

THE MOXY

VANDERBILT AREA

For Lease

Office / Retail

1,741 SF (1802 20th Avenue S)

2,584 SF (1901 Belcourt Ave)



OJAS

Rare retail opportunities in Hillsboro Village in building shared with Moxy Nashville Vanderbilt Area hotel. Two non-contiguous spaces available: one fronting 20th Avenue South with street entrance, very high ceilings that allow for the build out of a mezzanine level, and direct parking garage access; the other on the mezzanine level of the building with large glass windows overlooking Belcourt Avenue and entrance off the lobby of 1901 Belcourt Ave.

PROPERTY DETAILS

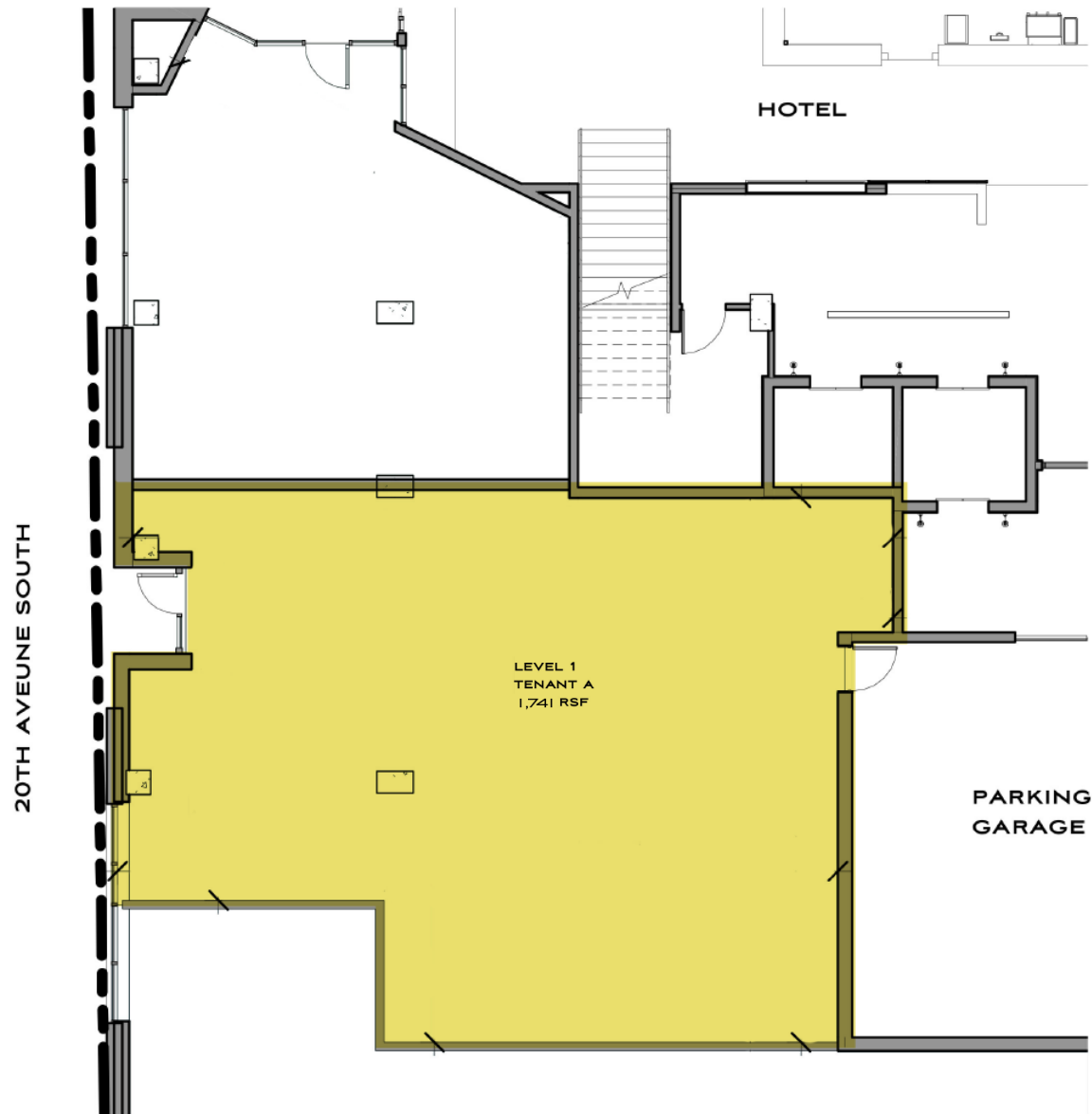
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|-----------------|---------------------------------------------------------|
| Space Available | 1,741 SF on 20th Avenue S 2,584 SF on Belcourt Aveue |
|-----------------|---------------------------------------------------------|

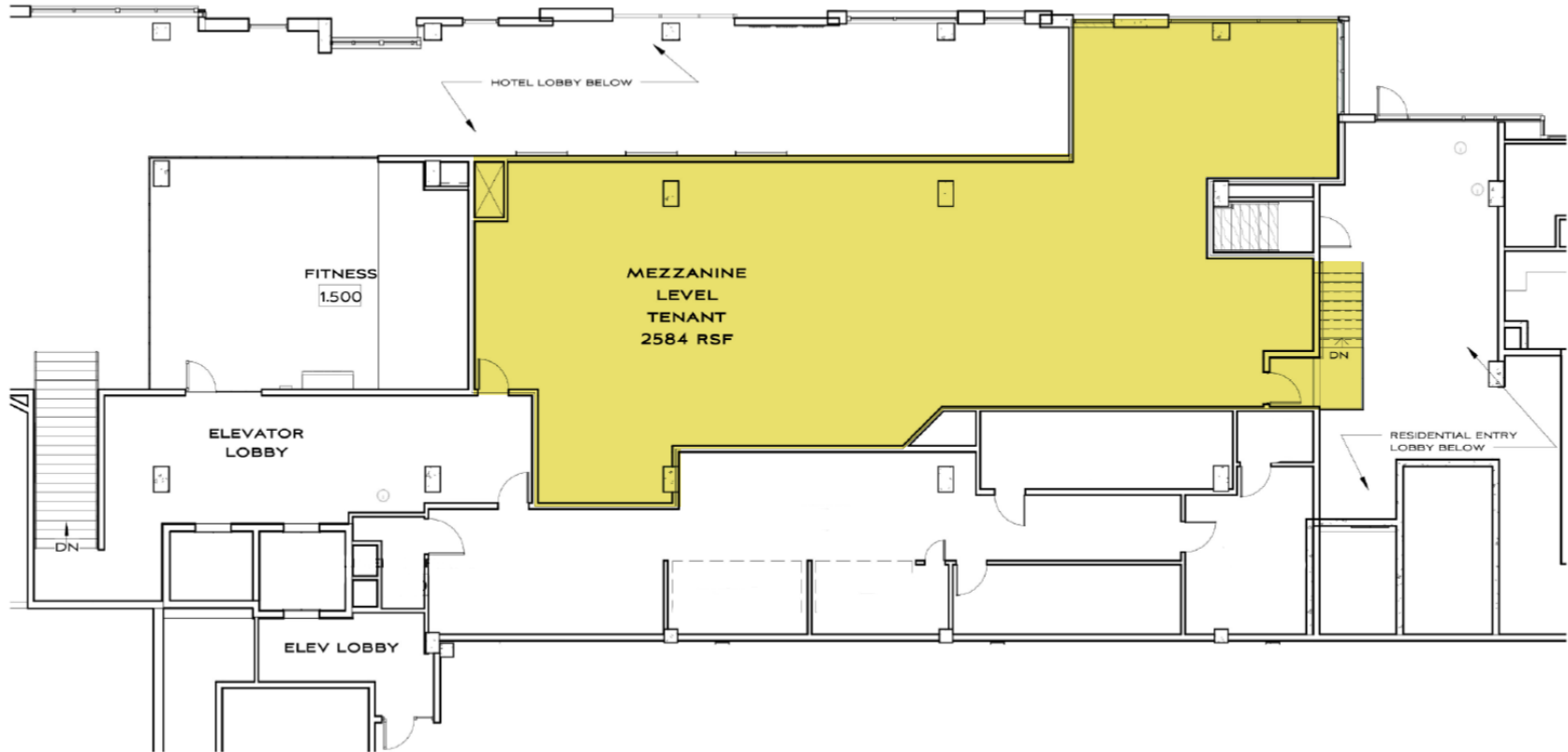
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|--------------------|------------|
| Delivery Condition | Warm Shell |
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| Delivery Date | Immediate |
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PROPERTY FEATURES

- Garage parking
- Walking distance from Vanderbilt and Belmont University campuses
- Incredible co-tenancy as part of Hillsboro Village.

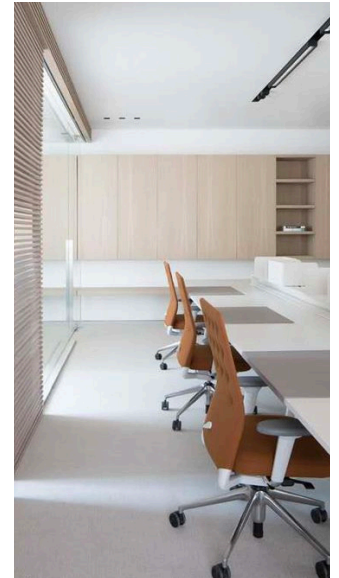




1802 20TH AVENUE S



1901 BELCOURT AVENUE



ABOUT THE NEIGHBORHOOD

Urban, walkable and with many housing options located between Belmont University and Vanderbilt University, filling the neighborhood with college students, young adults, and families. This neighborhood tends to be more family-friendly due to the amount of single-family homes surrounding the area. There are over 25 bars and restaurants as well as boutiques, salons, fitness, and the Belcourt Theatre.

WITHIN 1 MILE

Total Population: 26,777

Median Household Income: \$76,527

Total Households: 9,755

Median Age: 24.8

NOTABLE LOCALS



70%

of retail space already pre-leased in mixed-use developments under construction.

Nashville has ranked in the top 10 largest metros for job growth and population growth for the past eight years.

- NASHVILLE CHAMBER

#1

in economic strength ranking by Policom

In 2022 *Conde Nast Traveler* named Nashville one of the top 10 friendliest cities in the U.S.

#9

on the TripAdvisor Travelers' Choice Best of the Best Popular Destinations-US list for 2022

Nashville boasts one of the top ten commercial real estate markets of 2021.

- NATIONAL ASSOCIATION OF REALTORS

16%

Year-over-year population growth since 2010.

In 2022 *Travel + Leisure* named Nashville one of the 15 Best Cities in The United States calling it, "the jewel of the south"

OJAS

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