

THE MOXY

VANDERBILT AREA

810 Division St

For Lease

Office / Retail

1,741 SF (1802 20th Avenue S)

2,584 SF (1901 Belcourt Ave)

OJAS



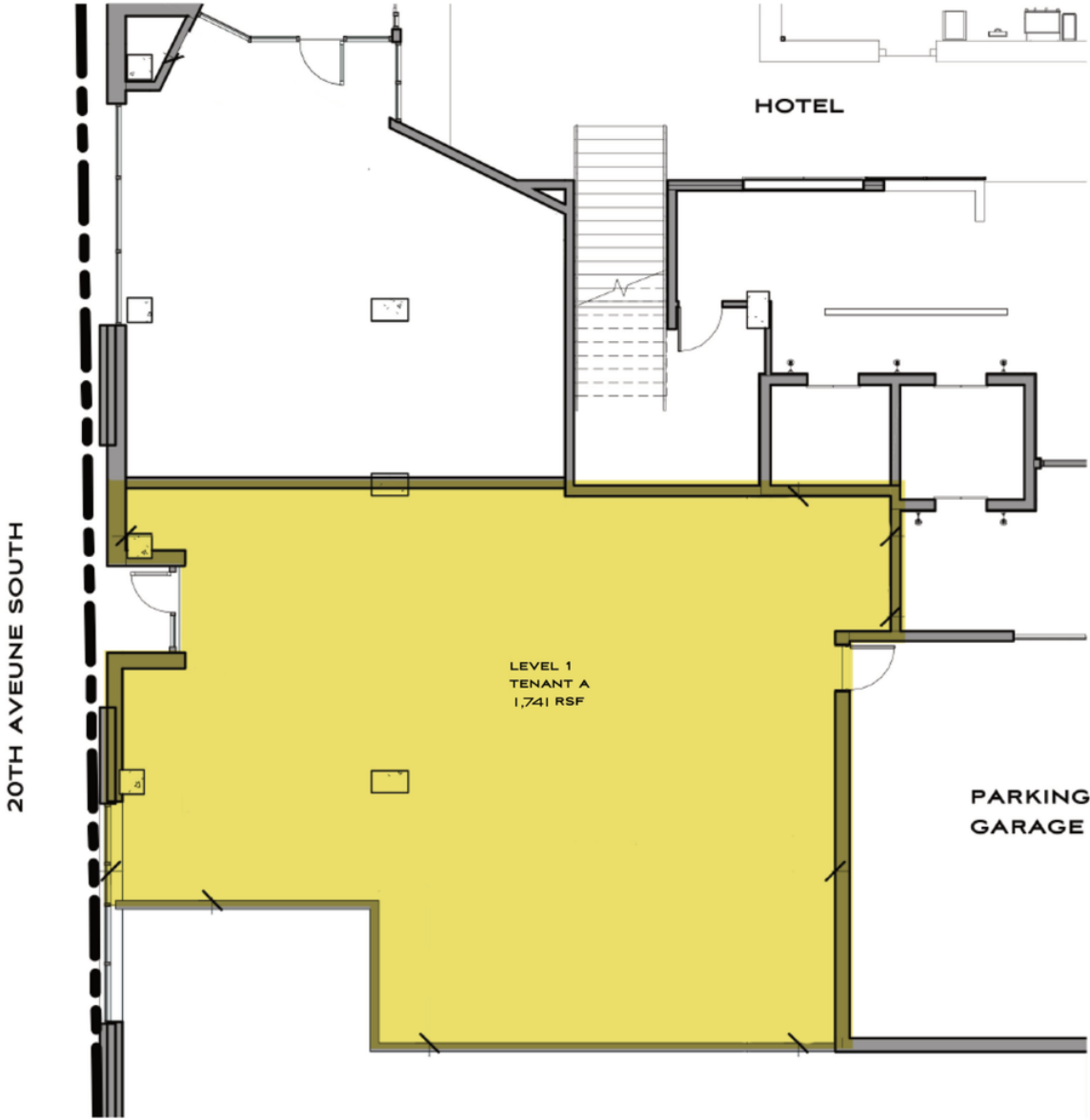
Rare retail opportunities in Hillsboro Village in building shared with Moxy Nashville Vanderbilt Area hotel. Two non-contiguous spaces available: one fronting 20th Avenue South with street entrance, very high ceilings that allow for the build out of a mezzanine level, and direct parking garage access;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

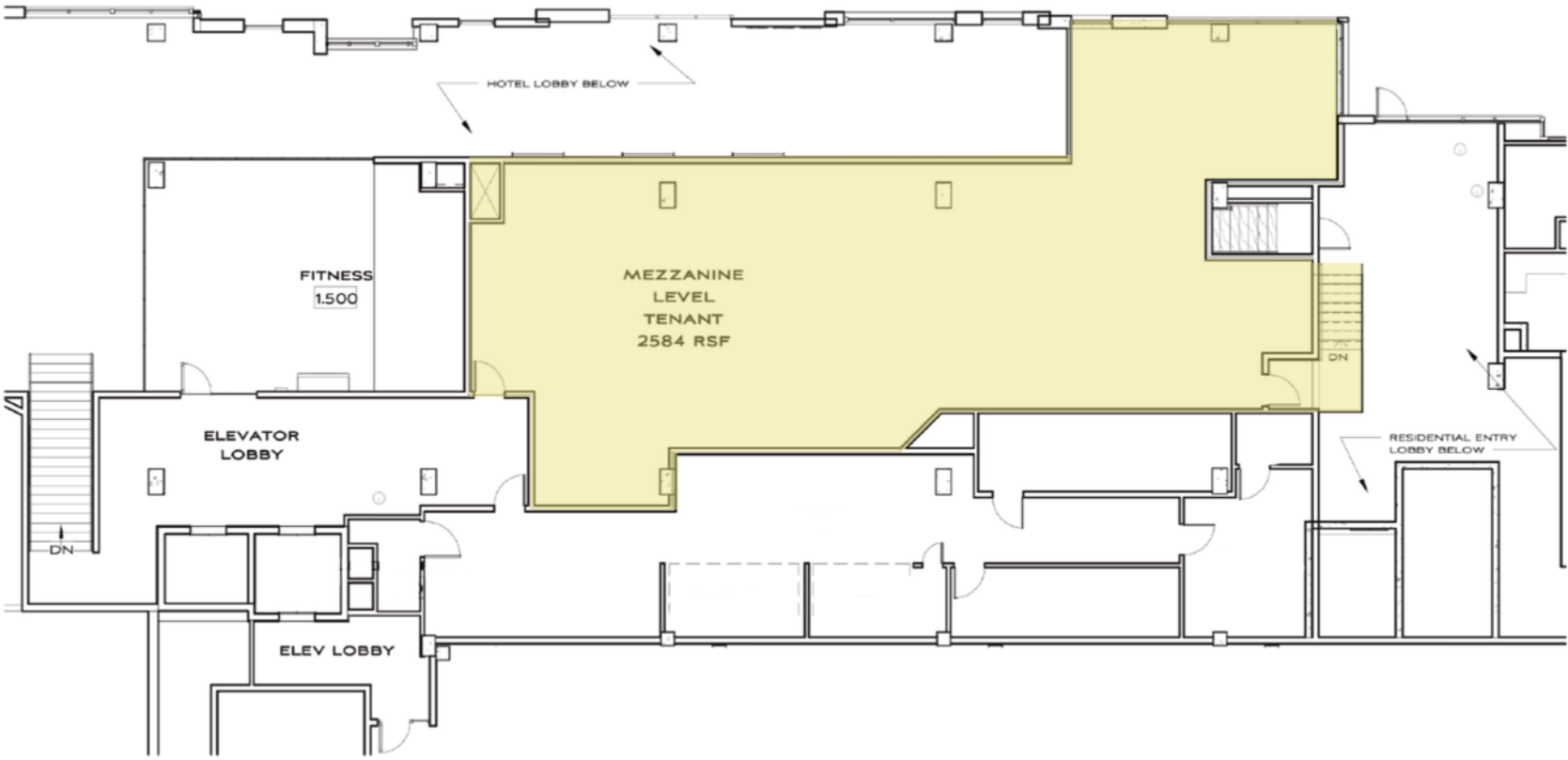
PROPERTY DETAILS

Space Available	1,741 SF on 20th Avenue S
	2,584 SF on Belcourt Aveue
Delivery Condition	Warm Shell
Delivery Date	Immediate

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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