

# MARKET CONDITIONS REPORT

## 2023 | QUARTER 1



**NASHVILLE  
DOWNTOWN  
PARTNERSHIP**

**26**  
CRANES

**22**  
DEVELOPMENT  
PROJECTS

Under Construction  
as of Q1

**94%**  
RESIDENTIAL  
Occupancy

**12.7%**  
OFFICE  
Vacancy

**2.6%**  
RETAIL  
Vacancy



Downtown is the economic engine of Davidson County and Tennessee.

**26%** of Davidson County sales taxes are generated on 0.5% of the county's acreage

Downtown is where locals want to do business.

**12%** of Davidson County's property taxes are generated on 0.5% of the county's acreage

### LIVE

The residential population is expected to more than double by 2029, to 36,000.

### WORK

Downtown's commercial real estate market is thriving, with occupancy rates sitting 7% higher than the county at large.

### PLAY

Visitorship trends are high, with local visitorship driving the weekday leisure economy.

### INVEST

\$10 billion in public-private investment is under construction or planned as of 2023.

# OFFICE HIGHLIGHTS



Peabody Union

## RECENTLY COMPLETED – 1.1M SF

4 recently completed projects combined: 74% leased

501 Commerce: 372,000 SF (90.8% leased)

Gulch Union: 325,000 SF (84.5% leased)

One22One: 365,000 SF (52.2% leased)

Paseo South Gulch: 38,800 SF (30% leased)

## UNDER CONSTRUCTION – 1.7M SF

4 projects under construction combined: 59% leased

Amazon – Juno: 500,000 SF (100% leased) / 2023

Nashville Yards Creative Office: 275,000 SF (28.1% leased) / 2024

Nashville Yards – Pinnacle: 650,000 SF (59.1% leased) / 2025

Peabody Union: 350,000 SF (17.2% leased) / 2024

## PLANNED – 3.2M SF

# 12.7%

OFFICE  
Vacancy

# 15.3%

CLASS A  
Vacancy

# 19.1M SF

TOTAL OFFICE  
Inventory

# 9.2M SF

TOTAL CLASS A  
Inventory

# \$39.73

CLASS A  
Rent PSF

"Nashville has the  
No. 1 hottest job  
market in the U.S,"

–Wall Street Journal



# HOTEL HIGHLIGHTS



Tempo by Hilton

## UNDER CONSTRUCTION

### Canopy by Hilton

Rooms: 181 / Delivery: 2024

### Hilton Tempo

Rooms: 306 / Delivery: 2024

### Homewood Suites

Rooms: 152 / Delivery: 2024

### The Printing House

Rooms: 181 / Delivery: 2023

**12,072**  
CURRENT  
ROOMS

**821**  
ROOMS  
Under Construction

**22**  
PLANNED  
Hotels

**1,349**  
SHORT-TERM  
RENTALS



Dual-Branded Canopy and Homewood Suites by Hilton

# RESIDENTIAL HIGHLIGHTS



Alcove

**16,300**

RESIDENTS

Downtown

**94%**

RENTAL

Occupancy

**4,855**

UNITS

Under Construction

**12,187**

UNITS

Planned

**96%**

OF RESIDENTS

say downtown is a fun place to live

**62%**

OF RESIDENTS

cite walkability as a top reason they live downtown

**4,600**

DOGS

Downtown

## DOWNTOWN RESIDENTIAL PIPELINE: HOUSING UNITS

**3,484**

Completed  
Since 2017

**4,855**

Under  
Construction

**12,187**

Units  
Planned/Proposed

**“Nashville ranks in the top 5 for 'hottest' housing markets in 2023.”**

Zillow



Hyve



Modera Gulch



# RETAIL HIGHLIGHTS



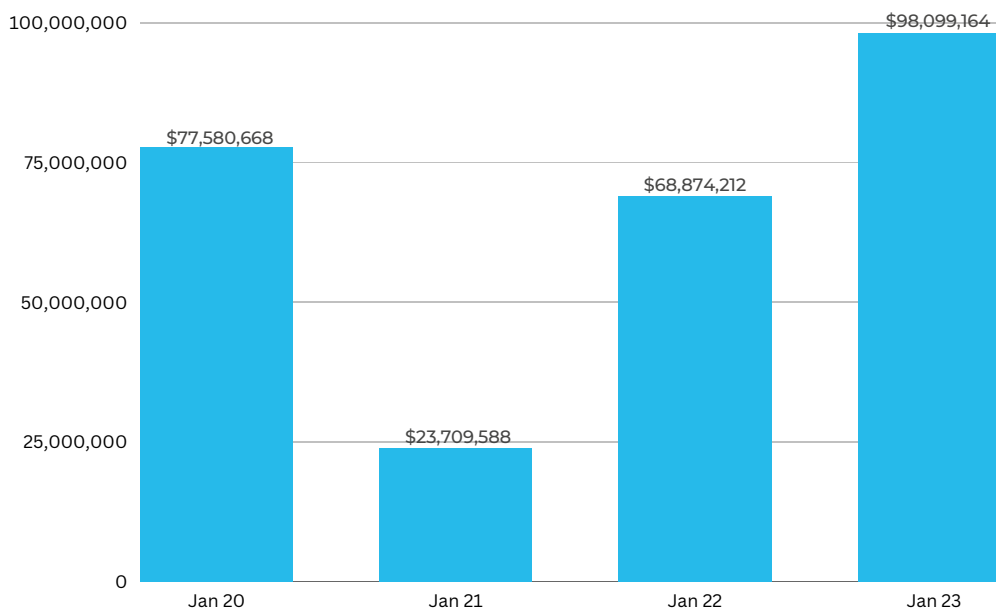
Levis: 5028 Broadway Place

The South's Best Barbecue Joint in Every State 2023 by Southern Living included Nashville's Peg Leg Porker. (March 2023)



## CBID RETAIL SALES

\*excludes certain retail sales (lodging, liquor by the drink, long term parking, ticketed events)



**2.6%**

**RETAIL**

Vacancy Rate

**3.7M**

**TOTAL RETAIL**

SF

**331**

**DINING**

**55 WITH OUTDOOR DINING**

**131**

**SHOPPING**

Options

**141**

**NIGHTLIFE**

Options

**51**

**RETAIL & RESTAURANTS**

Have opened or plan to open in 2023

## RETAIL CONTINUED

### NEW RETAIL 2023

#### Food & Beverage

Elegy Coffee



\*Pullman Standard  
Teddy's Tavern

#### Goods & Services

Levis

The Drip Bar

### COMING SOON IN 2023

#### Food & Beverage

Andiamo Presto

Black Market Bar + Grill



\*Black Tap Craft Burgers & Beer

Blue Stone Lane

Catbird Seat

Chief's

Chotto Matte

Crisp & Green

DeSano Pizza

EVO Entertainment Nashville Yards

Far Better Distillery

Fat Bottom Brewery



\*Frank Sinatra Bar & Lounge

Friends in Low Places

Gannon's

Hand Cut Chophouse

Harper's

High Street Wine Co.

High Wire Brewing

Honest Coffee Roasters

Joe Muer Seafood

La Danse Bar

Maiz de la Vida

Marble Fox

Neighbors Nashville

Ophelia's

Patterson House

PJ's Coffee

Raising Cane's

Saucy Brew Works

Sip SoBro

Snooze A.M. Eatery

St. Vito Focacciarria

Take Me Out To The Brewery

The Co-Op Frose & Eatery

The Finch

The Iberian Pig

Underground Cocktail Club

Vidorra

#### Goods & Services

Blind Barber

Brilliant Earth Jewelry

Carter Vintage Guitars

Freebird

Orangetherory

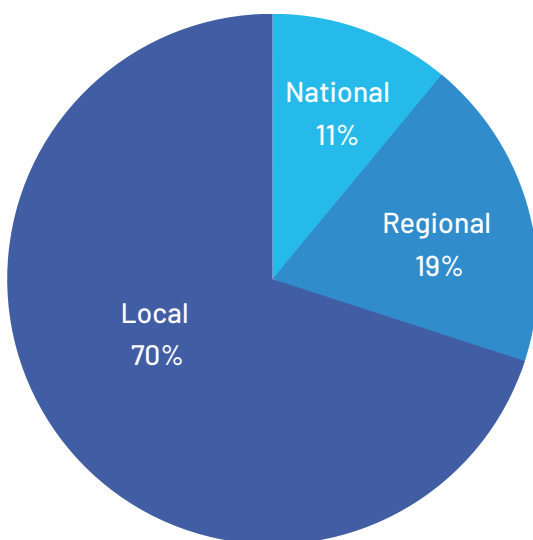
Fitness

P.Volve

Pure Sweat Studios

\*Location picture above

## PERCENTAGE OF LOCAL/REGIONAL/NATIONAL MERCHANTS

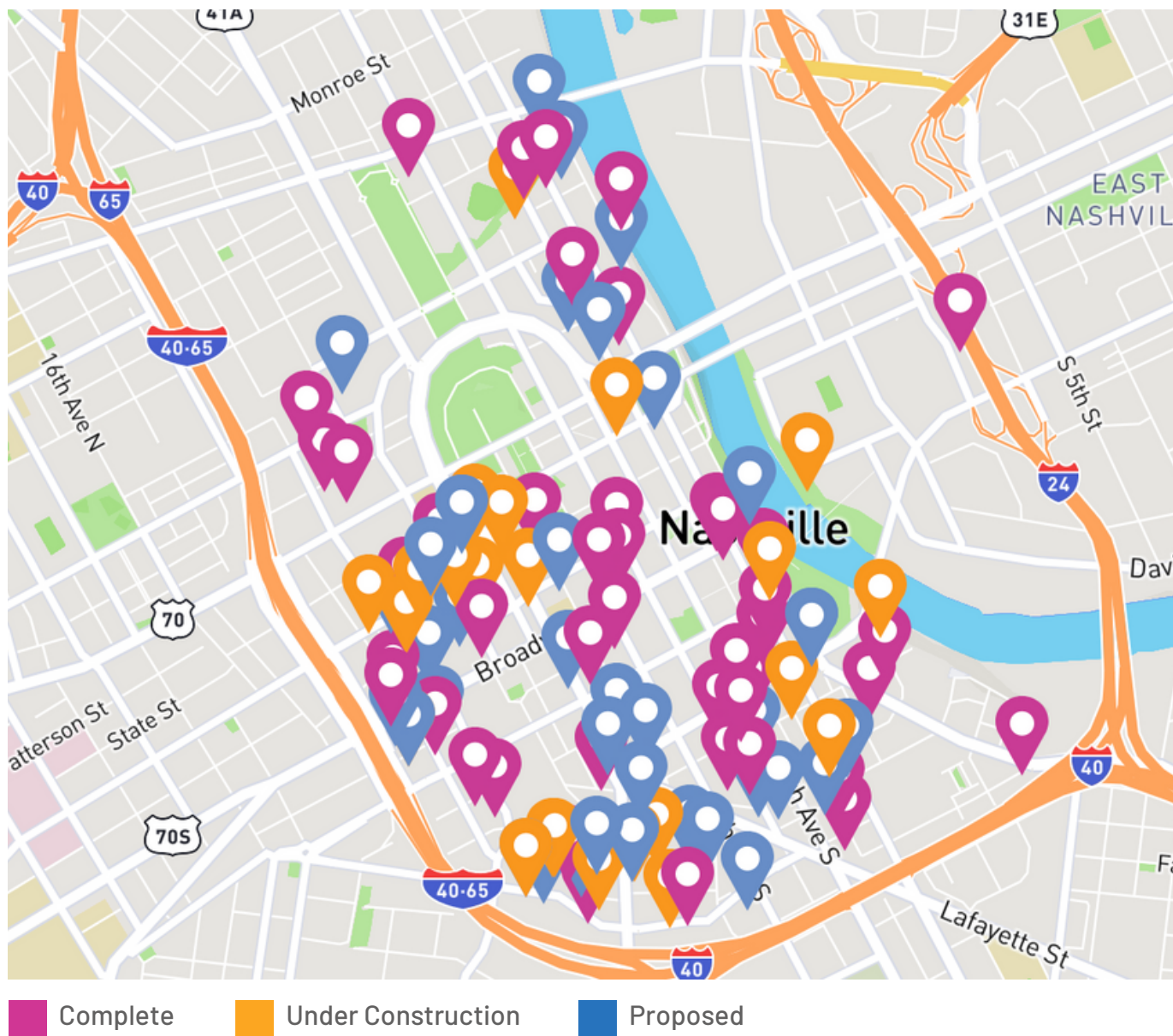


## PROJECT SPOTLIGHT: Downtown Nashville Welcomes Local Operator Teddy's Tavern

Founded by locals, Teddy's aims to bring a touch of the old to the new Nashville. Located in one of downtown's oldest buildings, Teddy's is conveniently placed across the street from Bridgestone arena.



# DOWNTOWN DEVELOPMENT



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)