

THE MORRIS

NASHVILLE



818 19TH AVENUE SOUTH

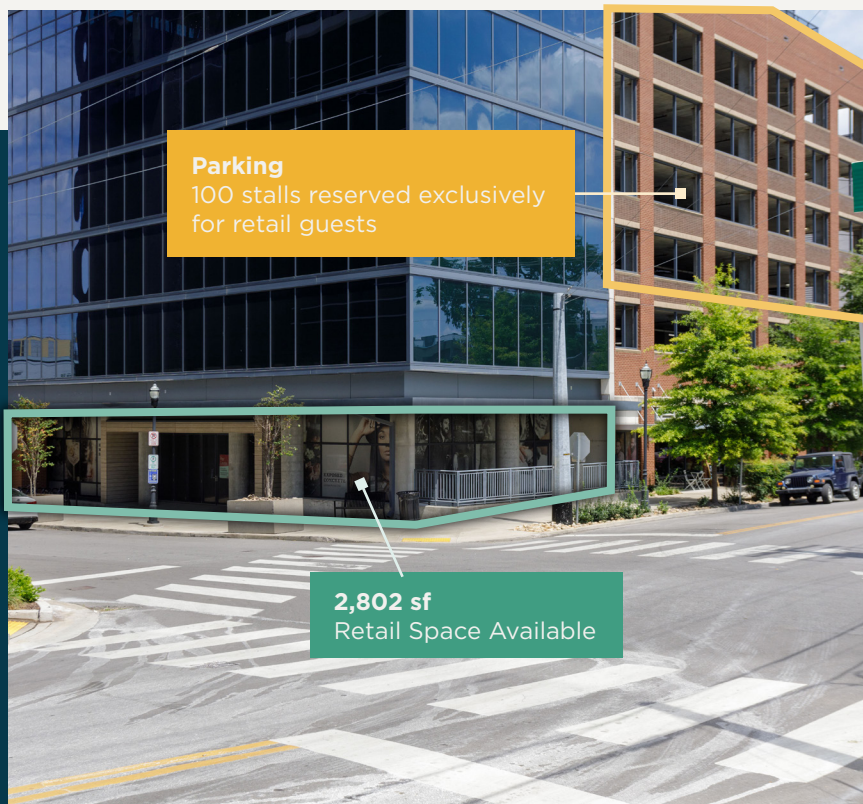
A DESTINATION THAT
HUMS TO THE TUNE
of Music City



FOR LEASE :: 2,802 SF **RETAIL**

A Vibrant Addition to Midtown

The Morris is a 344-unit apartment building with 2,802 SF of ground floor retail space available in a prime Midtown location. Just two blocks from the Vanderbilt University Campus and within easy walking distance to one of Nashville's most vibrant nightlife destinations, the space has abundant foot traffic and exposure on the corner of 19th Avenue South & Chet Atkins Place.



Parking
100 stalls reserved exclusively for retail guests

2,802 sf
Retail Space Available



The Morris
344-Unit Luxury Apartments

Rent, OpEx & Utilities

Tenant pays Base Rent plus NNNs estimated at \$5.00 Per SF. Retail utilities separately metered. Tenant pays utilities directly

Grease Trap

2,100 cu ft grease trap between retail premises and Alley #444. 4" drain line from grease trap stubbed into space

Outdoor Patio

Outdoor patios may be utilized on both 19th Ave S. & Chet Atkins

Sprinkler

Upturned sprinkler heads included

Ceiling Heights

12-14' floor to bottom of deck

Utility Specs

Electric: 400 amp 120/208V-3PH-4W
Gas: 2" natural gas service
Water: 2" domestic water
Sewer: 4" sanitary line stubbed to premises

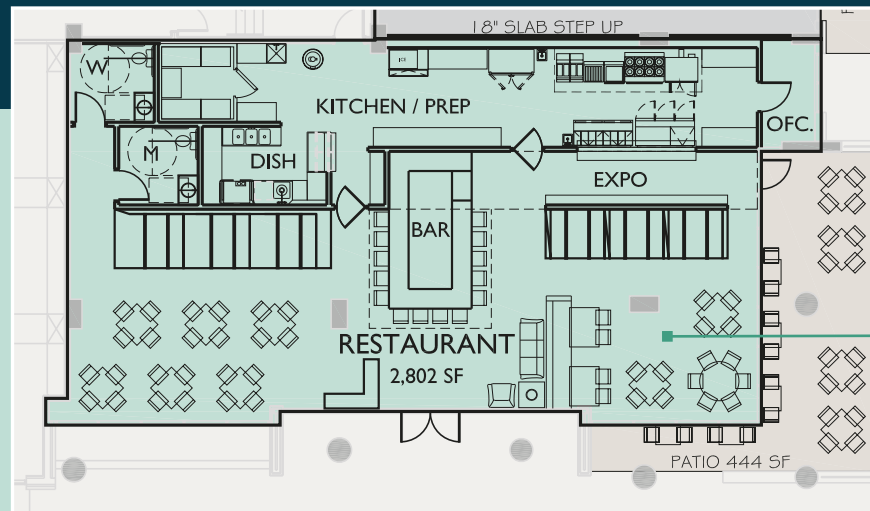
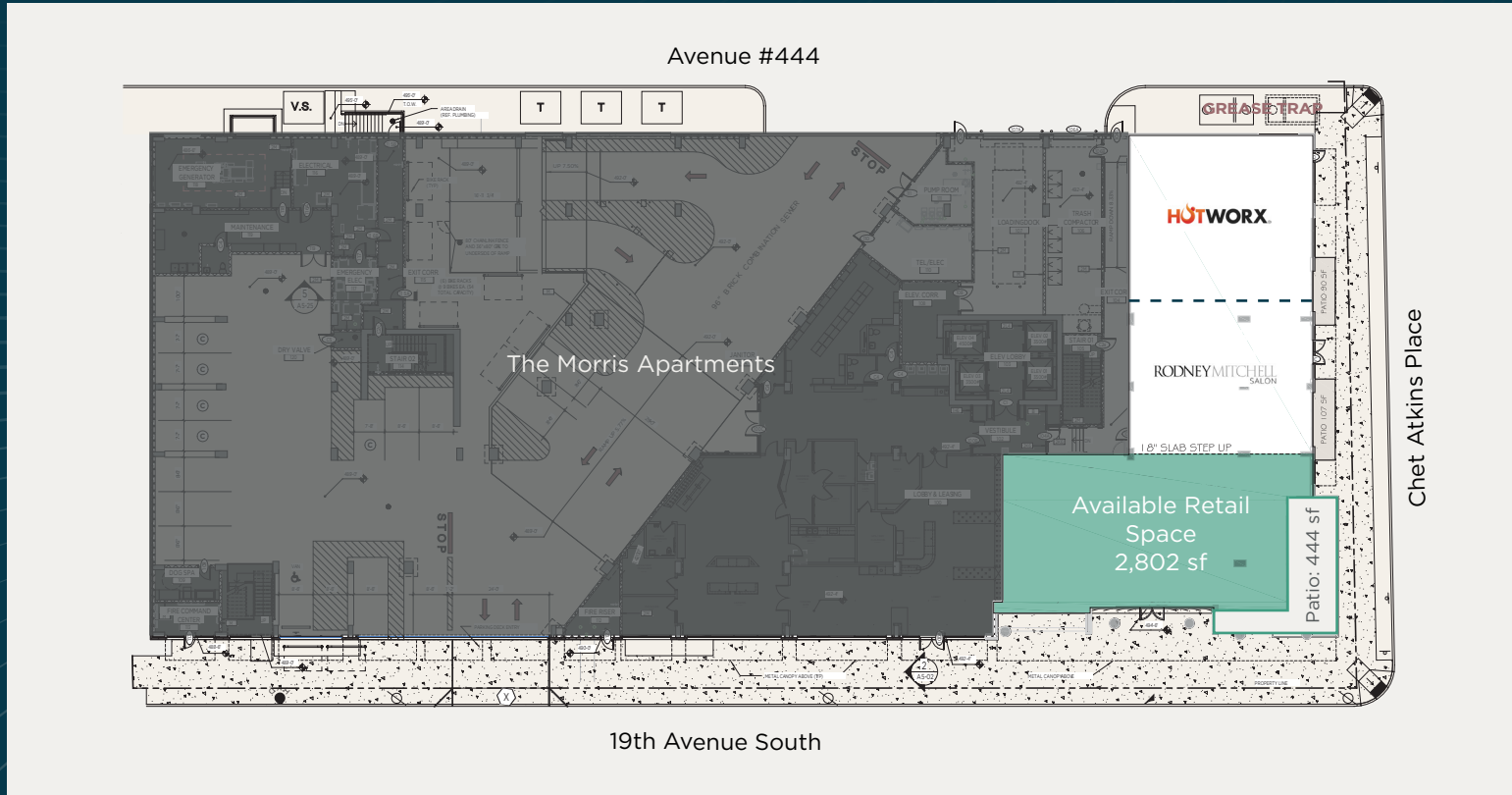
HVAC

None supplied.

THE MORRIS :: RETAIL SPACE



Ground Floor Retail :: 2,802 sf



Example Design
2,802 sf Restaurant

Strong Demographics



1 Mile

2024 Population	Average HH Size	2024 Housing Units	Average HH Income	Average Home Value
24,544	1.59	16,146	\$115,895	\$709,786

3 Miles

2024 Population	Average HH Size	2024 Housing Units	Average HH Income	Average Home Value
134,077	1.86	76,640	\$127,218	\$790,018

5 Miles

2024 Population	Average HH Size	2024 Housing Units	Average HH Income	Average Home Value
243,847	2.04	128,657	\$130,247	\$739,810



Why Nashville and Midtown

The Nashville region is home to more than 2 million people and more than 40,000 businesses. The economy is driven by several key industries including Healthcare, Music & Entertainment, Advanced Manufacturing and Tourism & Hospitality. Many major companies have headquarters in Nashville such as HCA, Dollar General, Community Health Systems and Tractor Supply Company.



Music & Entertainment contributes \$9.9 billion to the local economy annually. With attractions like the Country Music Hall of Fame, Grand Ole Opry, Ryman Auditorium and Bridgestone Arena it's no wonder Nashville is called Music City.

Just a short stroll from Midtown, Lower Broadway is lined with Honky Tonks offering live music every night. In 2023, the city welcomed approximately 16.1 million visitors.



THE MORRIS :: RETAIL SPACE



DIVERSE FOOD SCENE

Find everything from upscale dining like The Catbird Seat to legendary eats like Hattie B's Hot Chicken.



WALKABLE

Steps away from Music Row, Division Street, Vanderbilt University and Medical Center

Midtown has several thousand hotel rooms available, with notable names like the Hutton, Kimpton Aertson, the Virgin Hotel, Graduate, Cambria, Conrad and Hotel Fraye, Curio Collection.



In Midtown, students, music industry folks and business executives converge with visitors in the neighborhood's many chef-driven restaurants and bustling bars.



Walkability

FOOD & DRINK

- | | | |
|---------------------------------|-----------------------|--------------------------|
| 1. Patterson House/Catbird Seat | 5. The Row Kitchen | 9. Two Boots Pizza |
| 2. The Baked Bear | 6. Velvet Taco | 10. The Chef & I |
| 3. Midtown Cafe | 7. Losers Bar & Grill | 11. San Antonio Taco Co. |
| 4. Hattie B's Hot Chicken | 8. Kung Fu Saloon | 12. Amerigo |



VANDERBILT UNIVERSITY & MEDICAL CENTER

11

ADELICIA

KASA AT ARTISAN

THE MOORE BUILDING

KIMPTON AERTSON

2010 WEST END MIXED-USE

THE GRADUATE HOTEL

17TH & GRAND
MOTIF ON MUSIC ROW HOTEL

THE MORRIS

9

THE BROADVIEW APARTMENTS

MIDTOWN

MUSIC ROW

MILLENNIUM MUSIC ROW APARTMENTS

8

18TH & CHET

ARTISAN ON 18TH APARTMENTS

KINECT NASHVILLE APARTMENTS

7

THE BROADVIEW APARTMENTS

5

4

FAYLYN APARTMENTS

12

SESAC BUILDING

18TH AVENUE S

2

BRISTOL ON BROADWAY

THE HUTTON HOTEL

HOME2 SUITES

HILTON GARDENINN

MUSIC SQUARE W

VIRGIN HOTEL

FLYGHOUSE

FUTURE 20-STORY RESIDENTIAL/RETAIL 1740 DIVISION

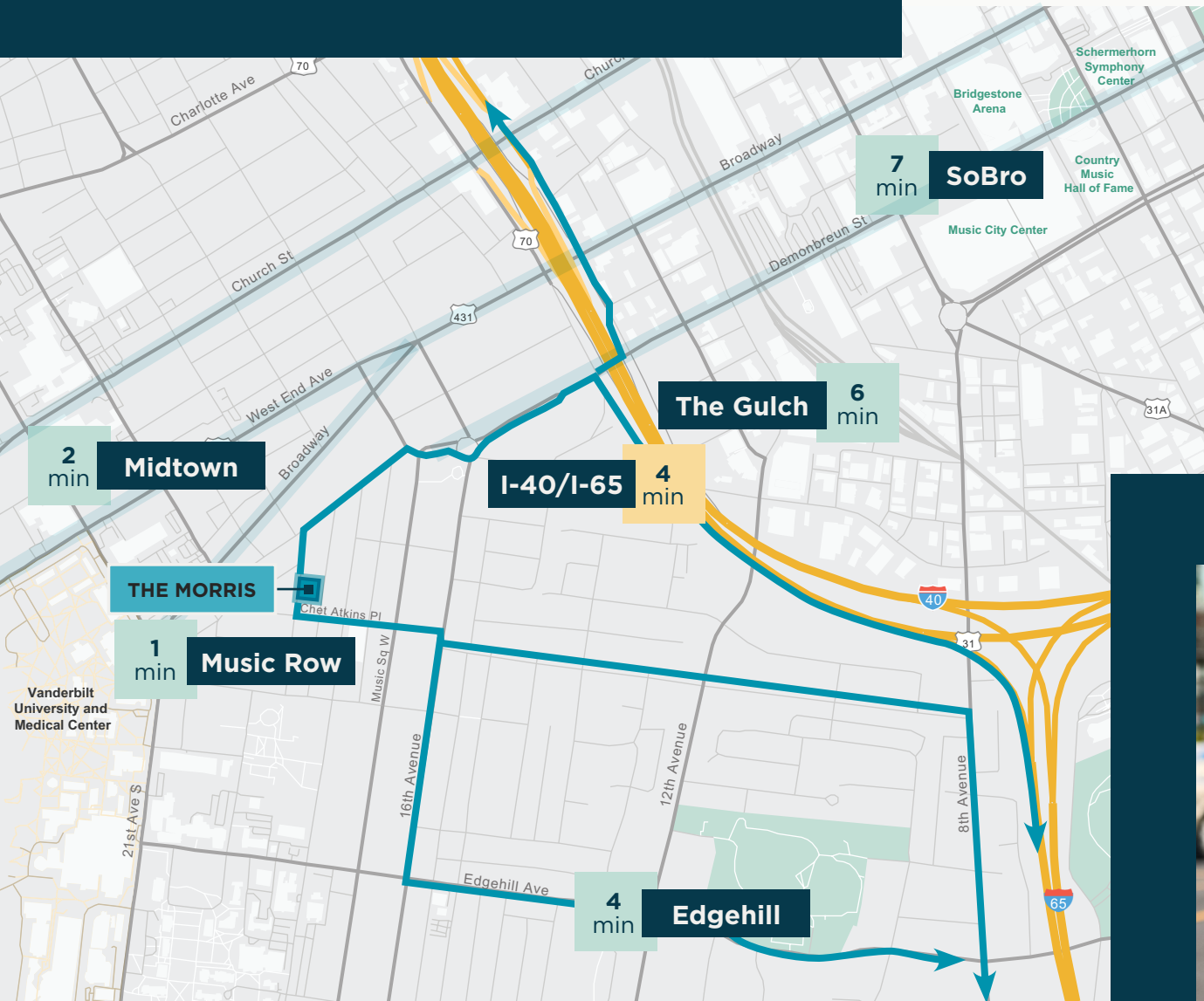
ASCAP

DIVISION STREET

MULTIFAMILY AND HOTEL OFFICE MIXED-USE

THE MORRIS :: RETAIL SPACE

Accessibility



THE MORRIS

offers effortless access to nearby neighborhoods and attractions, being just minutes away from Downtown Nashville, The Gulch, 8th Avenue/12 South, Edgehill, Green Hills, and West End.



THE MORRIS :: RETAIL SPACE

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