



OFFERING MEMORANDUM

1811 Division St

1811 Division St
Nashville, TN 37203

Carolyn MCMURRAY

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\$4.35M

PRICE

Maison Beni Real Estate

709 Hagan St.
Nashville, TN 37203
(615) 807-1204
Lic# 262638

1811 Division St

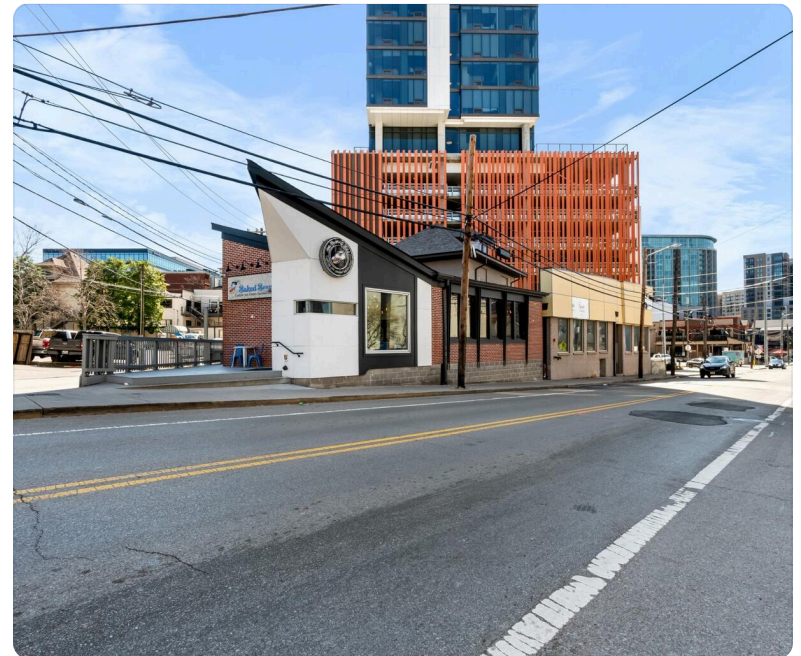
1811 Division St
Nashville, TN 37203

PRICE

\$4,350,000

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PRESENTED BY



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Executive Summary

1811 Division St
Nashville, TN 37203

Positioned in the heart of Midtown Nashville, 1811 Division Street presents a rare opportunity to acquire a high-visibility retail asset in one of the city's most dynamic entertainment corridors. The property sits in a high-traffic area with strong pedestrian and vehicle visibility, surrounded by established restaurants, bars, and retail. Midtown continues to experience strong population and income growth, driven by its proximity to downtown Nashville and its reputation as a premier destination for dining, entertainment, and urban living. With a young, affluent demographic and consistent foot traffic, the area provides an ideal environment for retail and hospitality concepts to thrive.


\$4,350,000
ASKING PRICE


\$759.03
PRICE/SF


5,731
BUILDING SF


1910
YEAR BUILT



PROPERTY DATA

| | |
|------------------|----------------------|
| Building SqFt | 5,731 |
| Year Built | 1910 |
| Lot Size (Acres) | 0.130 |
| Parcel ID | 092-16-0-297-00 |
| Zoning | Commercial |
| County | Davidson |
| Frontage | 157 |
| Coordinates | 36.150650,-86.795179 |
| Levels | 2 |
| Subdivision | MUSIC ROW |
| Tax Amount | \$44,489.34 |

Investment Highlights

The building totals approximately 5,400 square feet and includes an existing tenant, The Baked Bear, occupying 1,518 square feet. The remaining ±3,800 SF spans two stories and is partially built out for a high-end cocktail bar or lounge concept, with permitted plans in place—offering a streamlined path to completion or repositioning.

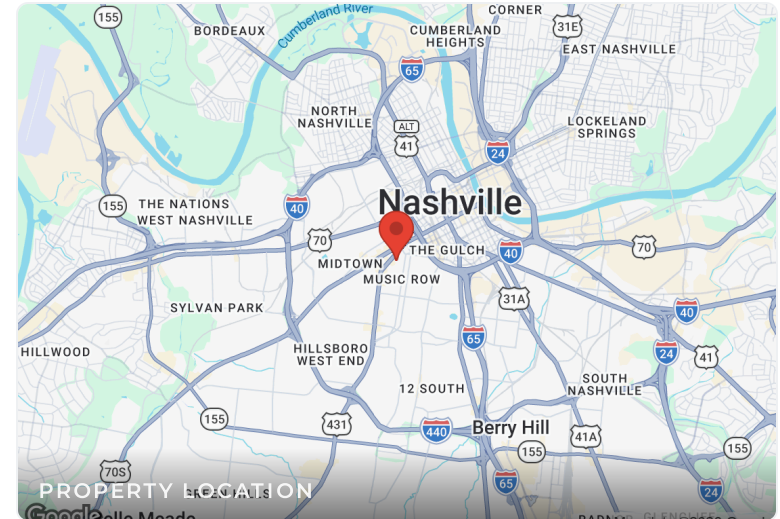
KEY METRICS

| | |
|--|--------------------|
|  Asking Price | \$4,350,000 |
|  Price/SF | \$759.03 |
|  Building SF | 5,731 |
|  Year Built | 1910 |

Location Highlights

The property benefits from a signalized hard-corner location at the intersection of two major arterials, providing unmatched ingress and egress for consumers.

Zoned MUI-A, the site allows for a wide range of commercial uses and offers significant long-term upside through vertical redevelopment potential of up to 15 stories. Permitted plans are already in place, making this a compelling opportunity for investors seeking both current cash flow and future value creation.



LOCATION

| | |
|----------------|----------------------|
| Address | 1811 Division St |
| City | Nashville |
| State | Tennessee |
| Zip Code | 37203 |
| County | Davidson |
| APN / Parcel # | 092-16-0-297-00 |
| Coordinates | 36.150650,-86.795179 |

TRANSIT

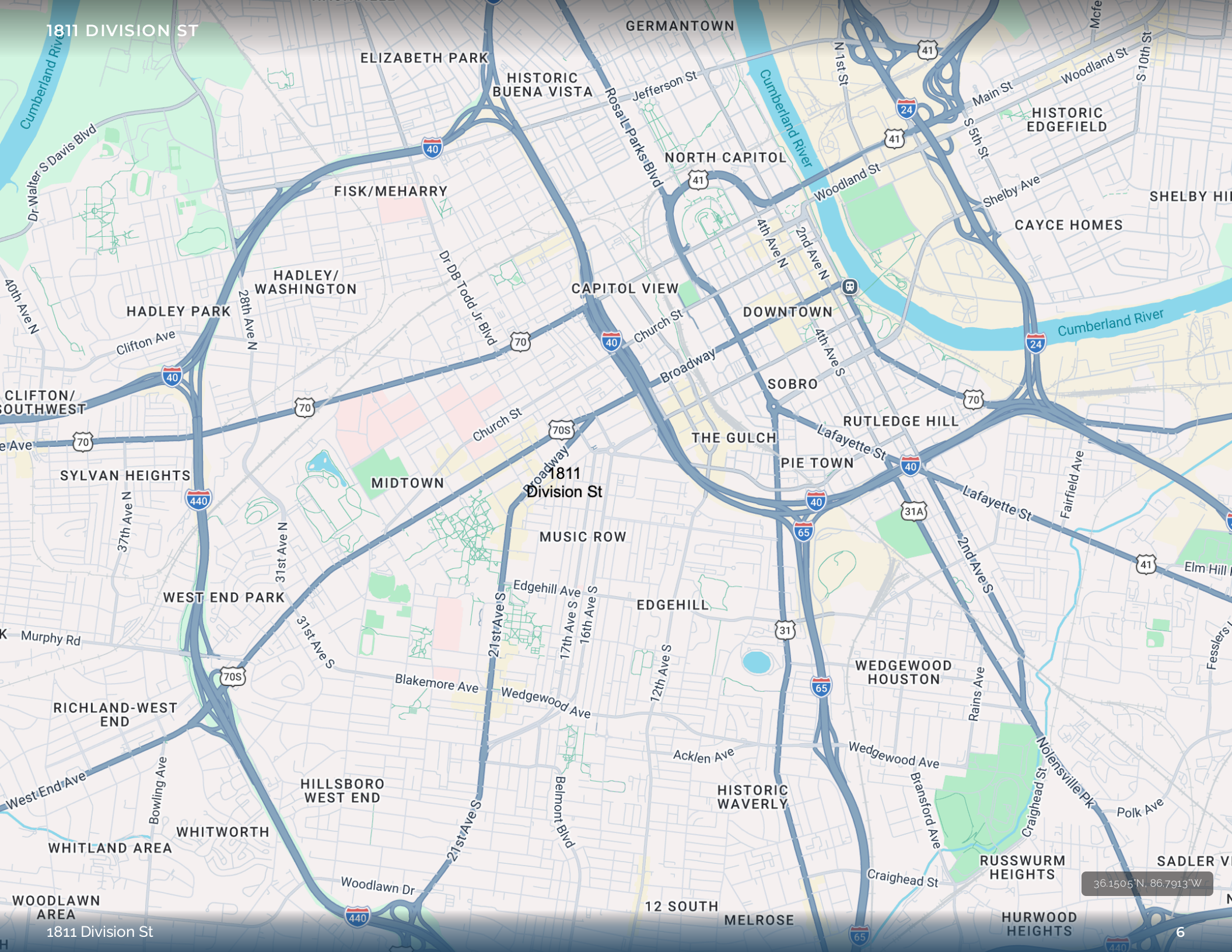
| | |
|---------------------------|--------|
| 5th Ave & MCC Plaza NB | 1.3 mi |
| 12th Ave S & Archer St SB | 0.6 mi |
| 11th Ave & Laurel St SB | 0.7 mi |

AIRPORTS

| | |
|--|---------|
| Nashville International Airport | 6.9 mi |
| John C Tune Airport-Jwn | 5.3 mi |
| Smyrna/Rutherford County Airport Authority | 18.1 mi |

HIGHWAYS

| | |
|----------------------------------|--------|
| Downtown Loop | 0.5 mi |
| I 65 | 0.8 mi |
| I 40 | 1.5 mi |
| Debra K Johnson Memorial Parkway | 1.5 mi |



1811 DIVISION ST

GERMANTOWN

ELIZABETH PARK

HISTORIC BUENA VISTA

NORTH CAPITOL

HISTORIC EDGEFIELD

FISK/MEHARRY

CAYCE HOMES

SHELBY HI

HADLEY/WASHINGTON

CAPITOL VIEW

DOWNTOWN

HADLEY PARK

CAYCE HOMES

HADLEY PARK

CLIFTON/SOUTHWEST

SOBRO

RUTLEDGE HILL

SYLVAN HEIGHTS

MIDTOWN

1811 Division St

THE GULCH

PIE TOWN

MUSIC ROW

EDGEHILL

WEDGEWOOD HOUSTON

WEST END PARK

RICHLAND-WEST END

HILLSBORO WEST END

HISTORIC WAVERLY

RUSSELL HEIGHTS

WHITWORTH

WHITLAND AREA

WOODLAWN AREA

12 SOUTH

MELROSE

HURWOOD HEIGHTS

SADLER V

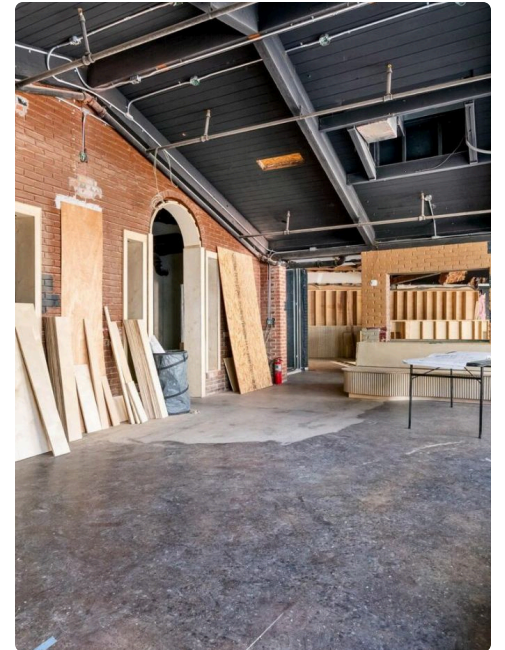
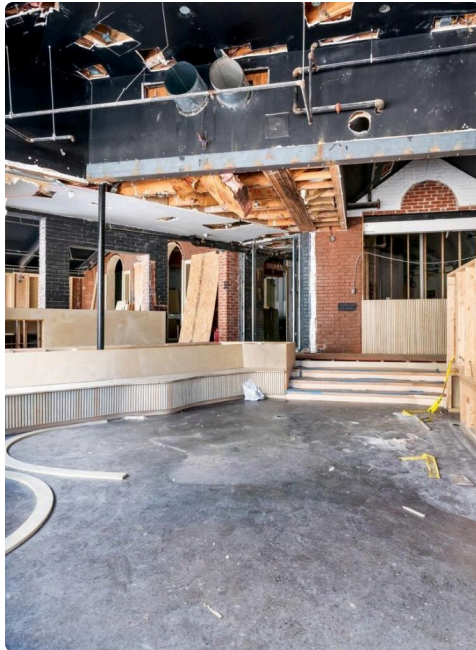
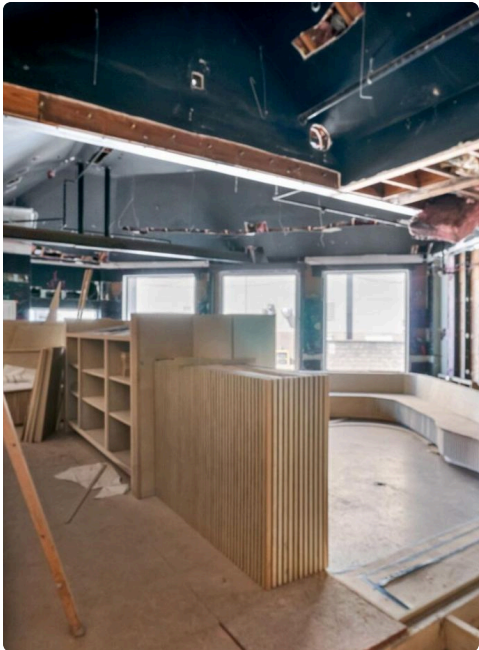
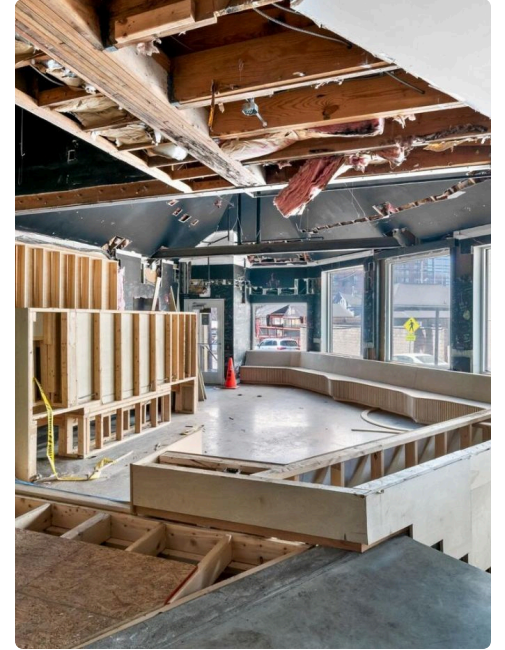
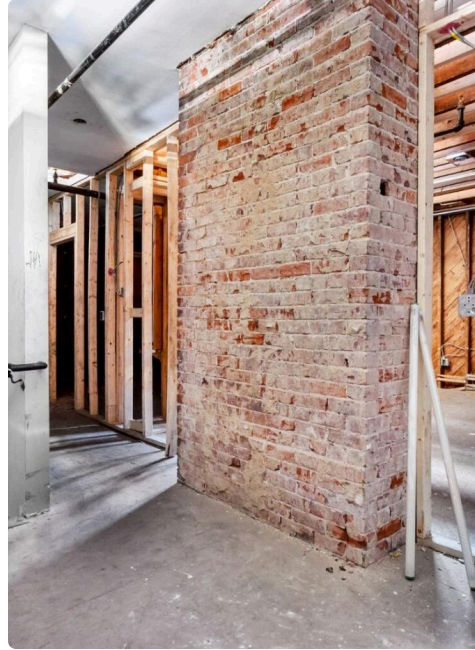
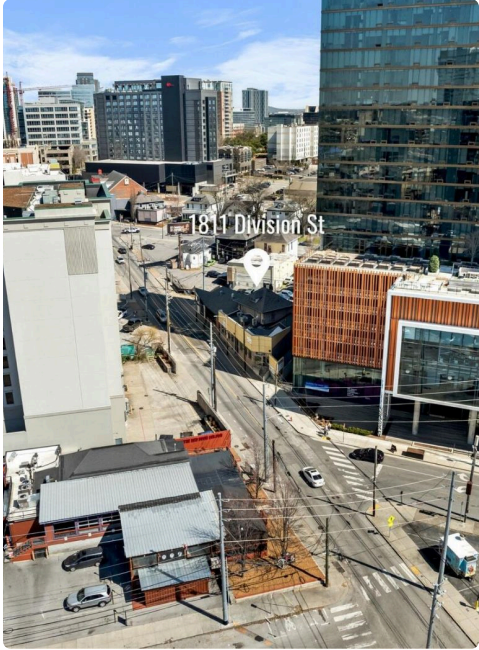
1811 Division St

36.1505°N, 86.7913°W



1811 Division St

Photo Gallery



Market Overview

Market Overview: Nashville, TN

Nashville (NASH-vil) is the capital and most populous city in the U.S. state of Tennessee. It is the seat of Davidson County in Middle Tennessee, located on the Cumberland River. It is the 21st-most populous city in the United States and fourth-most populous city in the Southeast, with a population of 689,447 at the 2020 census (estimated at 704,963 in 2024). The Nashville metropolitan area, with over 2.15 million people, is the 35th-largest metropolitan area in the country. Nashville is among the fastest-growing cities in the U.S. Named for either Abner Nash or his brother Francis Nash, a general of the Continental Army during the American Revolutionary War, the city was founded in 1779 when this territory was still part of North Carolina. The city grew quickly due to its strategic location as a port on the Cumberland River and, in the 19th century, a railroad center. Nashville as part of Tennessee seceded during the American Civil War; in 1862 it was the first state capital in the Confederacy to be taken by Union forces. It was occupied through the end of the war. edit 333 Commerce is the tallest building in Tennessee. In the 21st century's second decade, Nashville was described as a "southern boomtown" by numerous publications. In



KEY FACTS

| | |
|--------------|-------------------|
| Population | 626,681 |
| Area | 527.9 sq mi |
| Elevation | 597 ft |
| Time Zone | Central Time Zone |
| County | Davidson County |
| Incorporated | 1779 |
| State | Tennessee |

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS

| | |
|------------------|-----------------|
| Population | 26,137 |
| Median HH Income | \$81,839 |
| Households | 13,038 |

3-MILE RADIUS

| | |
|------------------|-----------------|
| Population | 137,109 |
| Median HH Income | \$84,609 |
| Households | 65,296 |

5-MILE RADIUS

| | |
|------------------|-----------------|
| Population | 248,214 |
| Median HH Income | \$86,945 |
| Households | 112,189 |

Source: ESRI / ArcGIS Business Analyst

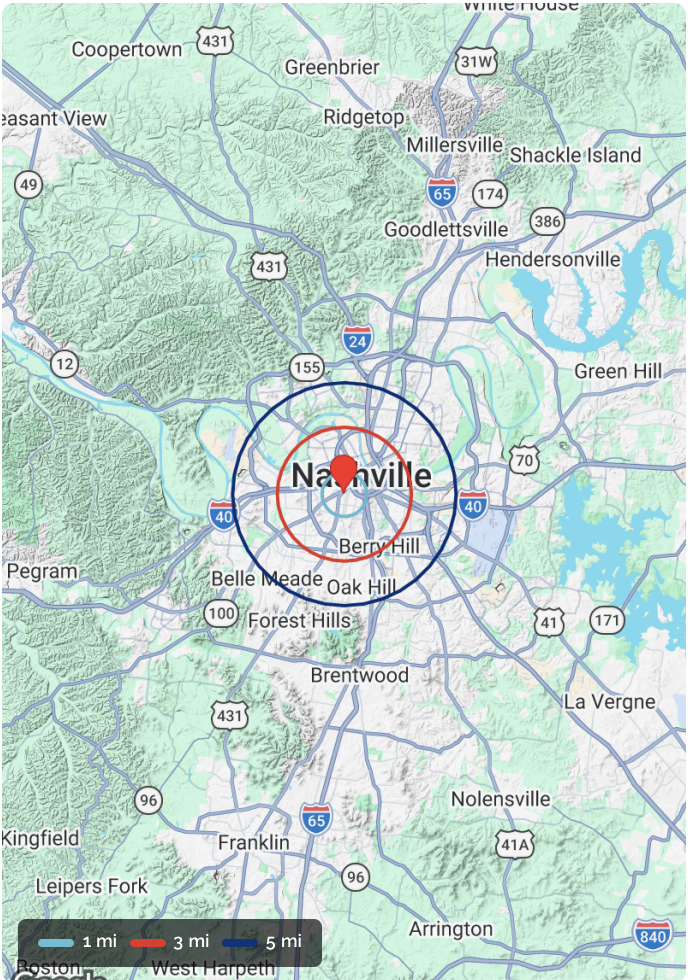
Demographics (Detail)

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|---------|---------|---------|
| 2000 Population | 12,905 | 98,868 | 198,861 |
| 2010 Population | 13,123 | 99,572 | 197,158 |
| 2025 Population | 26,137 | 137,109 | 248,214 |
| 2030 Population | 34,332 | 162,124 | 280,812 |
| 2025-2030 Growth Rate | 5.61 % | 3.41 % | 2.50 % |
| 2025 Daytime Population | 126,616 | 314,866 | 454,308 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|--------|--------|---------|
| 2000 Total Households | 3,344 | 40,224 | 81,279 |
| 2010 Total Households | 3,738 | 41,235 | 81,634 |
| 2025 Total Households | 13,038 | 65,296 | 112,189 |
| 2030 Total Households | 18,218 | 79,957 | 129,571 |
| 2025 Avg. Household Size | 1.59 | 1.86 | 2.04 |
| 2025 Owner Occupied Housing | 1,519 | 18,903 | 44,573 |
| 2030 Owner Occupied Housing | 1,630 | 19,507 | 46,113 |
| 2025 Renter Occupied Housing | 11,519 | 46,393 | 67,616 |
| 2030 Renter Occupied Housing | 16,588 | 60,451 | 83,458 |
| 2025 Vacant Housing | 3,453 | 14,941 | 21,276 |
| 2025 Total Housing | 16,491 | 80,237 | 133,465 |

| 2025 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|-----------|-----------|-----------|
| less than \$15,000 | 1,442 | 7,581 | 11,343 |
| \$15,000-\$24,999 | 664 | 3,362 | 5,572 |
| \$25,000-\$34,999 | 512 | 3,258 | 6,013 |
| \$35,000-\$49,999 | 1,068 | 5,551 | 10,313 |
| \$50,000-\$74,999 | 2,325 | 9,770 | 16,308 |
| \$75,000-\$99,999 | 1,540 | 7,014 | 12,110 |
| \$100,000-\$149,999 | 2,408 | 10,921 | 19,115 |
| \$150,000-\$199,999 | 928 | 5,655 | 10,000 |
| \$200,000 or greater | 2,151 | 12,185 | 21,416 |
| Median HH Income | \$81,839 | \$84,609 | \$86,945 |
| Average HH Income | \$124,336 | \$133,980 | \$137,953 |

| | |
|-------------------------------------|-----------------------------------|
| \$81,839 MEDIAN HH INCOME | \$124,336 AVG HH INCOME |
| 11.7% OWNER OCCUPIED | 88.3% RENTER OCCUPIED |
| 20.9% VACANCY RATE | 5.61 % 2025-2030 GROWTH |



Source: ESRI / ArcGIS Business Analyst

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