

MODERA MCGAVOCK

1212 MCGAVOCK STREET

For Lease | 9,856 SF (demisable)

Gulch - Ground Floor Commercial



ABOUT THE PROPERTY

Modera McGavock is a luxe mixed-use community in Nashville’s buzzing Gulch neighborhood, which continues to attract locals and tourists alike in search of a high quality experience. The 29-story high-rise is located along McGavock Street, in a walkable area that features unobstructed views of the city, along with some of Nashville’s highest density of Class A office, luxury hotels, and multi-family.

PROPERTY SPECIFICATIONS

Ground Floor Retail A	2,956 SF - Leased
Ground Floor Retail B	9,856 SF
Covered Outdoor Seating Area	1,412 SF
Residential Units	396
Retail Parking	60 +
Delivery	Q3 2025 Cold Dark Shell Retail Delivery
Visibility	Signage clearly seen from I-440
Car Access	I-440 ramp
Pedestrian Access	South Gulch, North Gulch, Capitol View, 5th & Broadway, and Nashville Yards within walking distance





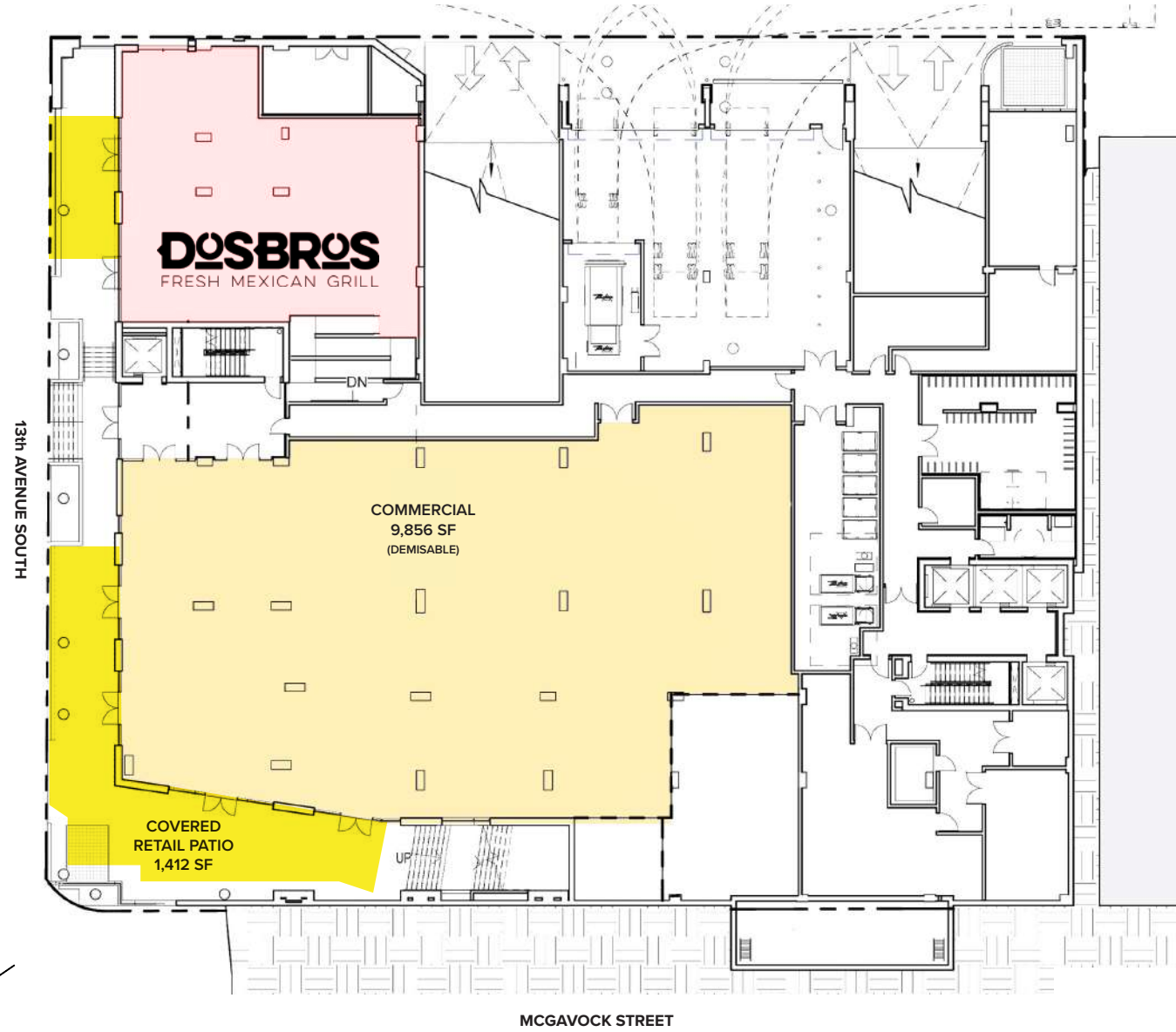
A—VIEW OF 13TH AVENUE SOUTH & MCGAVOCK STREET



B—VIEW OF MCGAVOCK STREET FRONTAGE



C—VIEW OF 13TH AVENUE SOUTH FRONTAGE



VIEW A | MONUMENTAL STAIR ENTRY FROM MCGAVOCK STREET

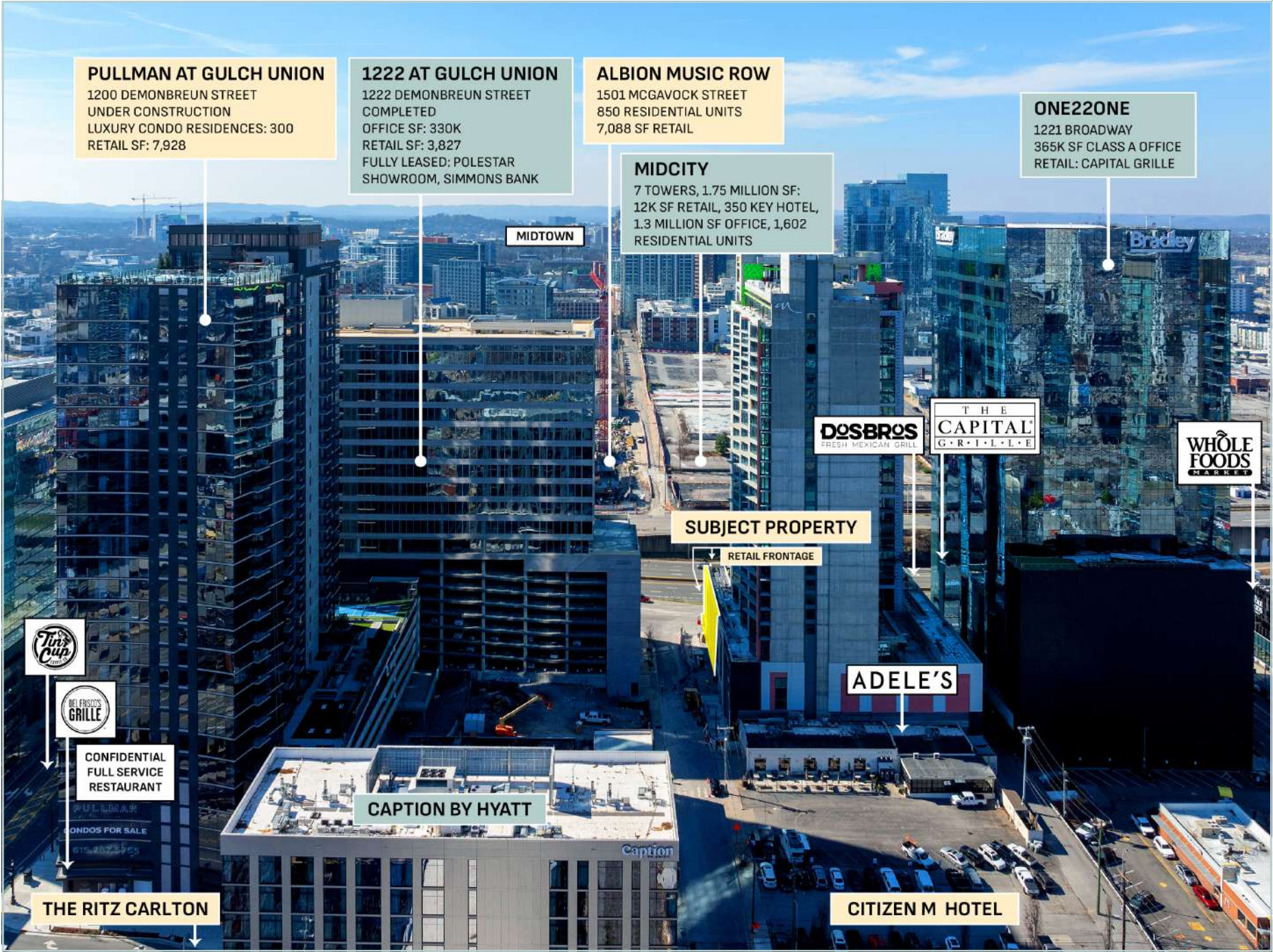


VIEW B | CORNER OF 13TH AVENUE AND MCGAVOCK STREET | WEST RETAIL VIEW FROM 13TH AVENUE



VIEW C | MONUMENTAL STAIR





PULLMAN AT GULCH UNION
1200 DEMONBREUN STREET
UNDER CONSTRUCTION
LUXURY CONDO RESIDENCES: 300
RETAIL SF: 7,928

1222 AT GULCH UNION
1222 DEMONBREUN STREET
COMPLETED
OFFICE SF: 330K
RETAIL SF: 3,827
FULLY LEASED: POLESTAR
SHOWROOM, SIMMONS BANK

ALBION MUSIC ROW
1501 MCGAVOCK STREET
850 RESIDENTIAL UNITS
7,088 SF RETAIL

ONE22ONE
1221 BROADWAY
365K SF CLASS A OFFICE
RETAIL: CAPITAL GRILLE

MIDCITY
7 TOWERS, 1.75 MILLION SF:
12K SF RETAIL, 350 KEY HOTEL,
1.3 MILLION SF OFFICE, 1,602
RESIDENTIAL UNITS

MIDTOWN

SUBJECT PROPERTY

RETAIL FRONTAGE

ADELE'S

CAPTION BY HYATT

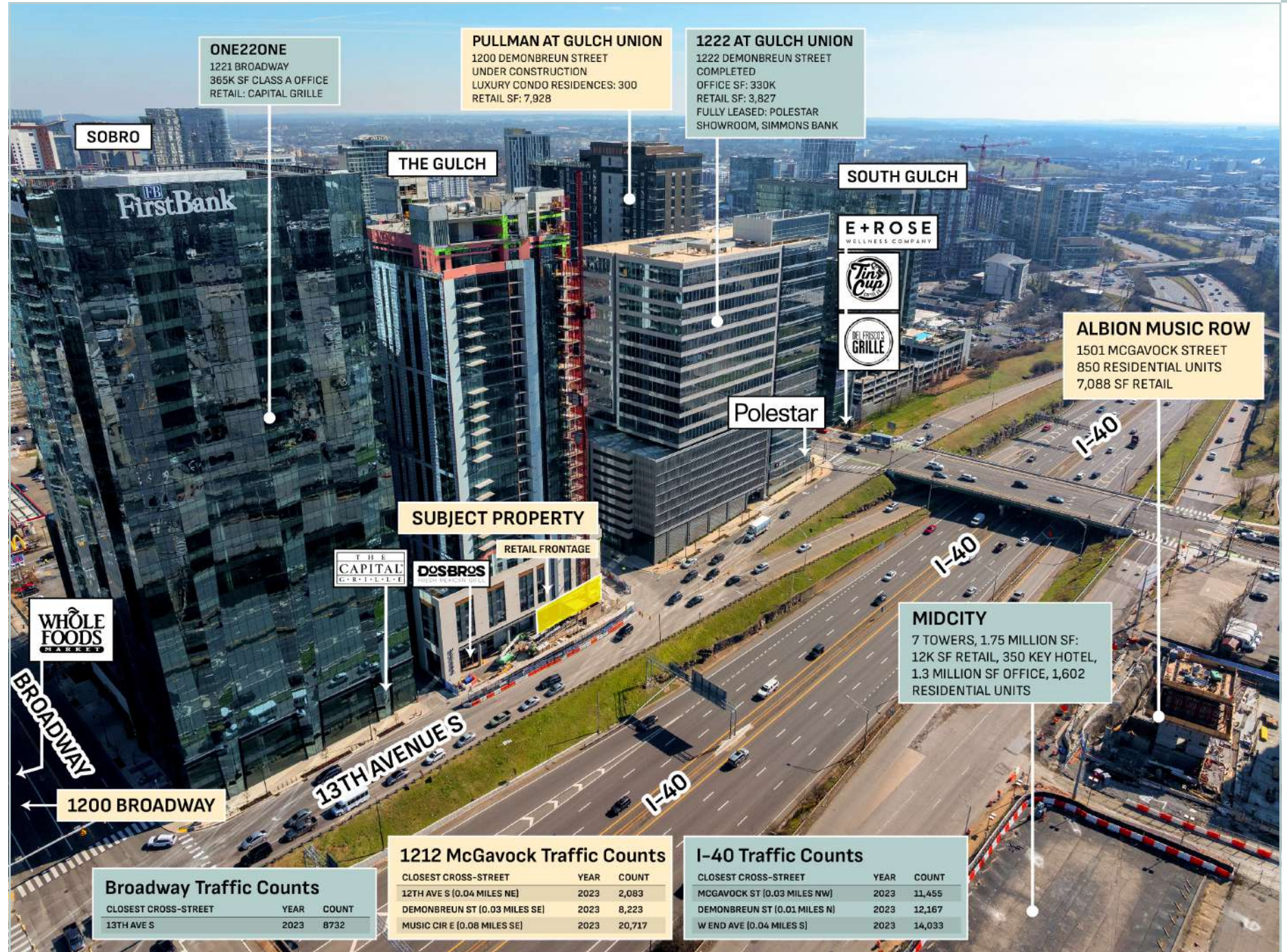
THE RITZ CARLTON

CITIZEN M HOTEL



CONFIDENTIAL
FULL SERVICE
RESTAURANT







THE GULCH

The Gulch has undergone remarkable growth over the past 5-10 years, transforming into a vibrant urban hub in Nashville. This evolution has been fueled by trendy restaurants, upscale boutiques, and luxury apartment buildings, making it a magnet for both tourists and locals. Tourists are drawn to The Gulch for its atmosphere and diverse culinary scene, offering a unique departure from downtown Nashville.

In addition to its appeal to tourists, The Gulch has become increasingly popular among locals, with a growing number of residents calling this neighborhood home.

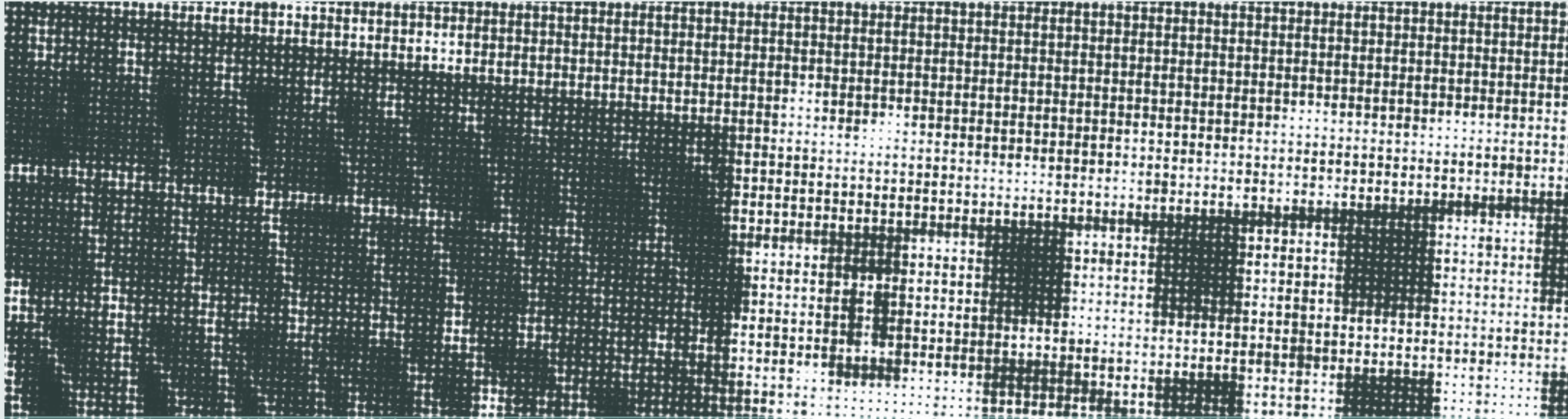
The influx of new apartment buildings has provided housing options for those seeking a more urban lifestyle. The neighborhood continues to evolve with exciting new developments, attracting renowned tenants that add to its allure. Boutique hotels like the Thompson Nashville and the W Hotel offer stylish accommodations and further enhance The Gulch's reputation as a desirable destination in Nashville.

The Gulch is bustling with a wide array of new projects, with many recently completed and more on its way. In the span of the next 3 years, the Gulch will be home to over 4 million square feet of office and 11,000 multi-family units.



SUBJECT
PROPERTY





21,850

TOTAL
POPULATION

31.4

MEDIAN AGE

\$123K

AVERAGE
HOUSEHOLD
INCOME

13,539

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), **Craig Susser** (Craig's), **Starr Restaurants / Keith McNally** (Pastis), **Boka Restaurant Group** (Momotaro), **Lettuce Entertain You** (Aba, Sushi-San), **Noble 33** (Meduza), **Berg Hospitality** (Annabelle), **Long Shot Hospitality** (SaltLine), **Four Happy Men Hospitality** (Sauced), **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, Ritz Carlton, 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, including **Hermès**, and luxury spa, **Bathhouse**, are set to open in Wedgewood Houston.

The city's appeal is undeniable, attracting brands such as **La Ligne, Sezane, Todd Snyder, Aviator Nation, Little Words Project, Rails, Reformation, Jenni Kayne, Yellow Rose, Hart, Birkenstock**, and **Stoney Clover Lane**. Furthermore, and unprecedented for a city of its size, the city is seeing young brands such as **Buck Mason, Gorjana, Abercrombie, Alo Yoga, Faherty**, and **Vuori** executing on and exploring 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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