

1501 MCGAVOCK STREET

ALBION MUSIC ROW

For Lease | F&B

7,088 SF Opportunity:

4,430 SF Ground Floor Restaurant

2,658 SF Private Dining

+ Up to 15,000 SF Usable Outdoor Space

OJAS |  ALBION | Music Row



ABOUT THE PROPERTY

Albion Music Row is a 29-story, 458-unit luxury development at the heart of Nashville's iconic Music Row neighborhood, just steps from Downtown, Broadway, and Midtown. Designed to complement the city's vibrant culture, the property features a 15,000-square-foot outdoor plaza with a performance stage and a 5,000-square-foot restaurant or brewery offering indoor and outdoor space.

The building blends modern design with upscale living, offering a mix of studio to three-bedroom units with high-end finishes. Its prime location puts residents and visitors within walking distance of Nashville's renowned live music venues, boutique shopping, and world-class dining. Albion Music Row is poised to become a central hub of activity in one of the city's most dynamic neighborhoods, with completion expected in Q3 2026.

PROPERTY SPECIFICATIONS

Space Available 4,430 SF Ground Floor Restaurant

2,658 SF Private Dining / Speakeasy

15k SF Public Park / Patio Space

Delivery Condition Cold Dark Shell

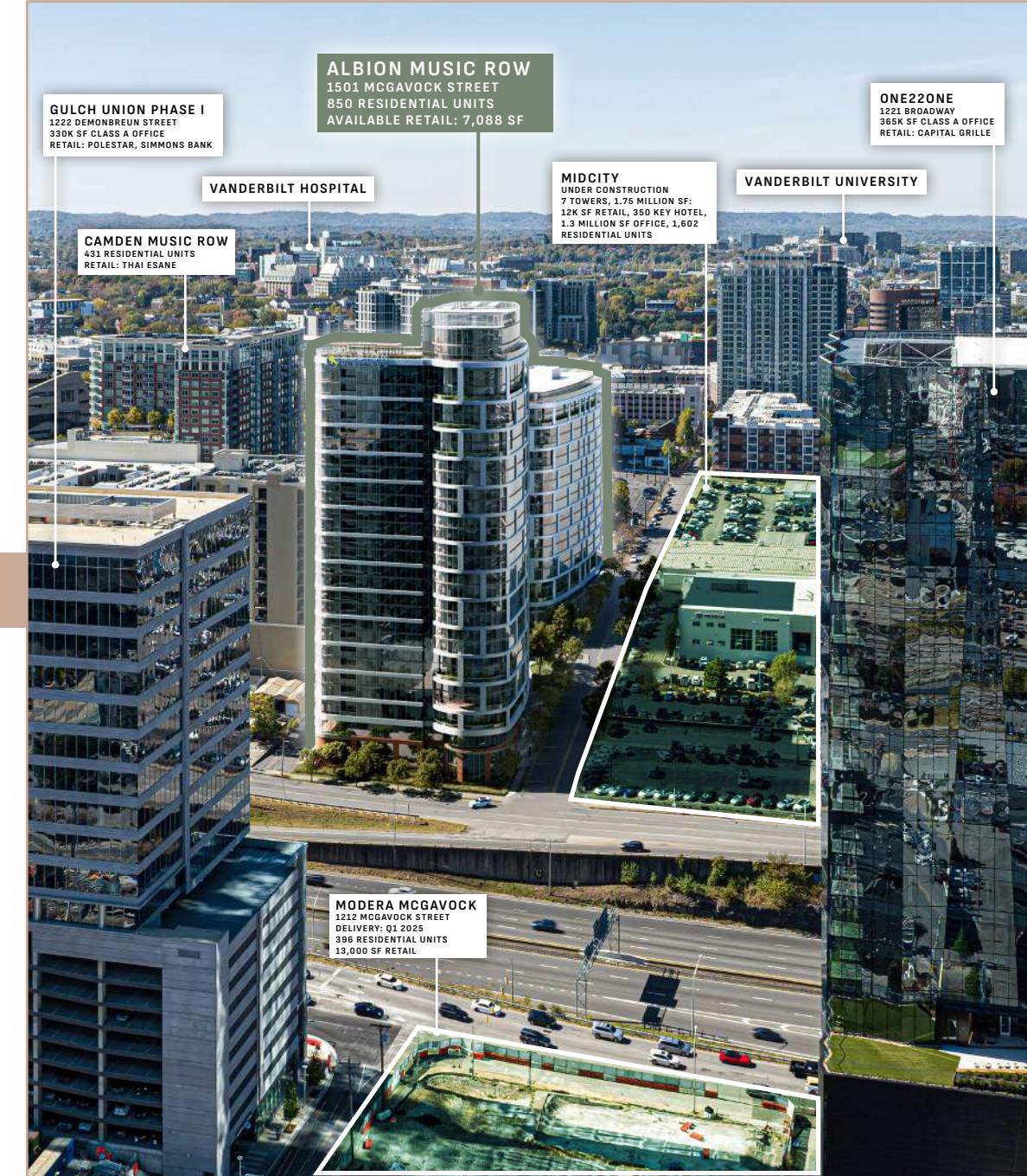
Delivery Date Q3 2026

Ceiling Heights 26'

PROPERTY FEATURES

- Located in the base of a luxury apartment tower project with 850 units
- 26' ceilings with mezzanine opportunity
- Large private dining room or speakeasy
- Floor to ceiling glass windows wrap around the space
- Faces new public park with opportunities for patio dining





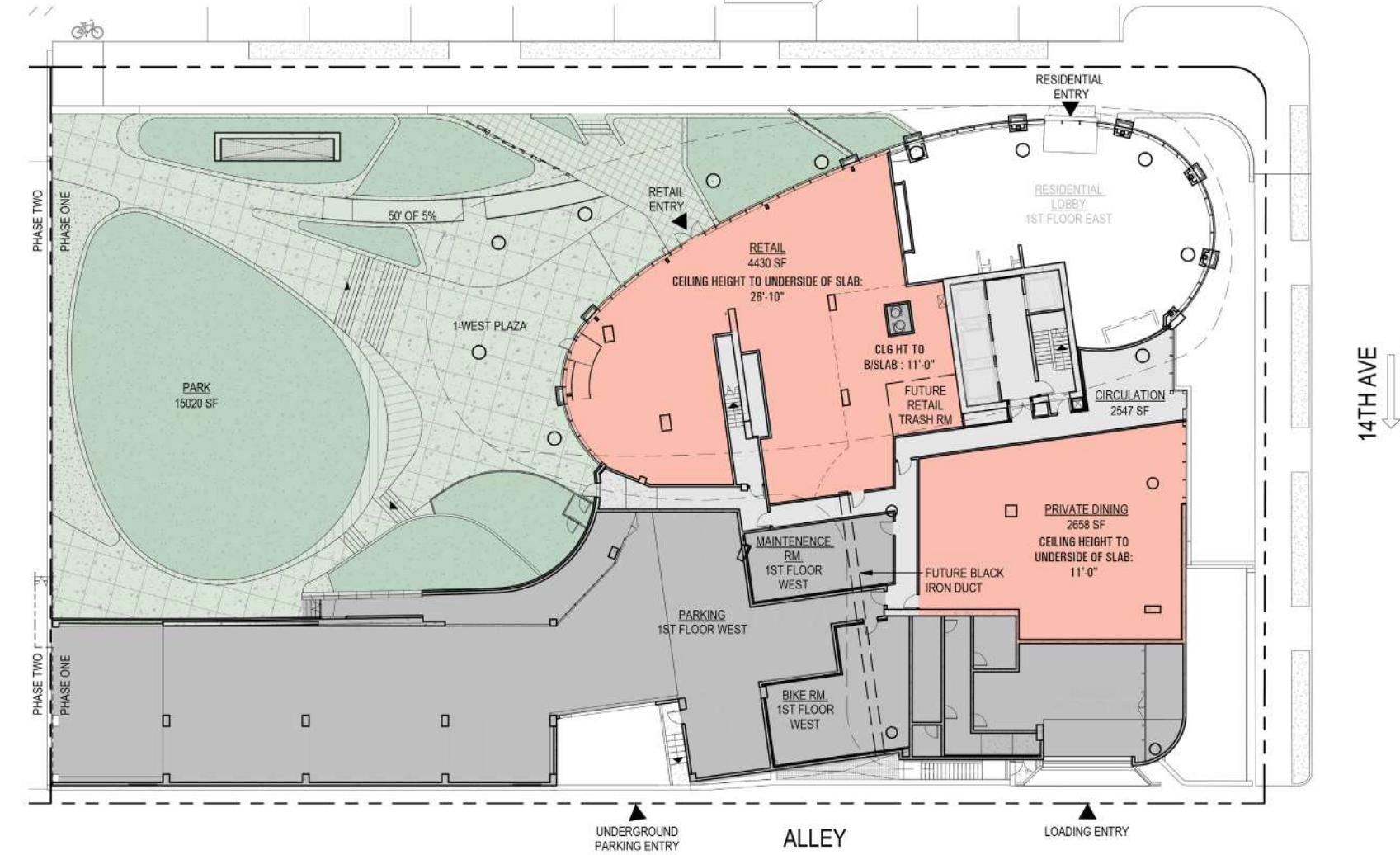




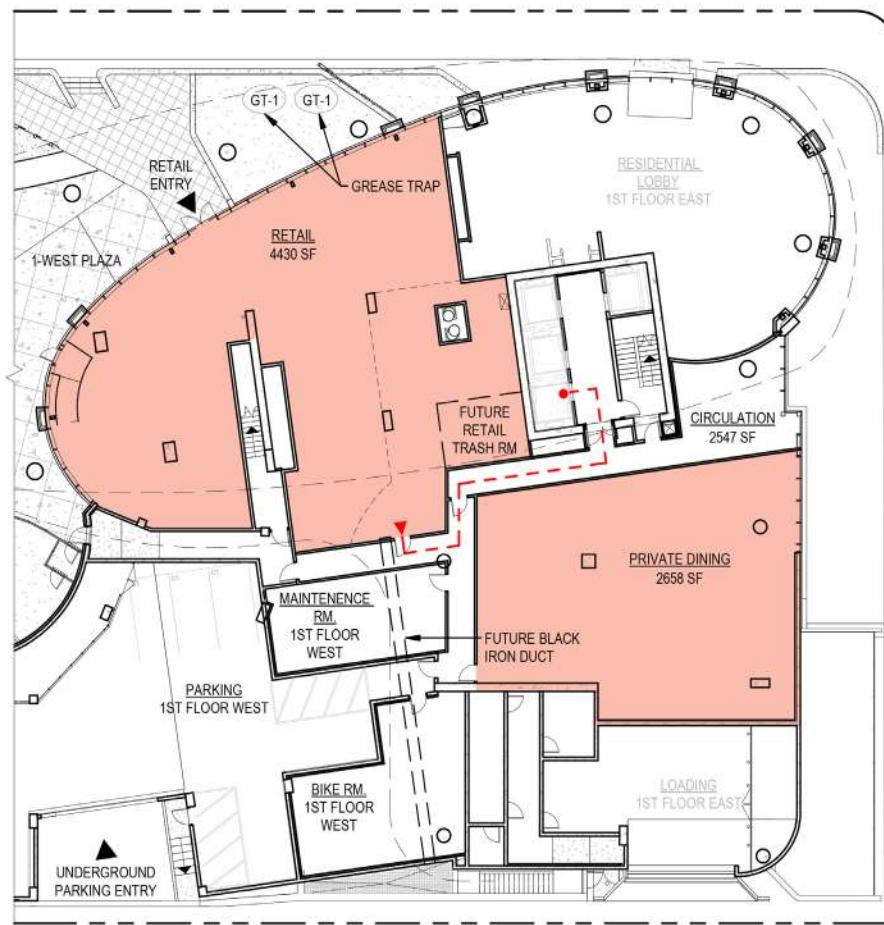
1ST FLOOR RETAIL PLAN - WEST

McGAVOCK ST

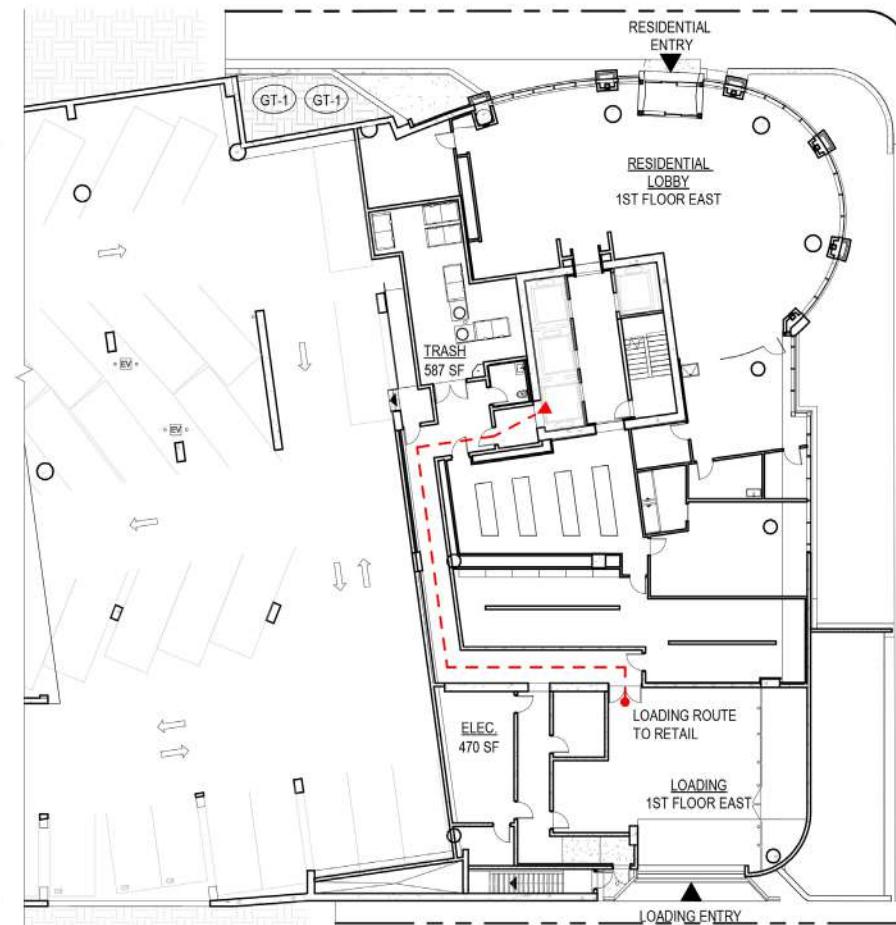
TWO-WAY STREET



RETAIL LOGISTICS PLAN



2 1ST FLOOR - WEST

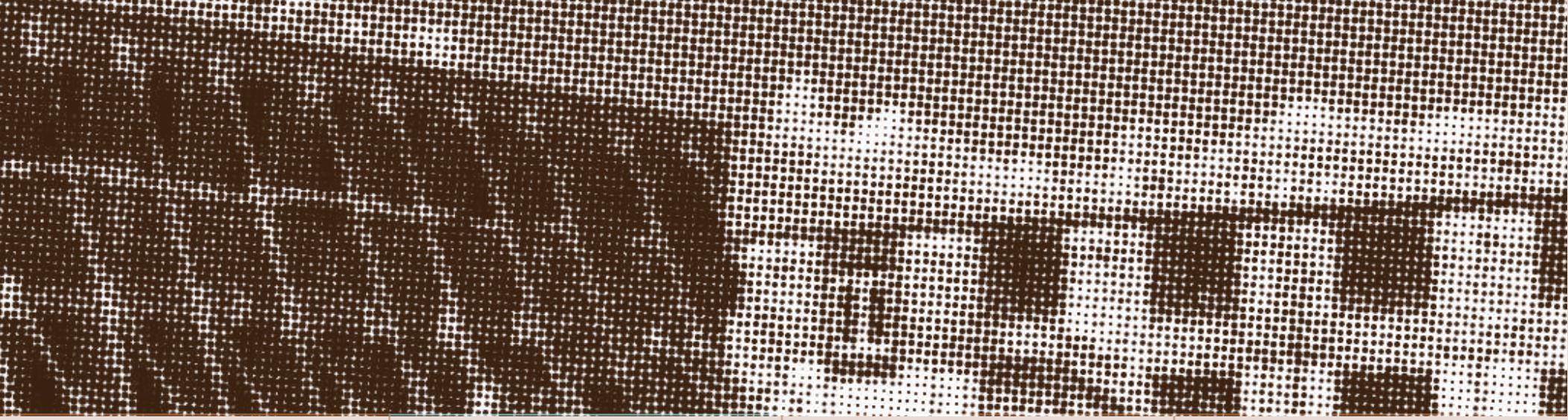


1 1ST FLOOR - EAST

MIDTOWN / MUSIC ROW

Midtown Nashville has experienced remarkable growth and transformation over the past five years, attracting a diverse population of young professionals, students, and healthcare workers drawn to its proximity to major hospitals, universities, and downtown Nashville. The area has become a vibrant hub for urban living, with an influx of new developments, including luxury apartments, office spaces, and retail establishments.

Music Row, a cornerstone of Midtown and the heart of Nashville's legendary music industry, infuses the neighborhood with a unique cultural identity. Home to iconic recording studios, publishing houses, and music-related businesses, Music Row has shaped the city's history and continues to influence its future. The area is surrounded by restaurants, bars, and entertainment venues, offering a lively social scene that celebrates Nashville's creative spirit. With its walkability, central location, and proximity to highlights like Centennial Park and Vanderbilt University, Midtown seamlessly blends the energy of Music Row with the conveniences of urban redevelopment, making it a dynamic and evolving destination.



20,468

**TOTAL
POPULATION**

26.6

MEDIAN AGE

\$98K

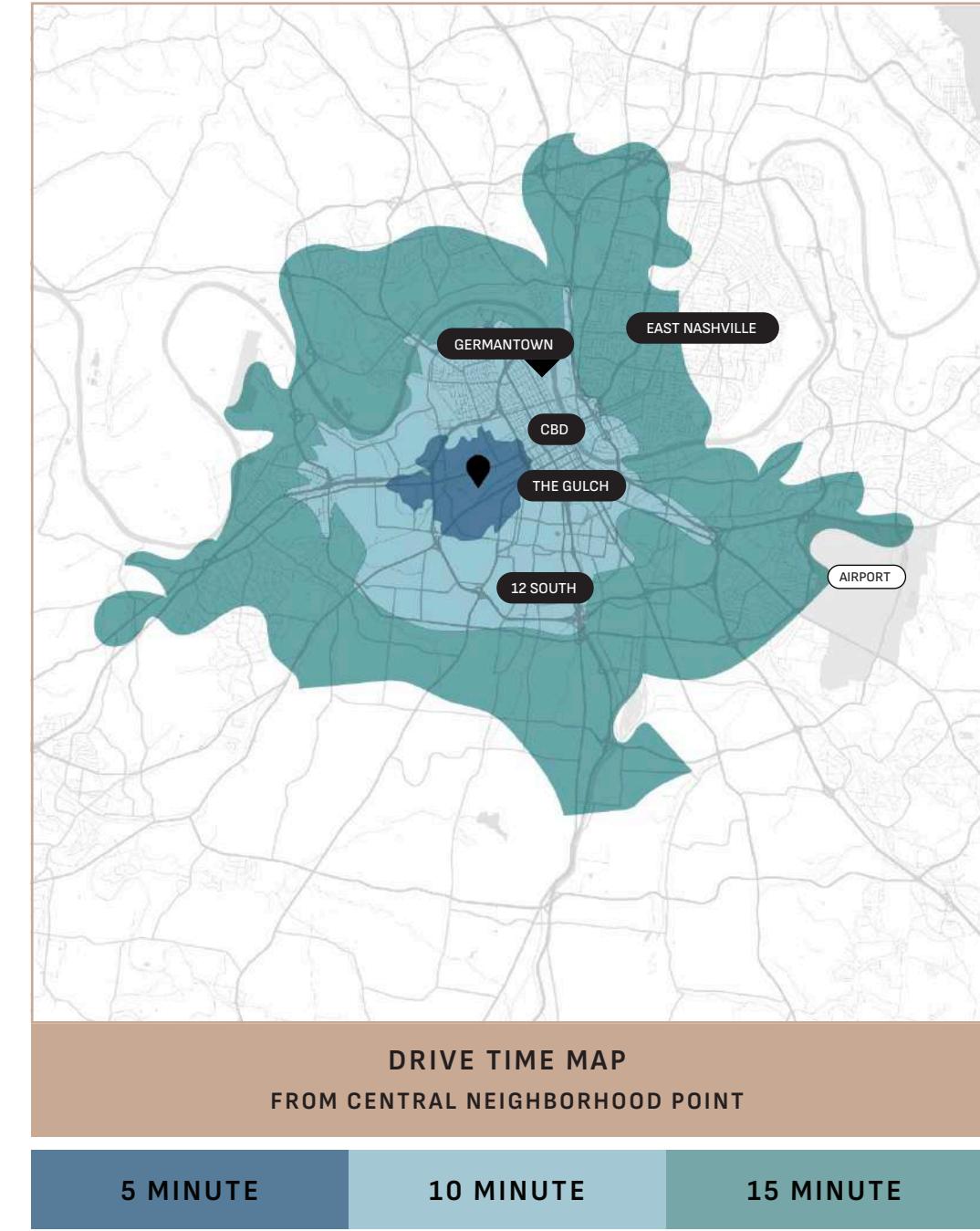
**AVERAGE
HOUSEHOLD
INCOME**

9,606

**TOTAL
HOUSEHOLDS**

These statistics represent the demographics within a 1-mile radius of the neighborhood's central point.





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 10

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

3.2%

Retail Vacancy
Rate²

15M

Visitors to
Nashville in
2023¹

\$5B

Generated
every year from
Nashville's F&B
industry³

4TH

Best Real
Estate Market
in the US⁴

75%

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

\$102K

Average
Household
Income⁵

2.01M

People living in
Nashville's
Metro Area⁶

1. Nashville Business Journal | 2. Matthews Real Estate Investment Service | 3. Tennessee Hospitality and Tourism Association | 4. Rocket Mortgage | 5. Point2homes.com | 6. Nashville Chamber of Commerce

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OJAS |  **ALBION** | Music Row

