

# MARKET CONDITIONS REPORT

## 2026 | QUARTER 3



**14**  
DEVELOPMENT  
PROJECTS

Under Construction

**14.1%**  
TOTAL OFFICE

Vacancy

**3.0%**  
RETAIL

Vacancy

**14**  
CRANES

## DOWNTOWN NASHVILLE

boasts a Gross Domestic  
Product (GDP) of

**≈\$15 billion**



**≈3.5%**

OF TENNESSEE



**≈16.6%**

OF DAVIDSON COUNTY

U.S. Bureau of Economic Analysis (BEA), Real GDP by County, 2024  
(released February 5, 2026)

# OFFICE HIGHLIGHTS



Gulch Union | 1222 Demonbreun | Photo: Shorenstein

**14.1%**  
OFFICE  
Vacancy

**15.5%**  
TOTAL  
Class A Vacancy

**18.1M SF**  
TOTAL OFFICE  
Inventory

**10.7M**  
TOTAL CLASS A  
Inventory

## Leasing Highlights

**radiology partners®**

- HQ
- 26K SQ FT
- CAA Creative Office Building at Nashville Yards



- 86K SQ FT HQ Renewal
- 330 Commerce Street

**FranklinStreet**

- 6K SQ FT
- L&C Tower

**KROLL®**

- 3.5K SQ FT
- Pinnacle Tower at Nashville Yards

Business Facilities named Nashville a Top 10 Corporate Headquarters Market, ranking the city No. 9 nationally in its 2026 rankings.

# HOTEL HIGHLIGHTS



Dolly Parton's Songteller Hotel | Now Open

**14,391**  
CURRENT  
Hotel Rooms

**1,786**  
ROOMS  
Under Construction

**30**  
PLANNED  
Hotels

**8,000**  
PLANNED  
Hotel Rooms

Nashville ranked No. 4 among Tripadvisor's Best of the Best Destinations in the U.S. for 2026, with the recognition highlighting Music City's live music, arts and culture, historic landmarks, and chef-driven restaurants.

## Visitor Spending

Visitors generated a record

**\$11.6 billion**

in Davidson County spending in 2025.



**3.5%**

increase from 2024



**≈35%**

of all visitor spending  
in Tennessee

Nashville Convention & Visitors Corp (NCVC)

# RESIDENTIAL HIGHLIGHTS



The Everett at Nashville Yards

## Residential Market Overview

Source: [HelloData.ai](#)



AVERAGE SIZE

**839 SF**



AVERAGE PPSF

**\$2.82**



AVG EFFECTIVE RENT

**\$2,330**

**23,654**

RESIDENTS

Downtown

**1,798**

UNITS

Under Construction

**9,394**

UNITS

Planned

**7,000+**

DOGS

Downtown

**90.4%**

RENTAL

Occupancy

Paramount reached the halfway point of construction at 1010 Church St., with crews beginning work on the tower's 30th floor. Developed by Giarratana, the 60-story, 750-foot tower will include 360 apartments and 125 condos and is slated to be Tennessee's tallest building, with completion targeted for May 2028.



# RETAIL HIGHLIGHTS



Dose Dealer | Walk of Fame Park

## Nashvillage Holiday Market



Following its 2025 debut, the [Nashvillage Holiday Market](#) returns to Walk of Fame Park in December, expanding to two weekends of holiday shopping, live music, family activities, festive food and drinks, and a community tree lighting. The free, family-friendly celebration will run December 3–6 and 10–13.

**3%**

RETAIL  
Vacancy Rate

**3.6M SF**  
TOTAL RETAIL

**122**

SHOPPING  
Options

**219**

NIGHTLIFE  
Options

**433**

RESTAURANT  
Options

**67**

RETAIL &  
RESTAURANTS  
Have opened in 2026

RETAIL CONTINUED  
NEW RETAIL 2026

Food & Beverage

Culture Club



Dose Dealer

Jeni's Ice Cream at Peabody Union

Jersey Mike's Subs

Jolene's

Naked Farmer



Naked Farmer South Gulch

NY Pie

Palm Tree Club Nashville

Parton's Live

SKYDECK



Songteller Cafe

Talkin' Tacos

The Modern Dog Company



Zio Matto Gelato

Goods & Services

Callie's Pilates

Clean Your Dirty Face

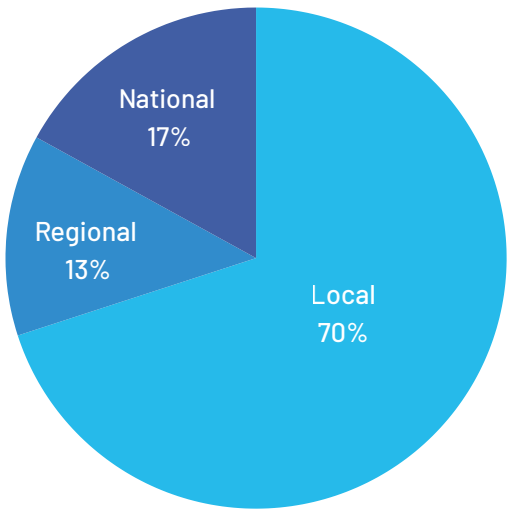


Floyd's 99 Barbershop

FS8 North Gulch



PERCENTAGE OF  
LOCAL/REGIONAL/NATIONAL MERCHANTS

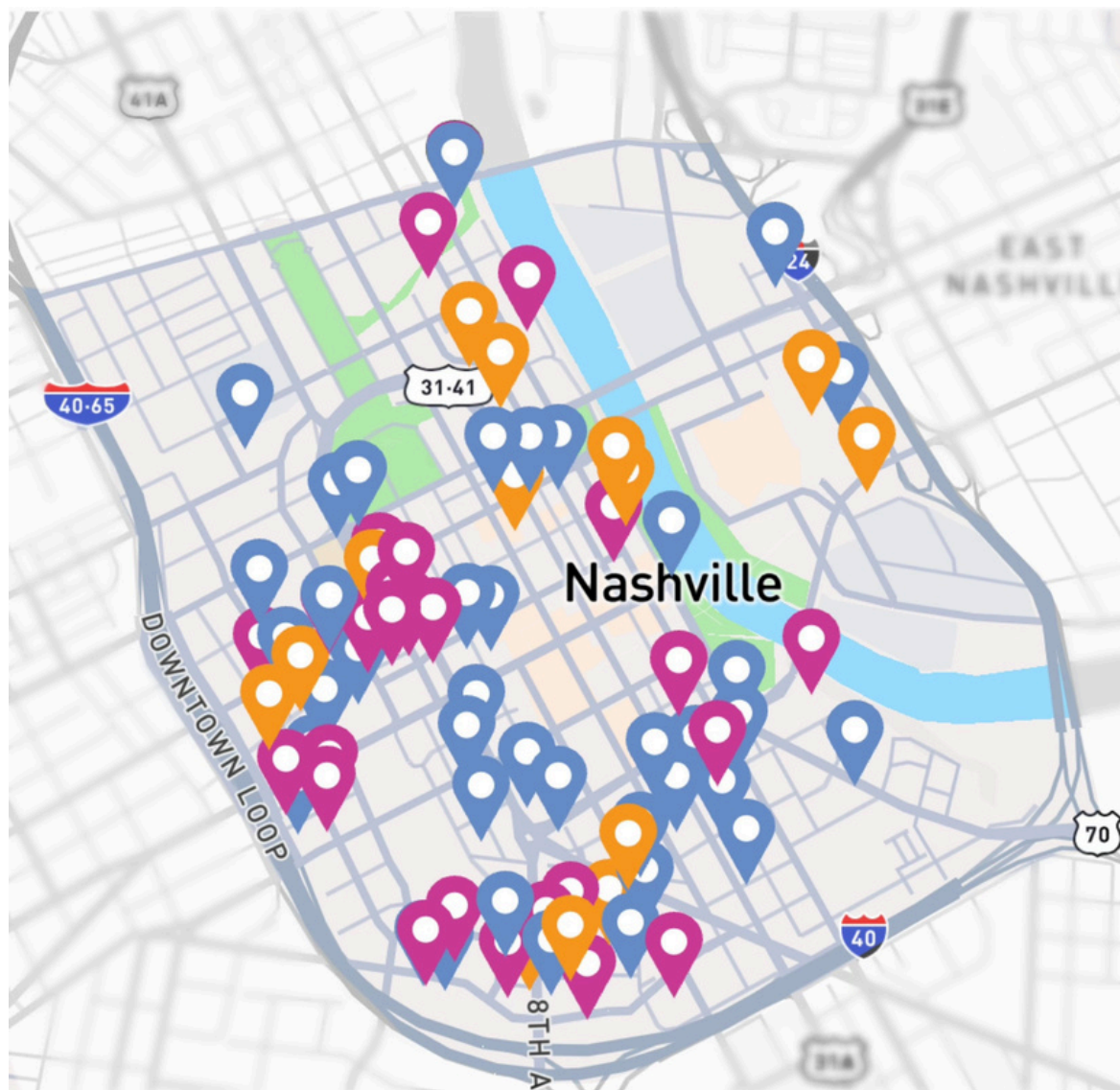


TREE WALK AT THE TERRACE AT RIVERFRONT PARK

This December, NDP will launch the inaugural Tree Walk at The Terrace at Riverfront Park, featuring decorated Christmas trees and Hanukkah menorahs sponsored by local businesses. Proceeds will benefit Room in the Inn and Nashville Rescue Mission. To learn more about sponsorship opportunities, contact Crissy Cassetty at [ccassetty@nashvilledowntown.com](mailto:ccassetty@nashvilledowntown.com).



# 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](https://nashvilledowntown.com/economic-development/development-map)