



111 BROADWAY
NASHVILLE, TN 37201

For Lease | Full-Floor Flagship Opportunity - Third Level | 14,500 SF



ABOUT THE PROPERTY

A rare opportunity to secure a full-floor presence in the heart of Lower Broadway, one of the most heavily trafficked entertainment corridors in the country. Located at 111 Broadway, this 14,500 SF third-floor space sits directly in the center of Nashville's tourism epicenter, which attracts more than 27 million visitors annually.

The space offers an open floor plate overlooking Broadway, dedicated elevator access directly from the 2nd Avenue sidewalk, and prominent signage opportunities visible from both Broadway and 2nd Avenue. Opportunities of this scale and visibility rarely become available on Lower Broadway, making this an unmatched chance to establish a flagship presence on one of America's busiest streets.



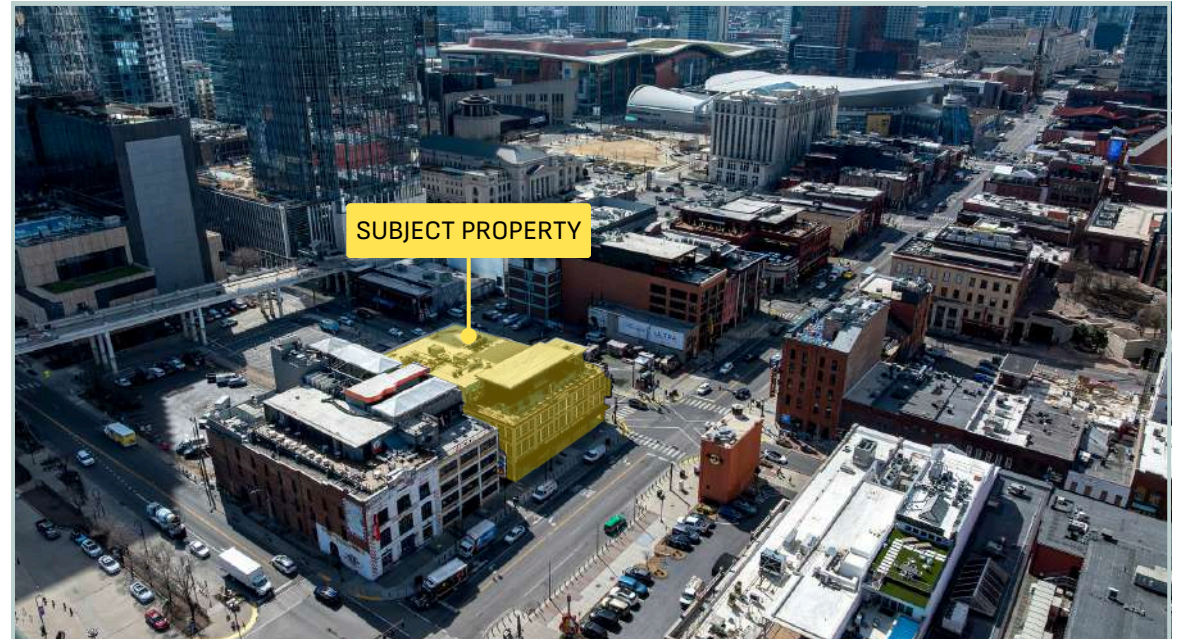
PROPERTY SPECIFICATIONS

SPACE AVAILABLE 14,500 SF Third Floor

CEILING HEIGHTS Height From Floor To Bottom Of Deck: 11';
Height From Floor To Bottom Of Joist: 9'10"

DELIVERY CONDITION Warm Shell

DELIVERY DATE Immediate

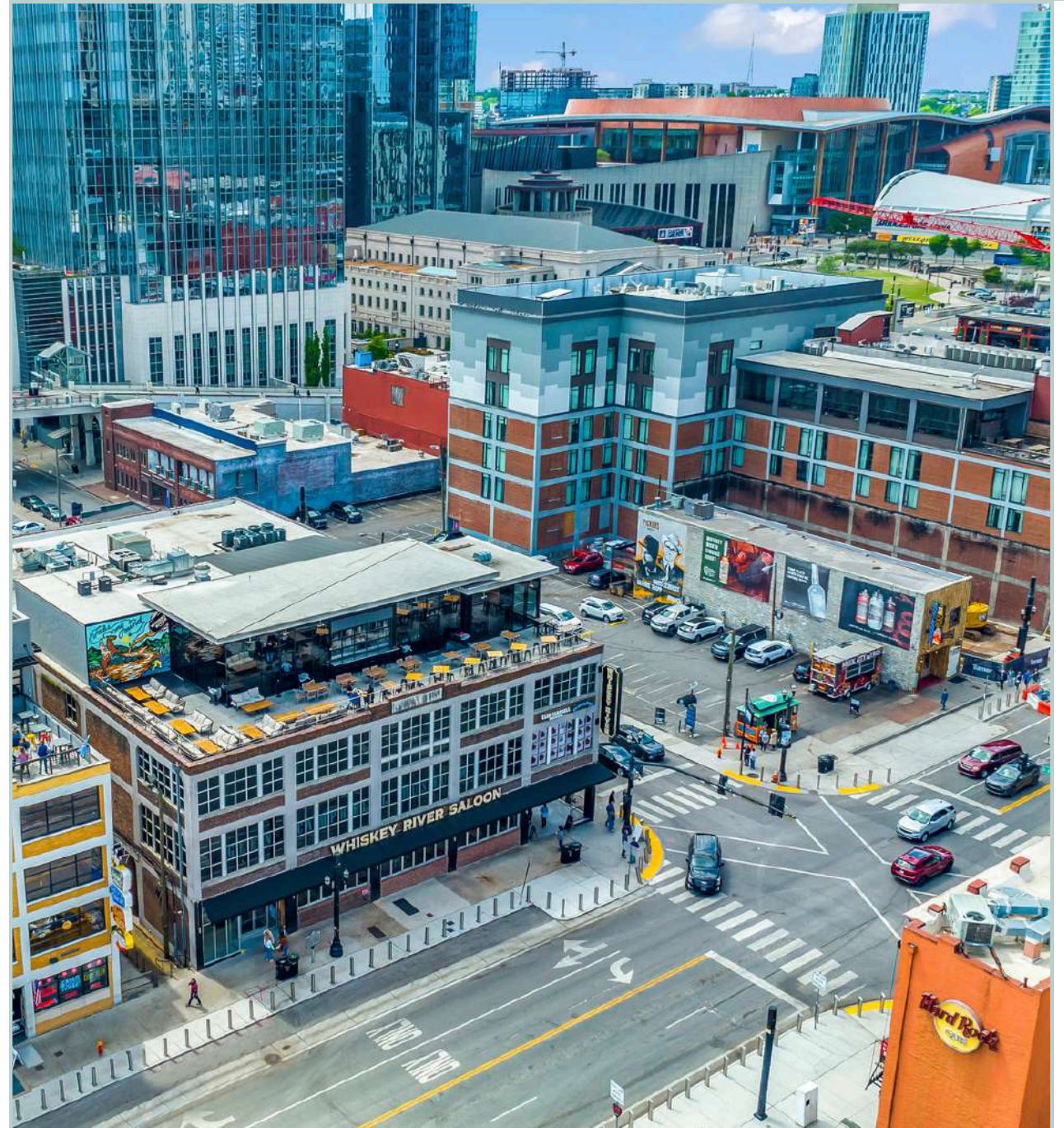


See link [here](#) for delivery conditions letter.

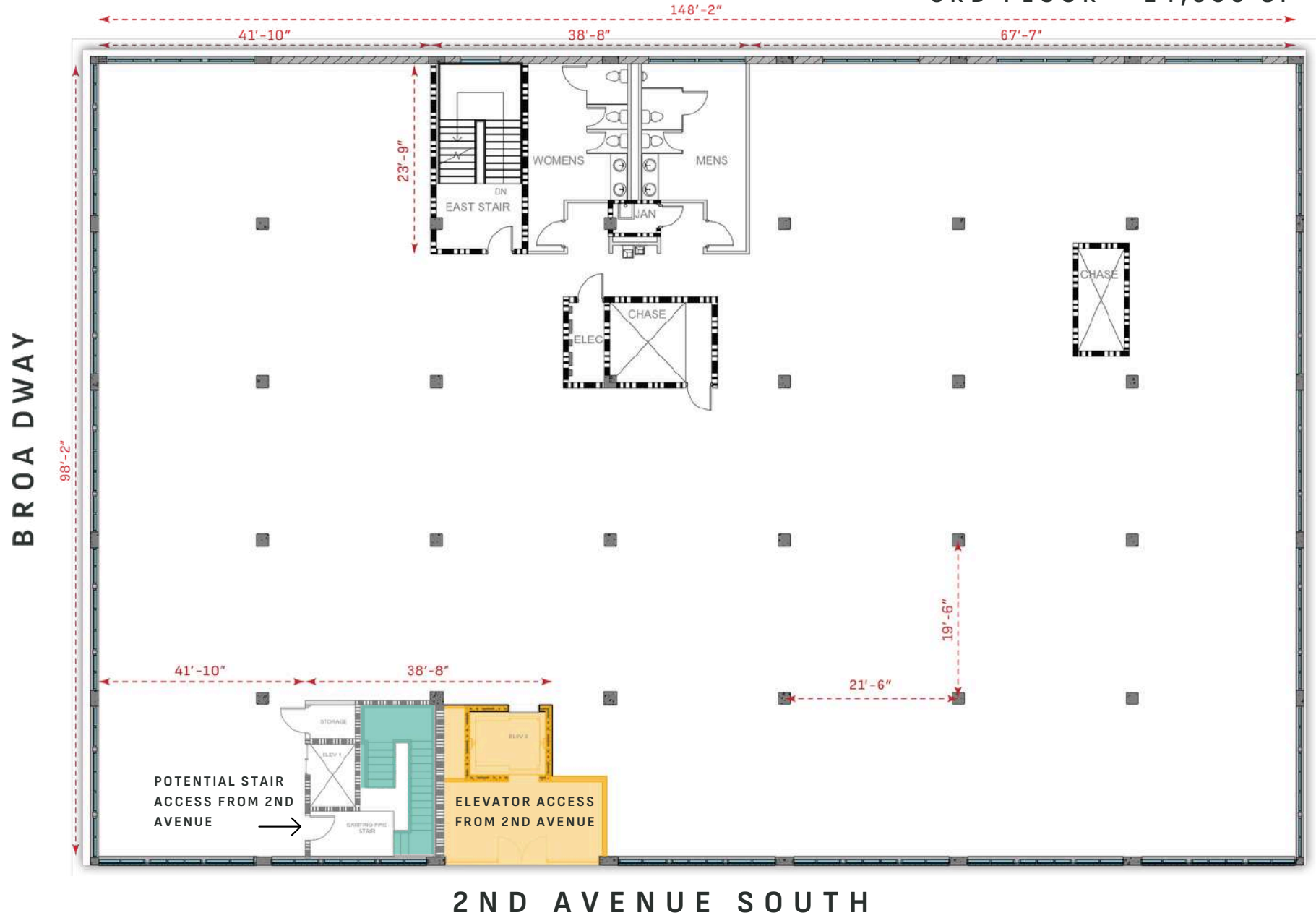
PROPERTY FEATURES

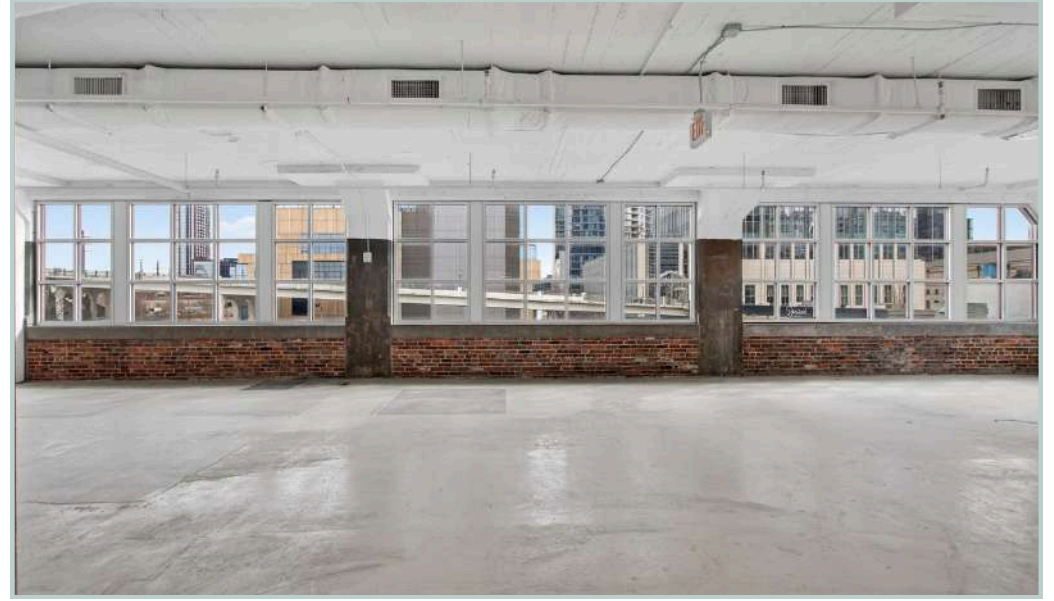
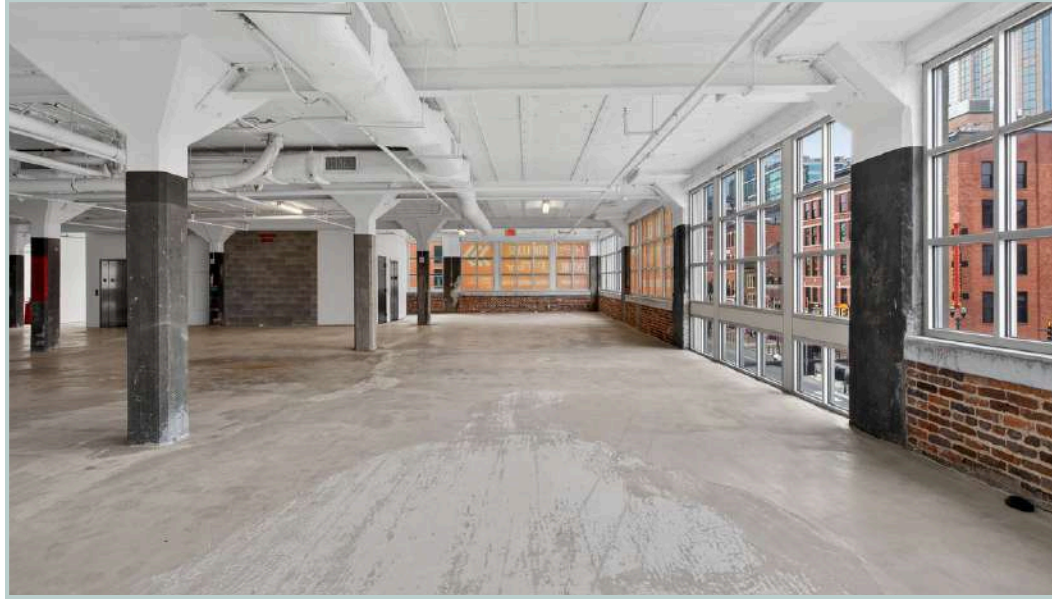
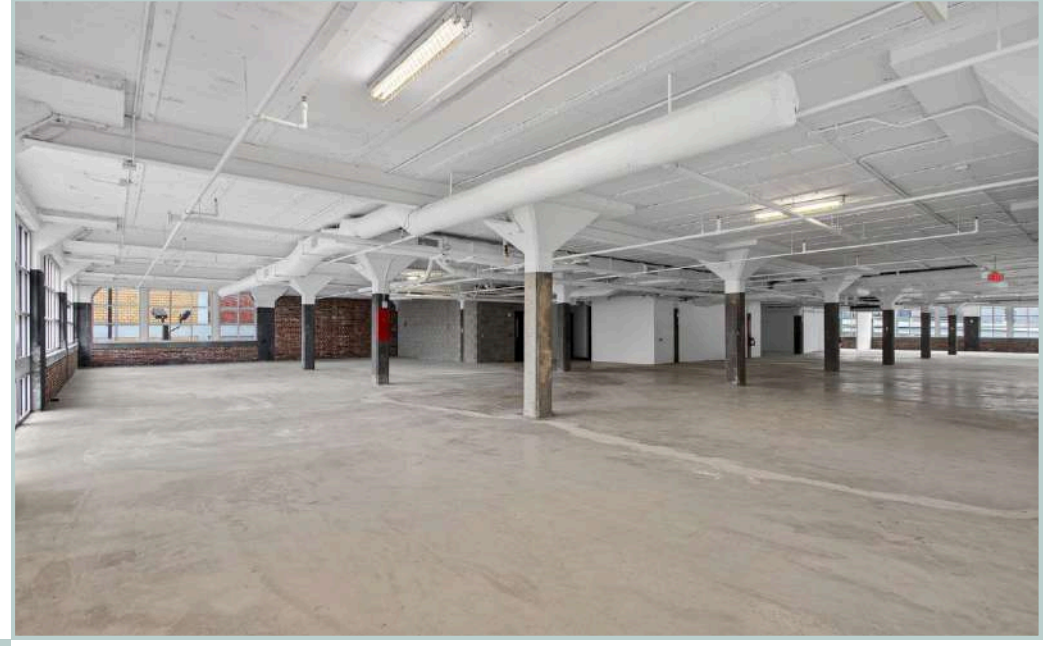
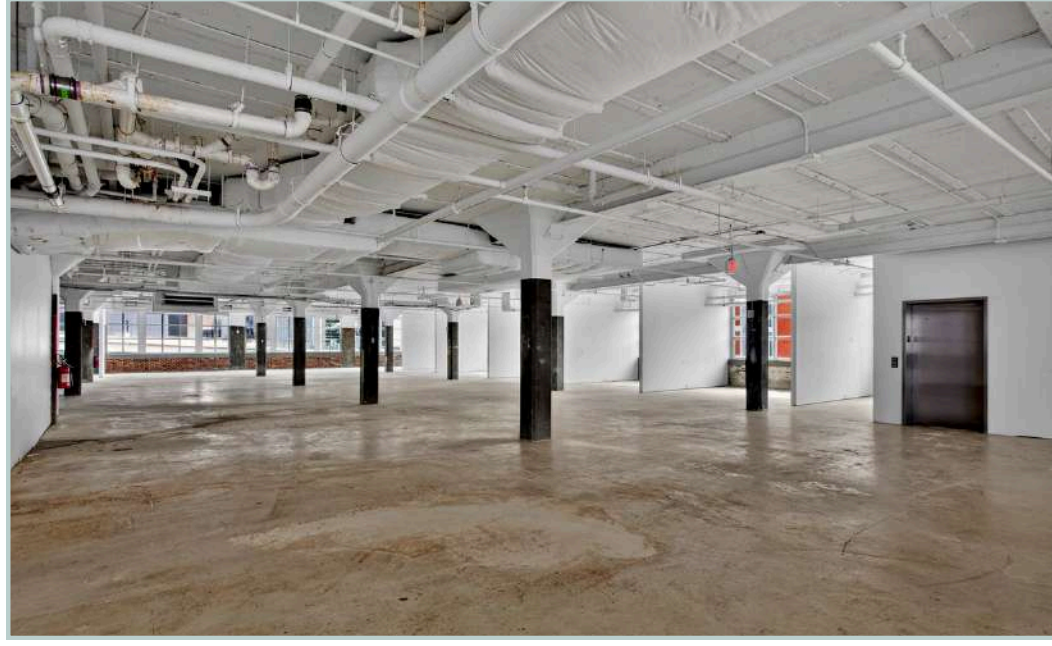
- 14,500 SF full third-floor opportunity
- Direct elevator access from the 2nd Avenue sidewalk to a dedicated third-floor lobby
- Exceptional signage exposure along both Broadway and 2nd Avenue facades
- Existing men's and women's restrooms in place
- Existing utility infrastructure and service areas (electrical, janitorial, storage)
- Ability to control a full-floor customer experience (ideal for entertainment, or experiential uses)
- Located above an active Lower Broadway environment with immediate proximity to major venues, hotels, and attractions
- Positioned at the intersection of Broadway and 2nd Avenue, providing exposure to two of downtown's highest pedestrian corridors

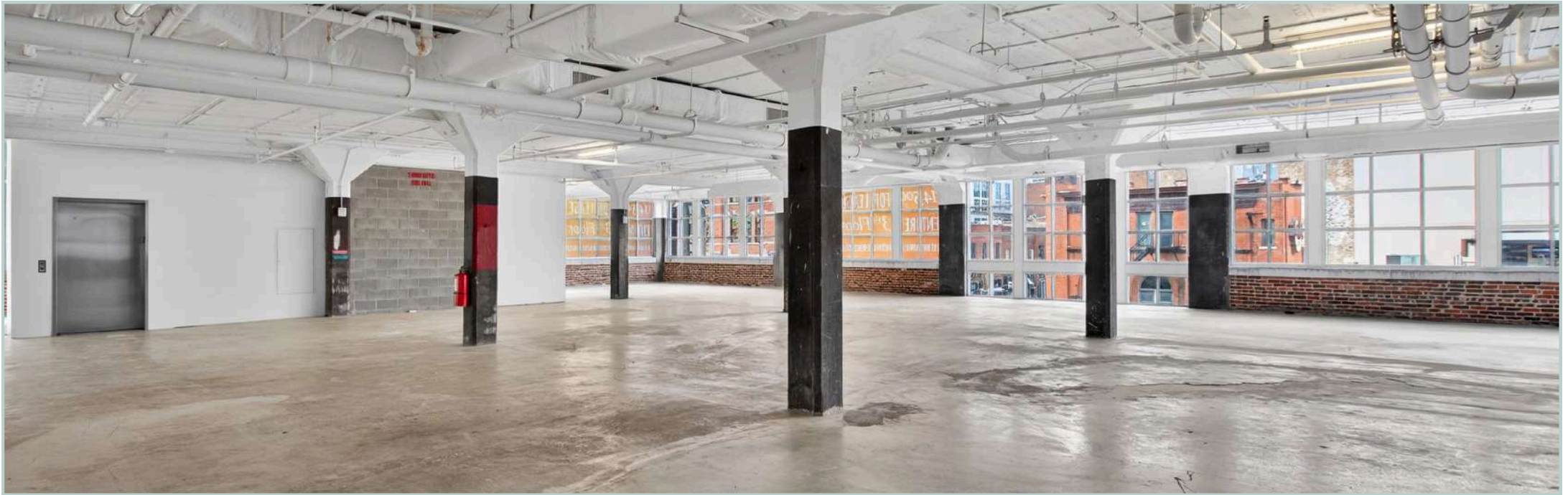
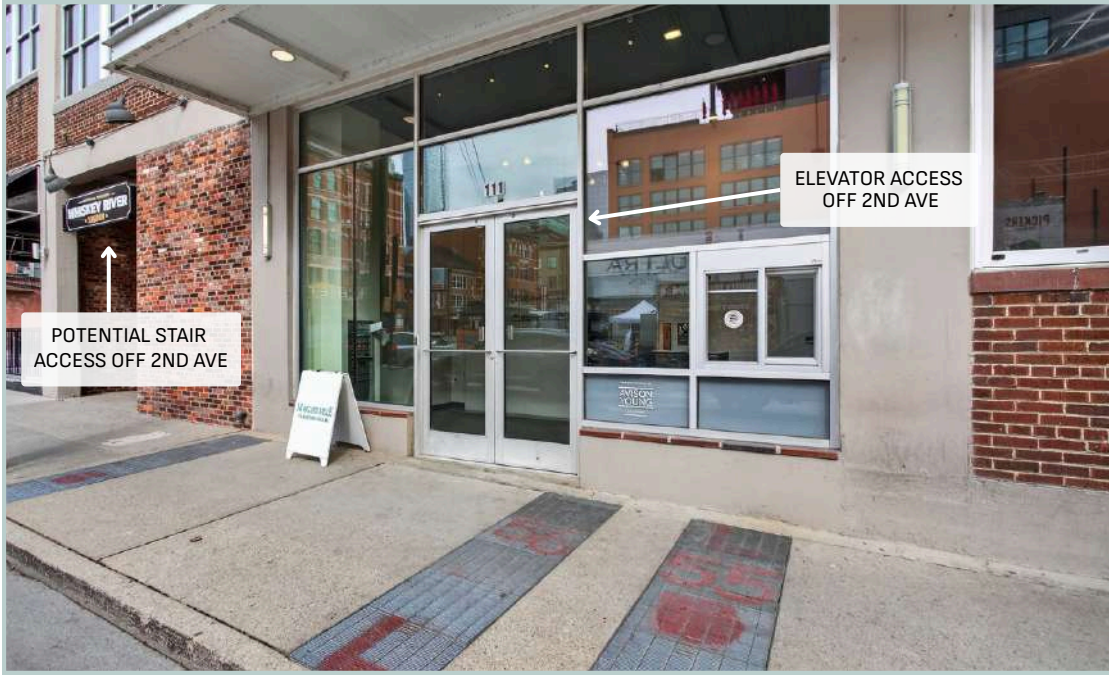
All square footage and measurements are approximate and subject to Tenant's further verification.



3RD FLOOR - 14,500 SF







WHY THIRD FLOOR WORKS

DESTINATION BEHAVIOR

- Customers routinely travel multiple levels for the right concept, with most Broadway venues operating across several floors or rooftops
- Vertical circulation is the norm and expected within the corridor

OPERATIONAL ADVANTAGES

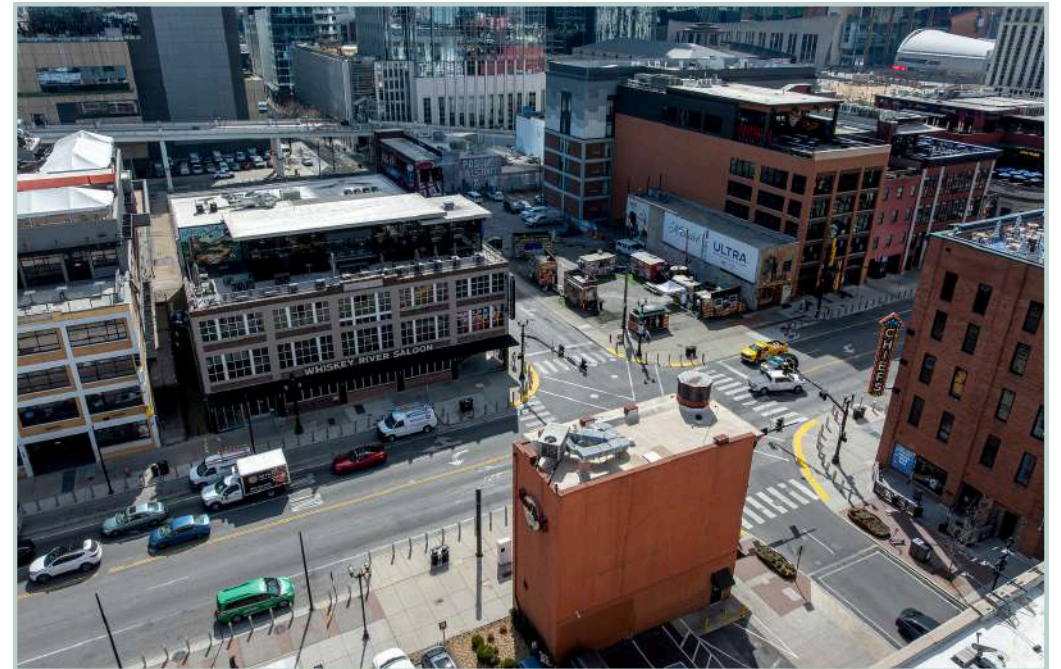
- Full-floor control allows operators to manage the entire customer journey, including entry, security, ticketing, and capacity
- Reduced street congestion compared to ground-level entry

EXPERIENCE VALUE

- Ideal for entertainment, immersive concepts, branded attractions, private event venues, or other experiential uses
- A full third floor allows operators to create a destination environment rather than a traditional storefront

POSITIONING

- On Lower Broadway, success is driven by the strength of the experience, not the floor level
- The ability to control an entire level supports longer dwell times, premium positioning, and higher-quality guest experience



LOWER BROADWAY HAS EVOLVED INTO ONE OF THE MOST HEAVILY TRAFFICKED ENTERTAINMENT DISTRICTS IN THE UNITED STATES.

~27 MILLION

ANNUAL VISITORS TO LOWER BROADWAY,¹

16,000+

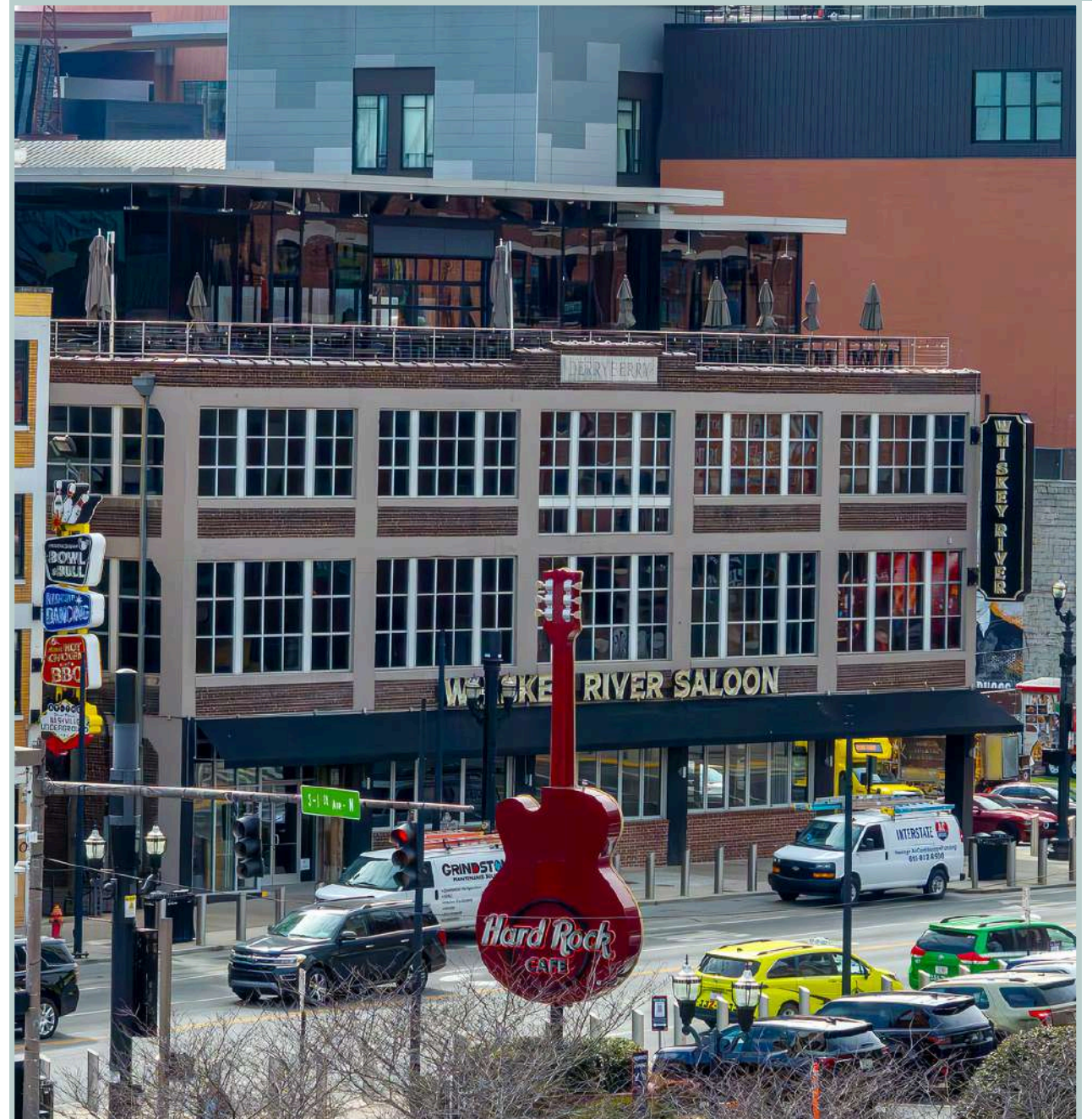
PEDESTRIANS PER DAY,²

\$11.2 BILLION

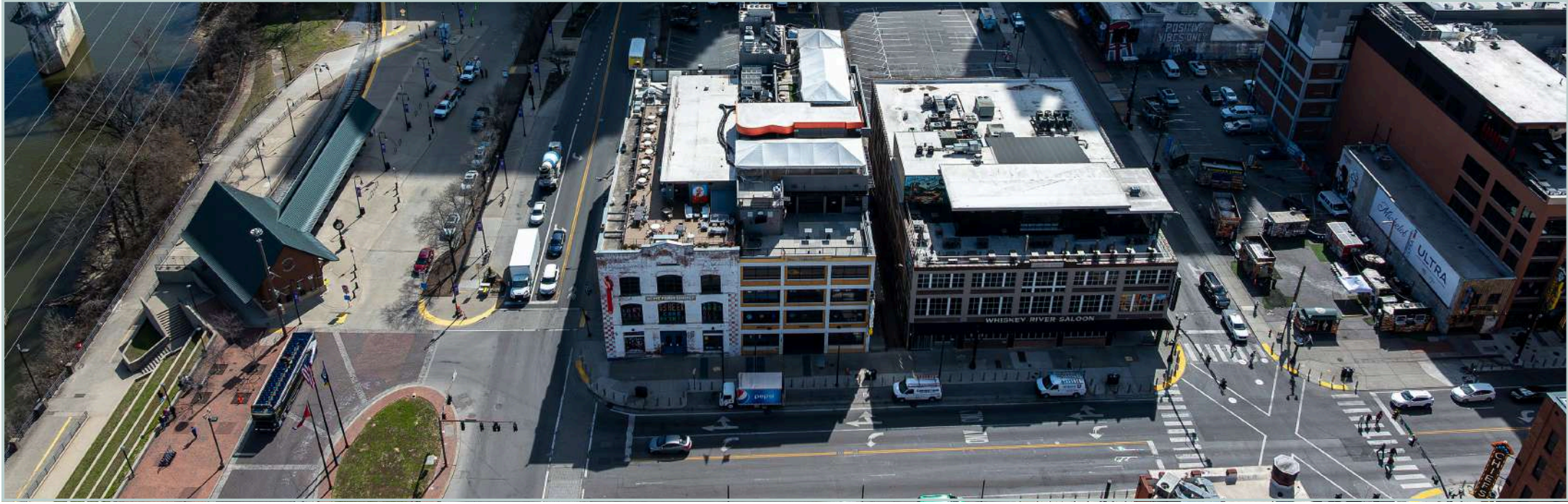
GENERATED THROUGH NASHVILLE TOURISM ANNUALLY,³

\$30.7 MILLION

SPENT BY VISITORS (APPROXIMATELY),⁴



1. Nashville Business Journal / Colliers | 2. Nashville Department of Transportation / Engineering Studies | 3. Tourism Economics / Visit Music City / WZTV | 4. Tourism Economics / Visit Music City / WZTV





5TH & BROADWAY

ASSEMBLY FOOD HALL | BLANGO | BLUE | BOQUERIA | CAVA | Eddie V's
 jenie's | SHAKE SHACK | SIXTY VINES | SLIM + HUSKY'S PIZZA | TWELVE THIRTY | Apple
 FREE PEOPLE | gorjana | LEVI'S | little words project | molly green | NIKE
 NASH | THE NORMAL BRAND | TECOVAS | ELIXR | ARIAT | Ray-ban
 SEPHORA | BUCK MASON | THE BAKERY | Harrah's | CARIBBEAT | STUDS

WHISKEY ROW

LUCKY BASTARD SALOON | DIERS BENTLEY'S | WHISKEY ROW
 BIG TIME BOOTS | JACK | SLUG
 Cawthon's BAR-B-QUE | THE BELLWORKS
 Layla's HOBBYSTONK | TONY'S LOUNGE

OLE RED WHISKEY BENT SALOON

BOOT COUNTRY
 Casa Rosa MIRANDA LAMBERT'S | Savannah's Candy Kitchen
 THE VALENTINE | Tin Roof
 BOOT BARN | MARGARITAVILLE

LEGENDARY Milkshake Bar | THE ESCAPE GAME
 BLUEPRINT SUPPLY CO. | Villa CASHIOTTI
 Broken Egg Cafe
 WILD BAYAN SPA

Lonnie's KARAOKE BAR | SICILIAN PIZZA
 MODISTE | The Countryopolitan
 UNION TELLER DINER & BAR | GRAY DUDLEY
 DADDY'S BOOS | SKULL'S
 THE ESCAPE GAME | THE BELLWORKS | BLUEBIRD PUB | BLACK RABBIT | SALVADOR BRUCE BLUES BOOGIE BAR | SUTCH | Jaxxon | TONY'S LOUNGE | THE FEDORA Lounge

FRIENDS IN LOW PLACES NASHVILLE TN | nudie's HONKY TONK | JBJ NASHVILLE TN
 osets | WASH HANK YEM WILLIAMS JR EAT DRINK ROOGIE BAR | Mellow MUSHROOM
 Rippy's HONKY TONK | Palm RESTAURANT

LUKE'S 32 BRIDGE | WannaB's KARAOKE BAR | Luigi's ITALIAN CUISINE
 HONKY TONK CENTRAL | JASON ALDEAN'S KITCHEN + ROOFTOP BAR | CUBA DINER
 TEQUILA COWBOY | BROADWAY DOWNTOWN | JOHNNY CASH MUSEUM
 HOUSE OF CARDS | Cash's BAR & BQ

1875 The HAMPTON SOCIAL RESTAURANT
 Liberty Common CAFE + BAR
 ZUZU

THE SOUTHERN STEAK & OYSTER NASHVILLE TN

THE RUTLEDGE

SUBJECT PROPERTY

COVE TUGLY NASHVILLE | Duke's PLANTER | TREASINO
 J.L. EXPLORE TAN | LEON'S Candy | CATEGORY 10
 DRAFTKINGS SPORTS & SOCIAL | French's SHOES & BOOTS | the fourteen
 DOC HOLLIDAY'S SALOON | Hard Rock CAFE

KID ROCK'S BIG HONKY TONK | BIG MACHINE BREWERY & DISTILLERY
 Barstool | SALLY WILSON'S BELL BOTTOMS UP
 Pack & Roll STEAKHOUSE | BOOTLEGGERS INN

ACME NASHVILLE UNDERGROUND
 WHISKEY RIVER SALOON

Cine's | THE DISTRICT | THE STILLERY | FIRST WATCH
 THE LOUNGE @ 2ND | CERVEZA JACK'S
 MATTHEWS'S | BLACK TOP
 REDNECK RIVIERA | BIG SHOTZ
 TACOBELLA



NASHVILLE

The Nashville retail market has taken off, attracting first-in-class, national retailers and restaurant operators who are looking to expand in the Sunbelt markets. Given Nashville's business-friendly practices, the influx of corporations, and the music & entertainment scene, the retail consumer familiar with bespoke retailers & best-in-class restaurants has migrated from primary markets such as Los Angeles, New York, and Chicago. Brands and restaurants with cult followings have paid attention to this migration and are establishing their presence throughout the city's array of emerging urban retail destinations.

National, esteemed restaurateurs and hospitality groups such as **Jean-George** (Drusie & Darr, The Pink Hermit), **Sean Brock** (Audrey, Bar Continental, June), **Andrew Carmellini** (Carne Mare), **Starr Restaurants / Keith McNally** (Pastis), **Boka Restaurant Group** (Momotaro), **Lettuce Entertain You** (Aba, Sushi-San), **Castellucci Restaurant Group** (Iberian Pig), **Ford Fry** (Superica, The Optimist, Le Loup, Star Rover), **Fox Restaurant Concepts** (Pushing Daisies, The Henry), and **Indigo Road Hospitality** (O-Ku, Oak), have all added Nashville to their roster. Not only has Nashville been the destination for restaurant expansion, but the city has enticed these operators such as New York - based Anthony Scotto (**Pelato, Luogo**), Tara and Henry Roberts (**Two Hands**), and John Burns Patterson (**Frankies**) to relocate their lives to the city.

As Nashville quickly becomes one of the top tourist destinations in the country, an influx of high end hotels including the **Four Seasons, St. Regis, Pendry, 1 Hotel, The Edition**, and **Soho House** have identified locations to plant a flag in the market. The luxury retail brands are following suit. **Kirna Zabete** recently opened in Green Hills, and others are circling neighborhoods like Wedgewood Houston, having identified their customer through their e-commerce channels.

The city's appeal is undeniable, attracting brands such as **La Ligne, Sezane, Roark, Aviator Nation, Little Words Project, Love Shack Fancy, Reformation, Jenni Kayne, Hart**, and **Stoney Clover Lane**. Furthermore, and unprecedented for a city of its size, the city is seeing young brands such as **Buck Mason, Gorjana, STUDS, Faherty**, and **Vuori** executing on second locations within the urban core showing the strength in sales volumes they are experiencing in their first location in the market. Nashville has a national spotlight, attracting best-in-class **Sid & Ann Mashburn** and **Walt Grace Vintage**, but is also home to artisan, local retailers, including **Savas, Weiss Watch**, and **Imogene + Willie**, who round out the retail offering and create a unique and dynamic retail environment worthy of putting Nashville on the map.

TOP 20

Large Metros
for job growth
and population
growth for the
past 9 years¹

3.7%

Retail Vacancy
Rate²

17.3M

Visitors to
Nashville in
2025¹

\$5B

Generated
every year from
Nashville's F&B
industry³

6th

Best Real
Estate Market
in the US⁴

75%

of the US is
within a
2-hour flight
of Nashville¹

\$128K

Average
Household
Income⁵

2.1M

People living in
Nashville's
Metro Area²

1. Nashville Business Journal | 2. Matthews Real Estate Investment Service | 3. Tennessee Hospitality and Tourism Association | 4. The Tennessean | 5. Environmental Systems Research Institute, Inc.

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