under Construction ■ Proposed

AN INTERACTIVE DEVELOPMENT MAP with updated listings of project information and timelines is available here:

nashvilledowntown.com/economic-development/development-map