



Colliers

800 19TH AVE S | NASHVILLE

kenect

NASHVILLE

1,000 SF AVAILABLE

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NASHVILLE

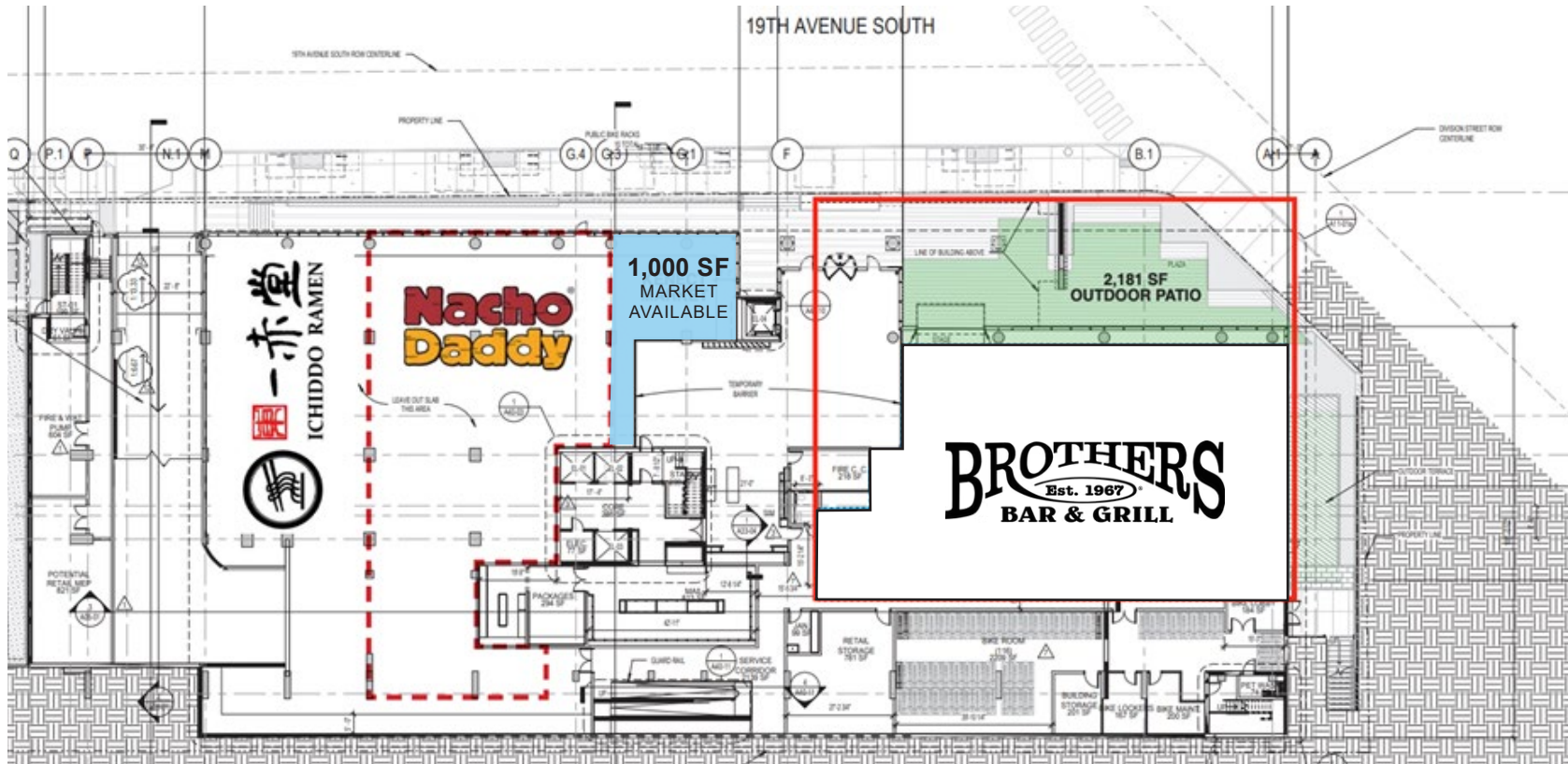
420 LUXURY APARTMENTS

20,000 SF COWORKING SPACE

25,000 SF GROUND FLOOR RETAIL

452 PARKING
GARAGE SPACES

FLOOR PLAN



**800 19th Ave S
Nashville, TN 37203**



452 parking spaces



420 luxury units



1,000 SF market



**22' ceiling height
100' of floor to ceiling
windows**



**20,000 SF co-working space
25,000 SF ground floor retail**

800 19th Ave S

NASHVILLE | TENNESSEE

0.8 Miles to I-40

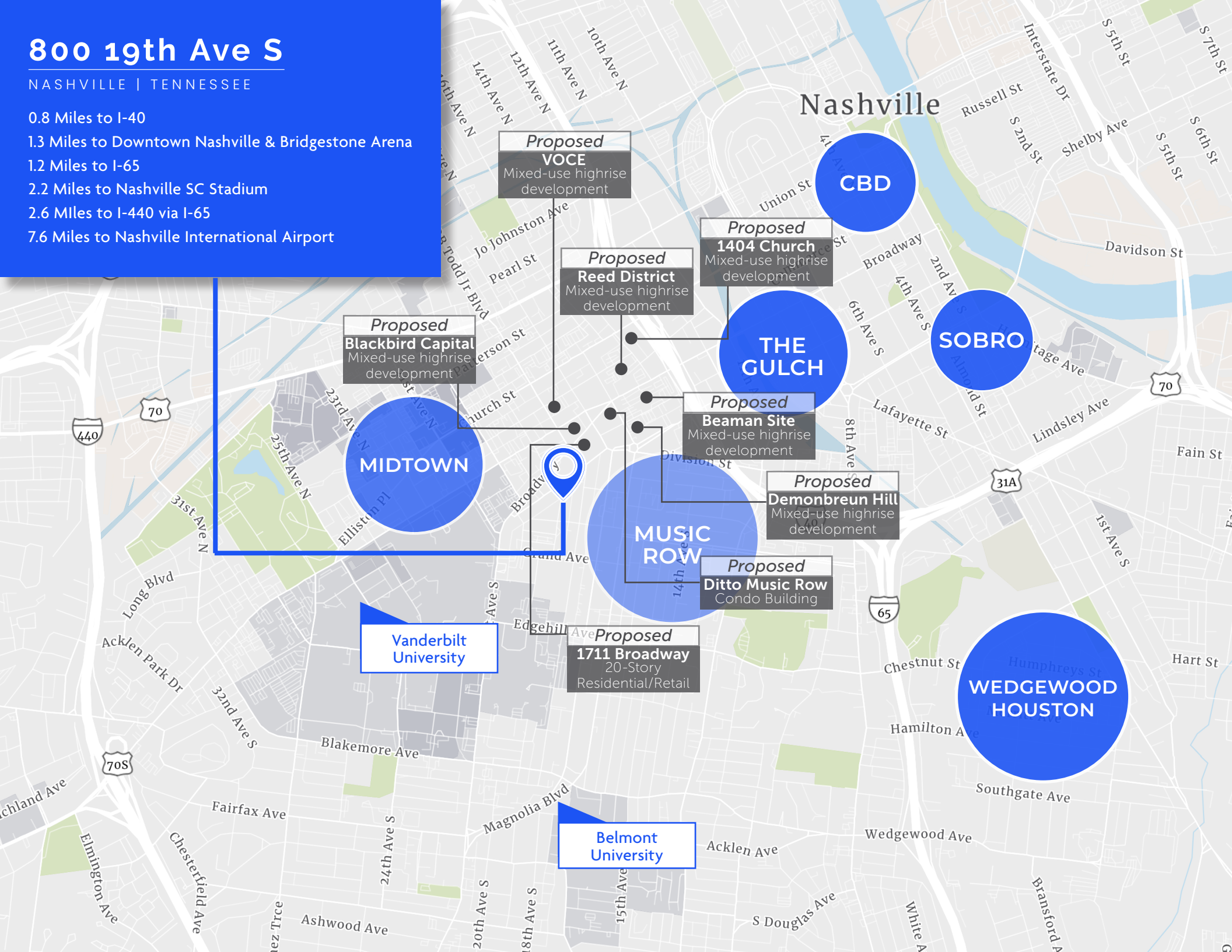
1.3 Miles to Downtown Nashville & Bridgestone Arena

1.2 Miles to I-65

2.2 Miles to Nashville SC Stadium

2.6 Miles to I-440 via I-65

7.6 Miles to Nashville International Airport



Nashville

CBD

THE GULCH

SOBRO

MIDTOWN

MUSIC ROW

WEDGEWOOD HOUSTON

Vanderbilt University

Belmont University

Proposed VOCE
Mixed-use highrise development

Proposed Reed District
Mixed-use highrise development

Proposed 1404 Church
Mixed-use highrise development

Proposed Blackbird Capital
Mixed-use highrise development

Proposed Beaman Site
Mixed-use highrise development

Proposed Demonbreun Hill
Mixed-use highrise development

Proposed Ditto Music Row
Condo Building

Proposed 1711 Broadway
20-Story Residential/Retail

AERIAL VIEW



NEIGHBORHOOD | NASHVILLE

4600+

HOTEL ROOMS



LOEWS HOTELS & CO
ESTABLISHED 1960

150+

RETAIL | RESTAURANTS



THE CHEF&I

7000+

MULTIFAMILY UNITS



â ADELICIA



WITHIN 3 MILES FROM KENECT:

131,348

RESIDENTS WITHIN 3 MILES

32.4

AVERAGE AGE

\$56,245

PER CAPITA INCOME

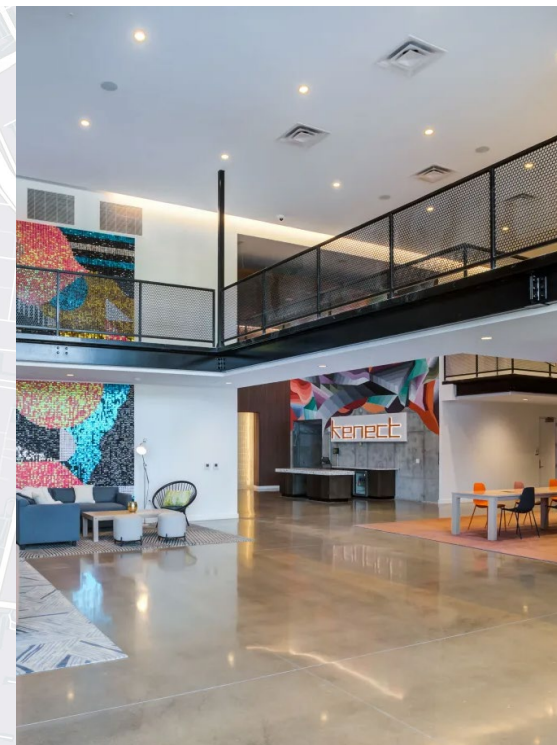
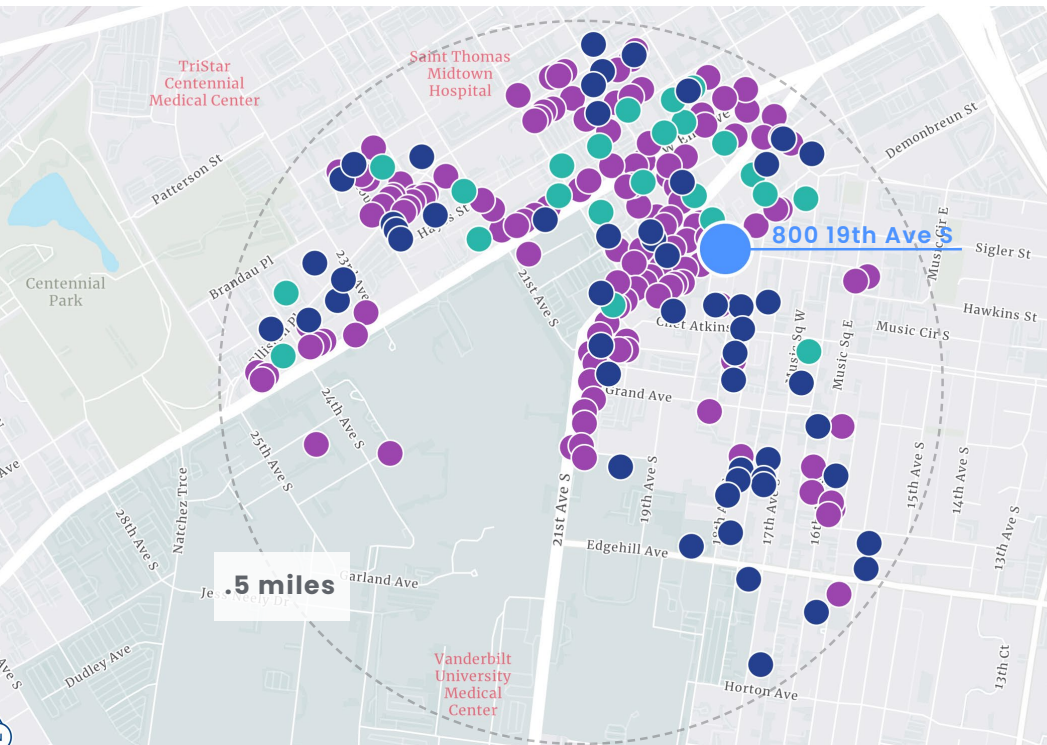
16 MILLION

NASHVILLE TOURISTS IN 2023

88

WALK SCORE

NOTABLE NEIGHBORS:



MIDTOWN

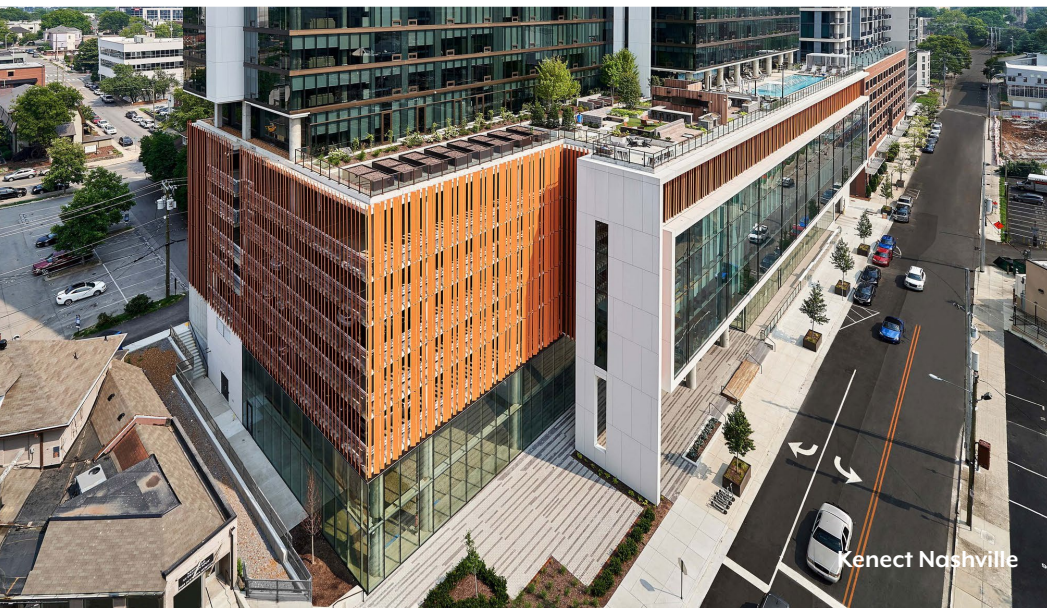
Midtown is one of Nashville's most desirable neighborhoods drawing the attention of young professionals and singles due to its diverse business environment, upscale and casual restaurants, affordable apartment living with an average asking rent of \$1,890 per unit, or \$2.01 per square foot, and high walkability. This bustling neighborhood is rich with hotels, bars, live music, dancing, and entertainment venues attracting those interested in the nightlife, with most establishments remaining open until 3:00 a.m. or later. The area is a hot spot for college students from around the city as Nashville's most prestigious private research university, Vanderbilt University, is near the property and Belmont University is just a few blocks away. The Midtown Entertainment District is due northeast of the property and within walking distance.



NEW: Velvet Taco



Downtown Nashville



Kenect Nashville



Vanderbilt University

ECONOMIC DRIVERS

Health Care Management

167,916 Direct Jobs (328,598 direct & indirect jobs)

\$67 Billion Annual Economic Impact

Music & Entertainment

41,153 Direct Jobs (80,757 direct & indirect jobs)

\$15.6 Billion Annual Economic Impact

Manufacturing

86,425 Direct Jobs (326,613 direct & indirect jobs)

\$69.7 Billion Annual Economic Impact

Tourism & Hospitality

74,440 Direct Jobs

\$7.5 Billion Annual Economic Impact



TOP EMPLOYERS

VANDERBILT UNIVERSITY
MEDICAL CENTER

30,324
employees



11,000
employees

HCA
Healthcare

27,694
employees

Ascension

8,900
employees

fresh
Hospitality

3,500
employees

Kroger

8,100
employees

amazon

7,200
employees

CHS Community
Health Systems

5,004
employees

MARKET SNAPSHOT

NASHVILLE, DAVIDSON COUNTY, TN



Nashville is the economic center of Tennessee and a vital transportation, business, and tourism hub for North America. The Nashville MSA comprises 10 counties with a total population just over 2+ million, making it the largest metropolitan area in a five-state region. When it comes to satisfying and exceeding business needs and expectations, the Nashville region is a top location in America for corporate relocations, expansions, and start-up companies.



2M+

People



15.4%

Population Growth
since 2010



1.08M

Labor Force



33.2%

Job Growth
Since 2010



\$58k

Per Capita
Income



98.5

Cost of Living
Index



17k

Downtown
Residences

CENTRALLY LOCATED:

- 65% of the US population resides within 650 miles
- 75% of the US market within a 2-hour flight
- 9.5 million people within a 3-hour drive

LIVABILITY:

- Home to NFL, NHL, MLB (AAA), MLS & NCAA sports teams
- World class airport with nearly 600 daily flights
- Nationally recognized food scene
- 80 miles of greenways and 30,000 acres of inland lakes
- Lower taxes and cost of living
- Low rents relative to other markets

NOTABLE CORPORATE HEADQUARTERS:

- Nissan North America
- Bridgestone Americas
- Hospital Corporation of America
- Dollar General
- Amazon
- Lyft
- Warner Music Group
- Oracle

WHY NASHVILLE

Top 10 City to
Live After the
Pandemic



#1 in
Metropolitan
Economic
Strength

POLICOM.COM

#5 Best City for
Jobs this Fall



Manpower®

#8 Friendliest
US City



Top 10 City
for Creatives

smartasset™

TRAVEL+
LEISURE

#11 Best City in
America



Top 20 City for
Best & Most
Improved
Housing Markets
in US

smartasset™

#3 Best City
for Young
Professionals

Inc.

Top 10 Best
Places to Start a
Business

Forbes

Top 10 Cities
Americans are
Moving to



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**CONTACT
US.**

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