



FOR LEASE

## 1811 Division Street

1811 division Street  
Nashville, TN 37203

**Carolyn MCMURRAY**

6157170422 (Direct)  
cara.re@icloud.com

**3,800 SF**

AVAILABLE

**Maison Beni Real Estate**

709 Hagan St.  
Nashville, TN 37203  
(615) 807-1204  
Lic# 262638

# Property Overview

## EXECUTIVE SUMMARY

The Nashville market features growing demographics, above-average household incomes, and strong demand for retail goods and services.

Excellent access from major roadways and proximity to residential communities make this location ideal for customer-facing businesses.

Competitive NNN lease rates are available with terms tailored to qualified retail and service-oriented tenants.

Landlord may offer tenant improvement allowances for qualified tenants committing to long-term lease agreements.

Lease terms range from 3 to 10 years with annual rent escalations, providing flexibility for tenants at various stages of growth.

Positioned in the heart of Midtown Nashville, 1811 Division Street presents a rare opportunity to lease a high-visibility retail space in one of the city's most active entertainment corridors. The property benefits from strong pedestrian and vehicle traffic and is surrounded by established restaurants, bars, and retail.

The available space totals approximately ±3,800 square feet across two levels and is partially built out for a high-end cocktail bar or lounge concept, with permitted plans in place. This provides an efficient path for a tenant to complete the space or reposition it for a variety of retail or hospitality uses.

Midtown continues to experience strong population and income growth due to its proximity to downtown Nashville and its reputation as a premier destination for dining and nightlife. The surrounding demographic supports high-performing retail and experiential concepts.

## PROPERTY HIGHLIGHTS

- 1811 Division Street enjoys immediate access to a major interstate interchange, placing the property within a short drive of the broader Nashville metropolitan consumer base.

Combined average daily traffic counts along the adjacent thoroughfares generate exceptional foot traffic and drive-by visibility for tenants.

The surrounding five-mile trade area boasts above-average household incomes, supporting strong consumer spending across retail categories.

Nashville, Tennessee has experienced sustained population growth in recent years, driving increased demand for retail goods and services.

The immediate trade area is characterized by a dense daytime population of office workers and residents, creating consistent weekday and weekend foot traffic.

Per-capita consumer expenditures within a three-mile radius significantly outpace the national average, reflecting the affluence of the surrounding neighborhoods.

Numerous quick-service and full-service restaurants, banking institutions, and service-oriented businesses are located within the immediate vicinity.

Nearby residential subdivisions and multifamily communities provide a built-in consumer base within walking and short driving distance of the center.

The Nashville area continues to attract corporate relocations and expansions, fueling job growth that translates directly into incremental consumer spending.

±3,800 SF available (2 levels)

- Existing tenant: The Baked Bear (1,518 SF)

- Partial buildout for bar/lounge concept

 **3,800 SF**  
AVAILABLE SF

 **1910**  
YEAR BUILT

 **0.130**  
LOT SIZE


 **5,731**  
BUILDING SQFT

 **092-16-0-297-00**  
PARCEL ID

 **Commercial**  
ZONING

 **Davidson**  
COUNTY

 **157**  
FRONTAGE

 **36.150650,-86.795**  
**179**  
COORDINATES

## ACCESSIBILITY

### TRANSIT

5th Ave & MCC Plaza NB **1.3 mi**

12th Ave S & Archer St SB **0.6 mi**

11th Ave & Laurel St SB **0.7 mi**

### AIRPORTS

Nashville International Airport **6.9 mi**

John C. Tune Airport **5.3 mi**

Smyrna/Rutherford County Airport Authority **18.1 mi**

### HIGHWAYS

Downtown Loop **0.5 mi**

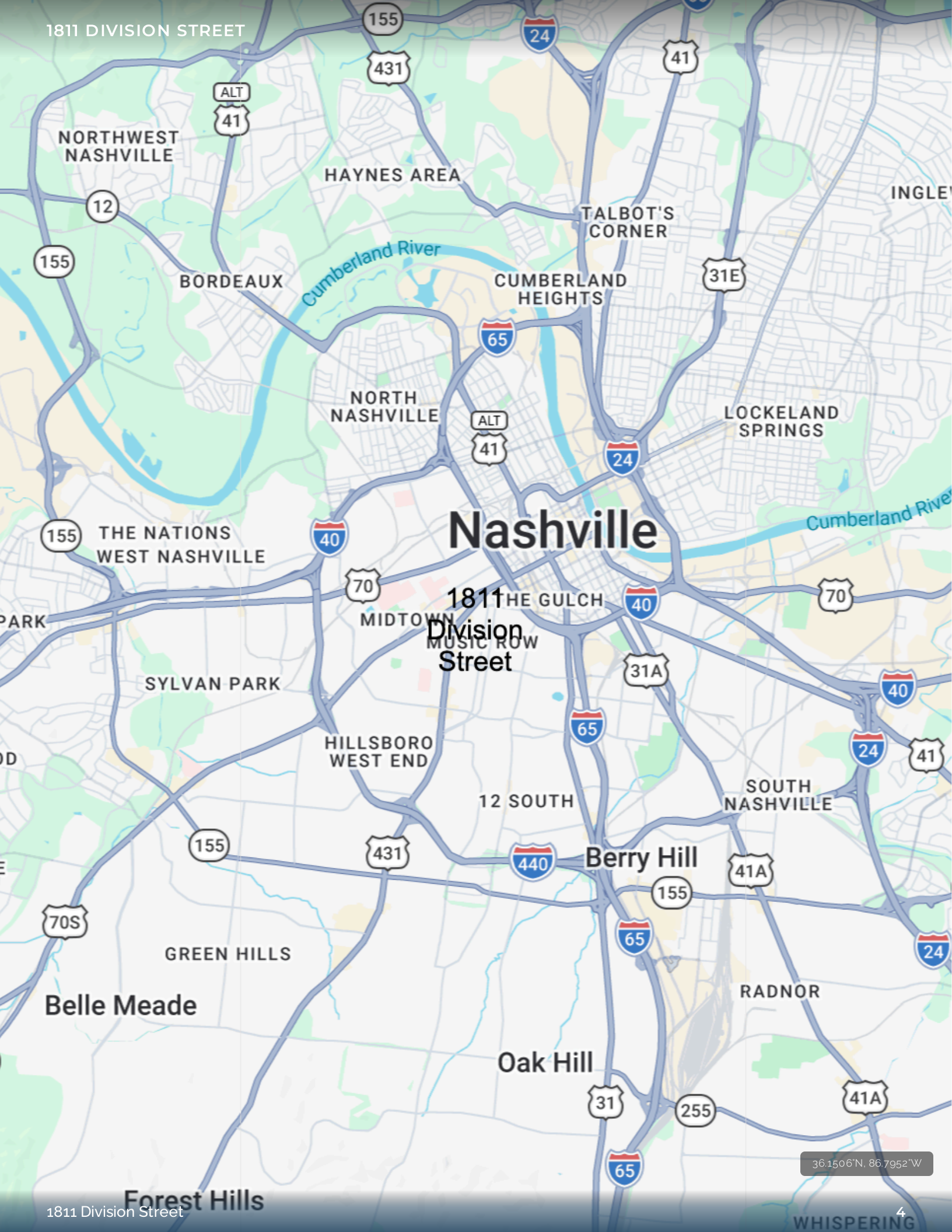
I 65 **0.8 mi**

I 40 **1.5 mi**

Debra K Johnson Memorial Parkway **1.5 mi**

# | Space Available

SPACE / SUITE	SF AVAILABLE	LEASE TYPE	USE
—	3,800 SF	NNN	Zoned MUI-A



1811 DIVISION STREET

NORTHWEST NASHVILLE

HAYNES AREA

TALBOT'S CORNER

INGLETON

BORDEAUX

Cumberland River

CUMBERLAND HEIGHTS

31E

NORTH NASHVILLE

LOCKELAND SPRINGS

Nashville

Cumberland River

THE NATIONS WEST NASHVILLE

1811 THE GULCH  
Division Street

MIDTOWN  
MUSIC ROW

SYLVAN PARK

HILLSBORO WEST END

SOUTH NASHVILLE

12 SOUTH

Berry Hill

GREEN HILLS

RADNOR

Belle Meade

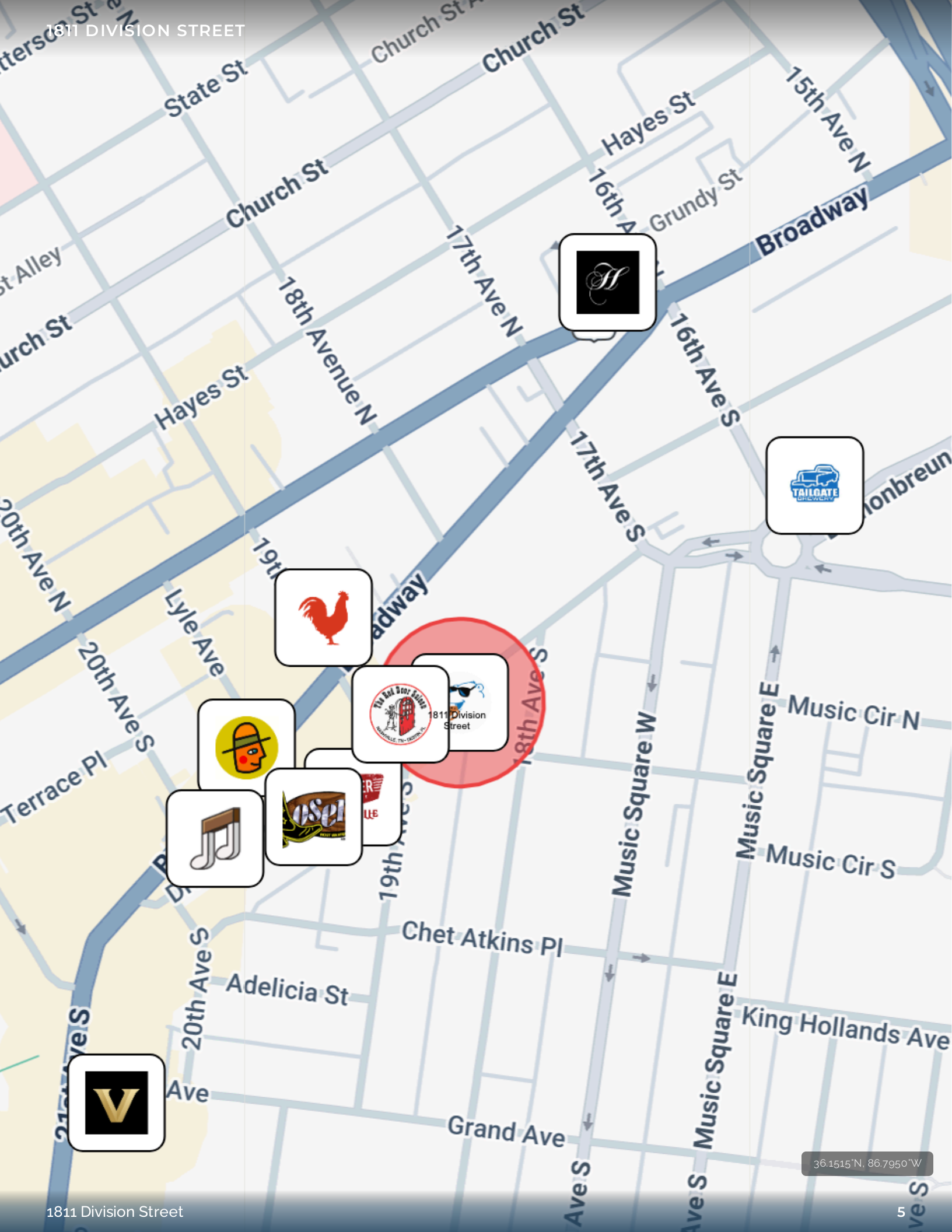
Oak Hill

Forest Hills

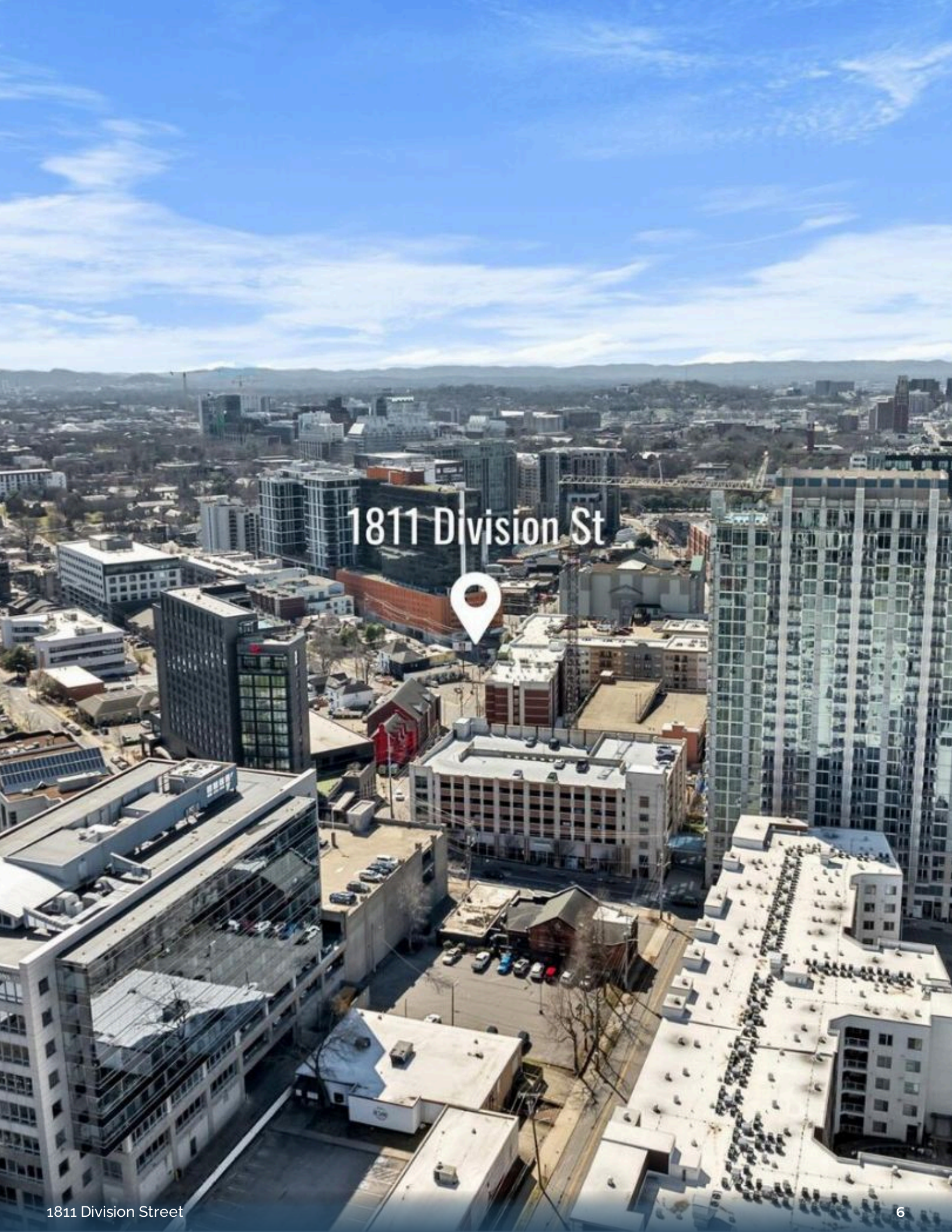
1811 Division Street

36.1506°N, 86.7952°W

WHISPERING



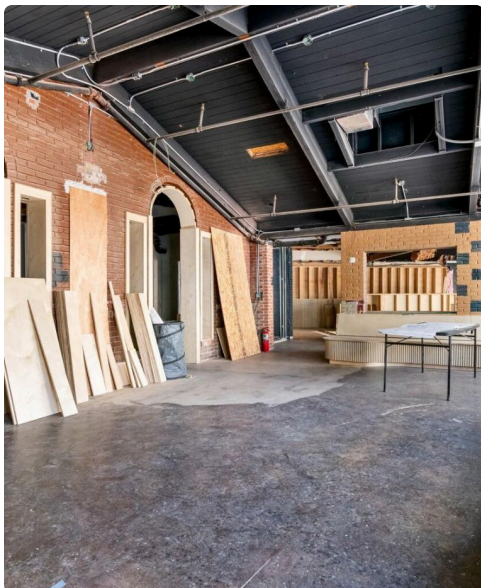
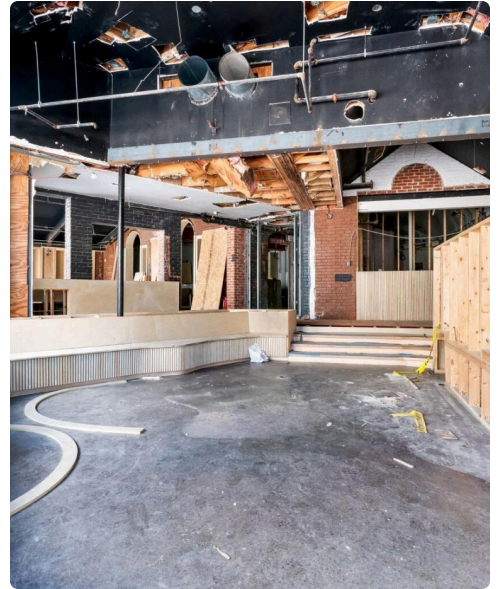
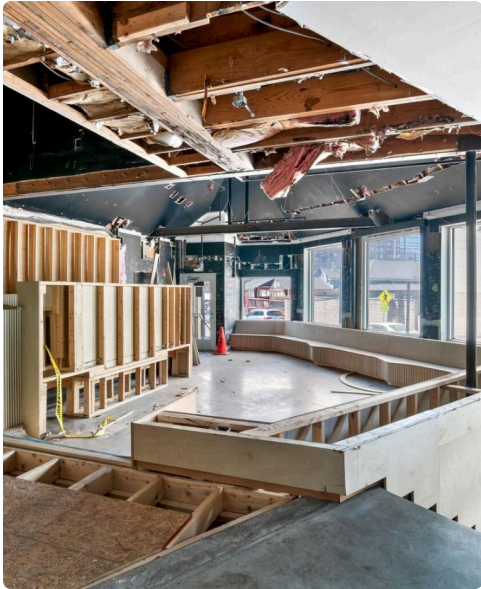
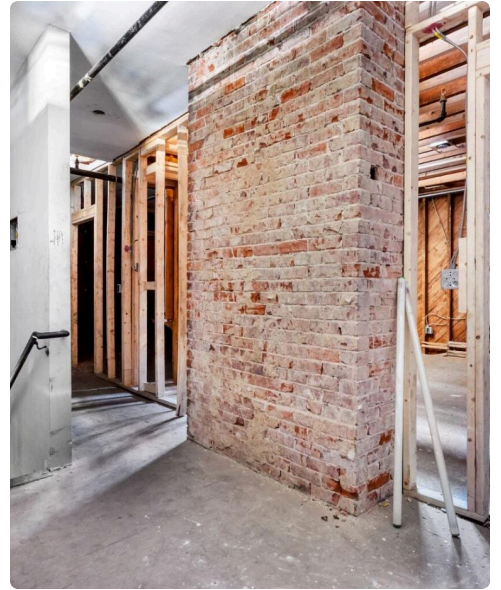
36.1515°N, 86.7950°W



1811 Division St



# Photo Gallery



# Market Overview

## Market Overview: Nashville, TN

Nashville ( NASH-vil) is the capital and most populous city in the U.S. state of Tennessee. It is the seat of Davidson County in Middle Tennessee, located on the Cumberland River. It is the 21st-most populous city in the United States and fourth-most populous city in the Southeast, with a population of 689,447 at the 2020 census (estimated at 704,963 in 2024). The Nashville metropolitan area, with over 2.15 million people, is the 35th-largest metropolitan area in the country. Nashville is among the fastest-growing cities in the U.S.

Named for either Abner Nash or his brother Francis Nash, a general of the Continental Army during the American Revolutionary War, the city was founded in 1779 when this territory was still part of North Carolina. The city grew quickly due to its strategic location as a port on the Cumberland River and, in the 19th century, a railroad center. Nashville as part of Tennessee seceded during the American Civil War; in 1862 it was the first state capital in the Confederacy to be taken by Union forces. It was occupied through the end of the war.



### KEY FACTS

Population	729,505
Area	527.9 sq mi
Elevation	597 ft
Time Zone	Central Time Zone
County	Davidson County
Incorporated	1779
State	Tennessee

### DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Population	Population	Population
26,137	137,109	248,214
Median HH Income	Median HH Income	Median HH Income
\$81,839	\$84,609	\$86,945
Households	Households	Households
13,038	65,296	112,189

Source: ESRI / ArcGIS Business Analyst

# Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,905	98,868	198,861
2010 Population	13,123	99,572	197,158
2025 Population	26,137	137,109	248,214
2030 Population	34,332	162,124	280,812
2025-2030 Growth Rate	5.61 %	3.41 %	2.50 %
2025 Daytime Population	126,616	314,866	454,308

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	3,344	40,224	81,279	less than \$15,000	1,442	7,581	11,343
2010 Total Households	3,738	41,235	81,634	\$15,000-\$24,999	664	3,362	5,572
2025 Total Households	13,038	65,296	112,189	\$25,000-\$34,999	512	3,258	6,013
2030 Total Households	18,218	79,957	129,571	\$35,000-\$49,999	1,068	5,551	10,313
2025 Avg. Household Size	1.59	1.86	2.04	\$50,000-\$74,999	2,325	9,770	16,308
2025 Owner Occupied Housing	1,519	18,903	44,573	\$75,000-\$99,999	1,540	7,014	12,110
2030 Owner Occupied Housing	1,630	19,507	46,113	\$100,000-\$149,999	2,408	10,921	19,115
2025 Renter Occupied Housing	11,519	46,393	67,616	\$150,000-\$199,999	928	5,655	10,000
2030 Renter Occupied Housing	16,588	60,451	83,458	\$200,000 or greater	2,151	12,185	21,416
2025 Vacant Housing	3,453	14,941	21,276	Median HH Income	\$81,839	\$84,609	\$86,945
2025 Total Housing	16,491	80,237	133,465	Average HH Income	\$124,336	\$133,980	\$137,953



Source: ESRI / ArcGIS Business Analyst

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## Maison Beni Real Estate

PRESENTED BY



**Carolyn MCMURRAY**

6157170422

cara.re@icloud.com

Lic# 342093

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