

FOR SALE

PREMIER MIDTOWN LOCATION

MIDTOWN/ MUSIC ROW

1707 DIVISION STREET / NASHVILLE, TENNESSEE



C&W is pleased to present the unique opportunity to acquire 1707 Division Street in the heart of Nashville, TN's Midtown Submarket.

The property consists of approximately 12,400 sf of conditioned office space with an on-site 3 per 1000 parking ratio which is inclusive of 17 parking spaces in an underground private garage.

The property represents an attractive opportunity for owner occupants, investors, and developers alike.

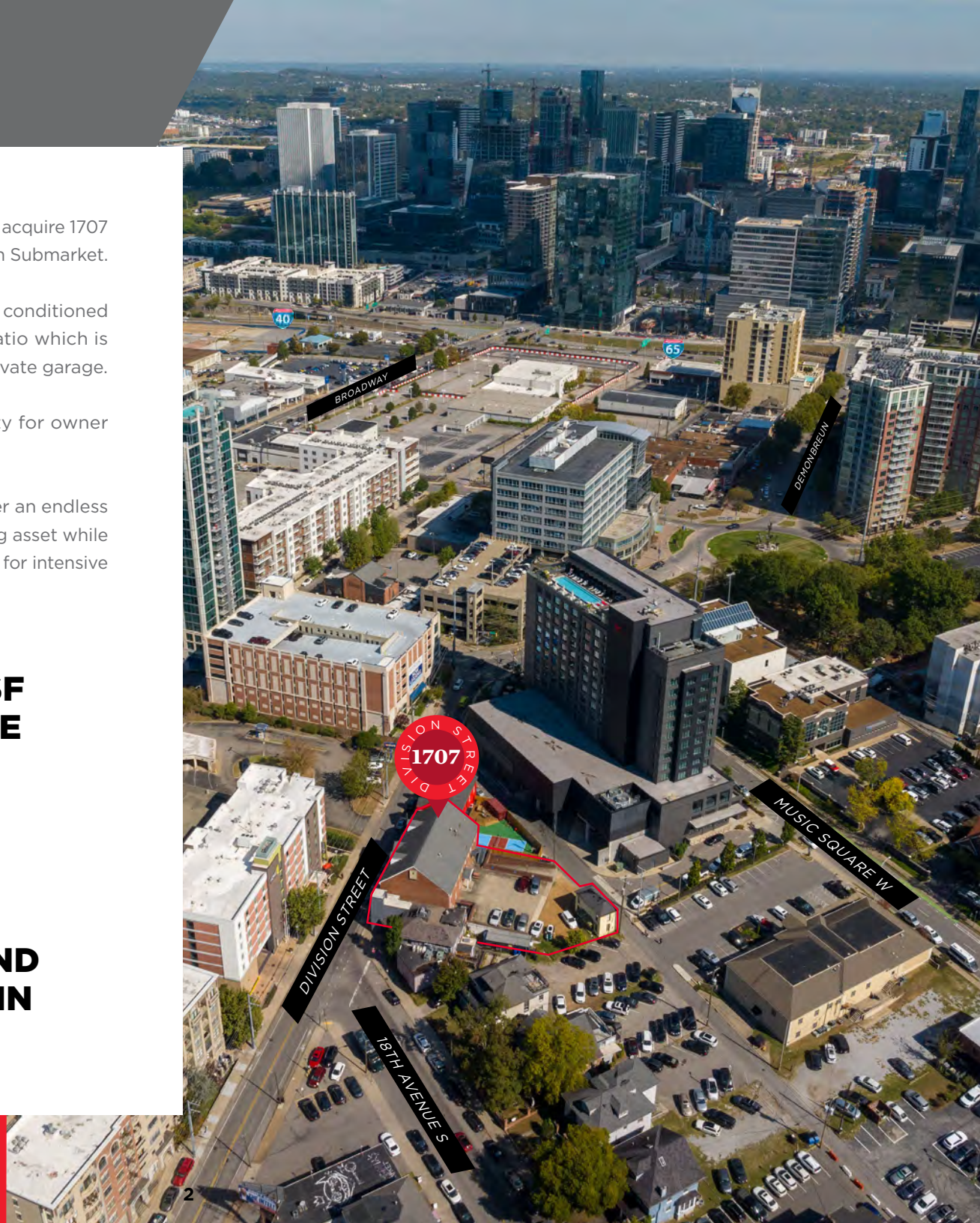
The current zoning is MUI-A, which provides a buyer an endless amount of options and potential uses for the existing asset while also providing a zoning classification that is intended for intensive vertical development.

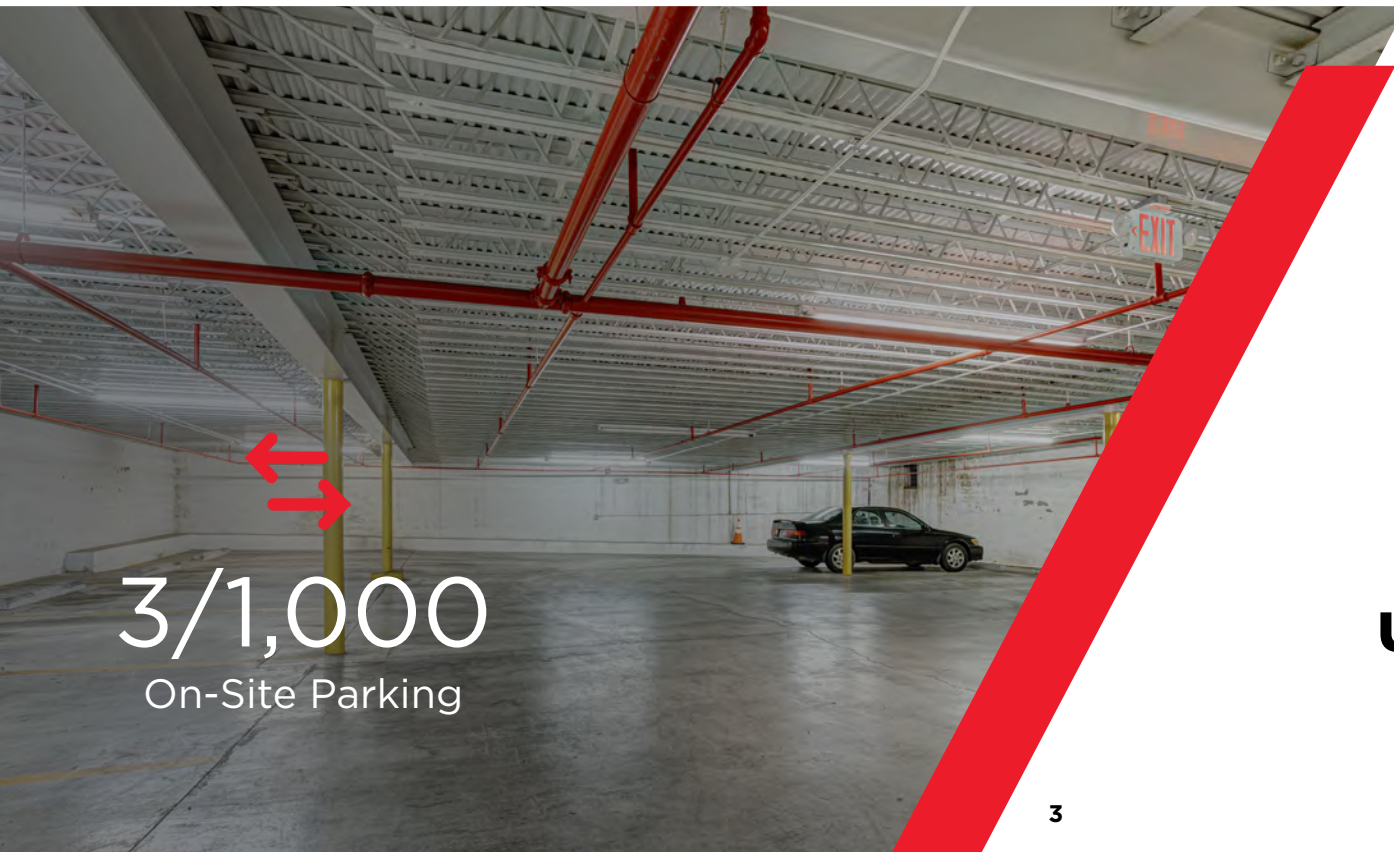
**APPROXIMATELY 12,400 SF
OF HIGHLY VISIBLE OFFICE
SITUATED ON .25 ACRES**

3/1,000 PARKING RATIO

MUI-A ZONING

**WALKABLE AMENITIES AND
MIDTOWN ATTRACTIONS IN
EVERY DIRECTION**





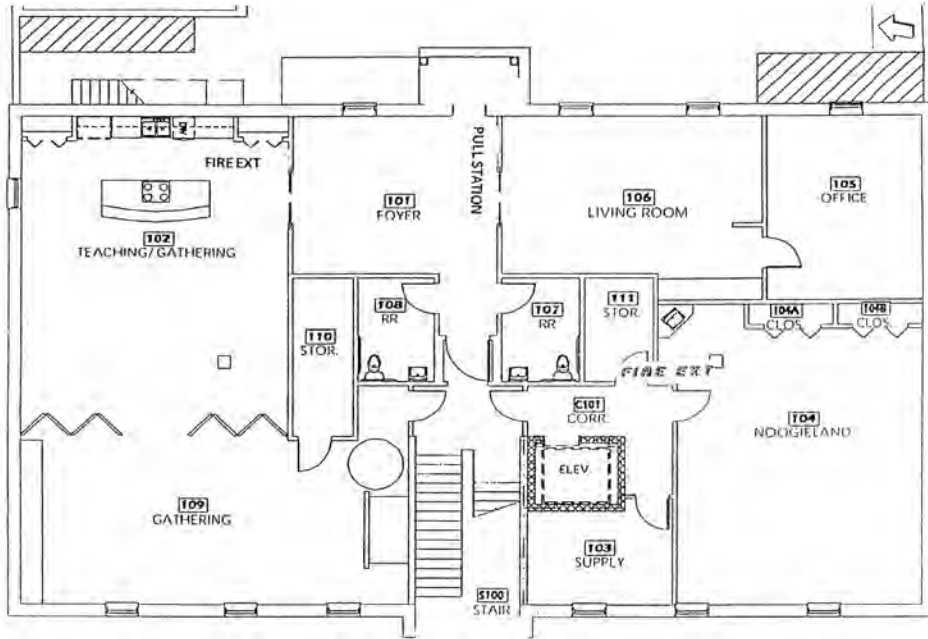
3/1,000
On-Site Parking

**RARE COVERED/
PRIVATE GARAGE
FOR AN OWNER/
USER IN MIDTOWN**

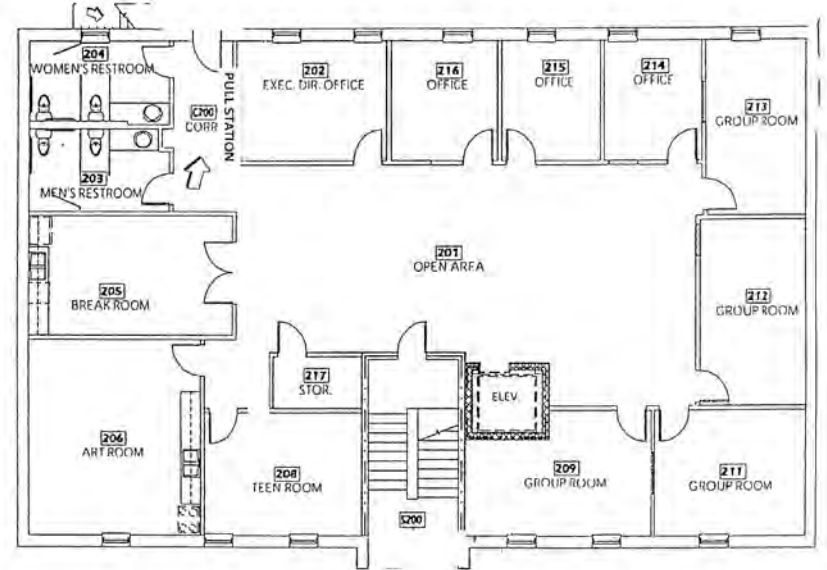



ZONING
MUI - Mixed-Use Intensive

FLOOR PLANS



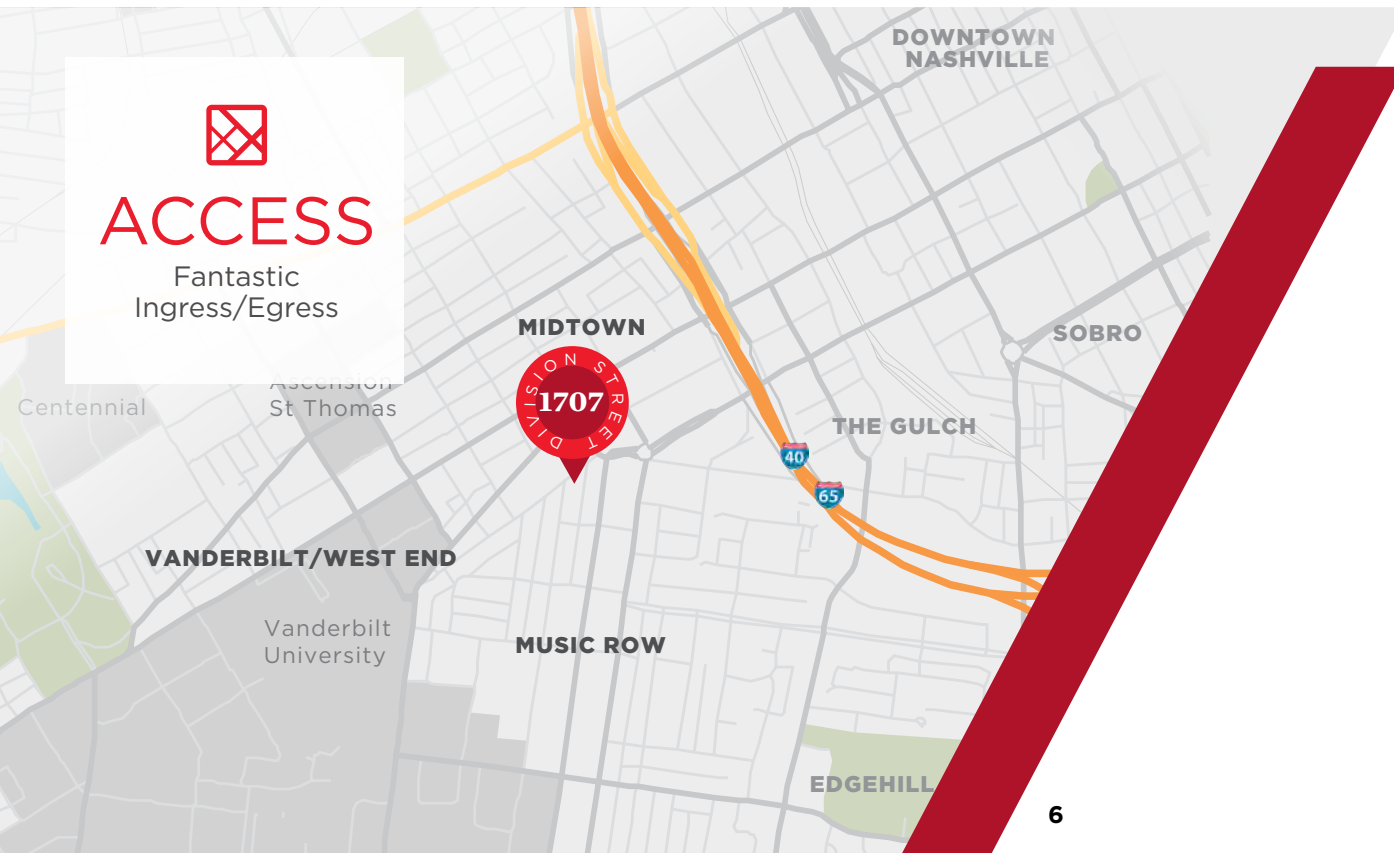
FIRST FLOOR



SECOND FLOOR




ACCESS
 Fantastic
 Ingress/Egress



MIDTOWN

Sandwiched between downtown, Music Row, West End and The Gulch is Midtown, an area adjacent to the prestigious Vanderbilt University. Here, students, music industry folks and business executives converge with visitors in the neighborhood's many chef-driven restaurants and bustling bars. Residents living in the condominiums and apartments enjoy walkability to over 35 bars and restaurants, and Centennial's vast green space with a lake and Parthenon replica.

AMENITY & DEVELOPMENT OVERVIEW

SOUTHWEST OF PROPERTY



MULTIFAMILY AND HOTEL
OFFICE
MIXED-USE

FOOD & DRINK

- | | | |
|---------------------------|-----------------------|--------------------------|
| 1. Patterson House | 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 |



WALKABILITY

12 Restaurants Within 10 Minute Walk

AMENITY & DEVELOPMENT OVERVIEW

NORTHEAST OF PROPERTY



FOOD & DRINK

1. H&S Bagels
2. DeSano Pizza
3. Thai Esane
4. Tailgate Brewery
5. Just Love Cafe
6. Dawghouse Saloon
7. Tin Roof
8. Halls Chophouse



WALKABILITY

Another 8 Restaurants Within 10 Minute Walk

PROPERTY + POTENTIAL



Source : Nashville.gov

MUSIC ROW NORTH

This area serves as a gateway to the Gulch, Midtown, and Downtown. It is intended to promote growth with high-rise development containing a mixture of uses and commercial activity. The area offers a high-energy urban experience, with towers activated by engaging and inviting ground-floor retail. A diverse mix of office, residential, retail, hotel, restaurants, and bars makes this area a center of activity around the clock.



MUSIC ROW LONG RANGE PLANNING SUB-DISTRICT 1B

*15 Stories By Right, Up to 20
Stories with preservation and
commitment to music uses*

PROPERTY + POTENTIAL

SUB-DISTRICT 1B

Sub-district 1B within the Music Row North character area is primarily comprised of properties fronting on Broadway, Division, Demonbreun, and 19th Avenue South. This sub-district is a focal point for recent mid-to high-rise development activity. The construction of Adelicia in 2009 attracted high-rise developers to this area. Since that time, nine rezonings for high-rise developments, ranging from 20 to 25 stories, have been approved. Many are completed or currently under construction.

Recommended uses: Mixed-use with active retail, bars, and restaurants; office; live music venues; hotels; residential. In large building footprints, multiple public facing uses are encouraged to maximize activity, including activity on the weekends and evenings.

Recommended form: Large-scale development; property assemblage is appropriate to achieve mid- to high-rise development pattern; height bonuses (TDR receiving area) appropriate in this area in exchange for historic preservation and/or music-related uses to be defined by a Music Row Code; 15 stories by right, up to 20 stories with preservation and commitment to music uses.



WHY NASHVILLE

Ranked Among
Best Cities To
Start A Business
In 2023

WalletHub

Top 10 City
to Live
After the
Pandemic

TODAY

Hottest Job
Market of
2022

WSJ

#1 Metro for
Advanced
Industry
Job Growth

BROOKINGS

#1 in
Metropolitan
Economic
Strength

POLICOM
CORPORATION

ACCOLADES

#1 U.S.
Markets
to Watch

pwc

#1 Metro
with the Most
Change in the
2010s

Apartment List

Best Places
for Business
and Careers

Forbes

#5 America's
Biggest
Boomtown

magnifymoney

Top Cities
Americans
are Moving To

realtor.com

NASHVILLE ECONOMIC STRENGTH

2.7%

**NASHVILLE MSA
UNEMPLOYMENT RATE
AUGUST 2023**

SOURCE: BLS

3.1%

**TENNESSEE
UNEMPLOYMENT RATE
AUGUST 2023**



**MIDDLE
TENNESSEE
JOB GROWTH**

UP 34.5%

BETWEEN 2011-2021
Nashville has ranked within the top 10 large metros for job growth and population growth for the past 10 years

SOURCE: BLS



**RANKS NASHVILLE #1
U.S. CITIES WITH THE MOST
ECONOMIC GROWTH IN 2021**



2,072,283

**NASHVILLE MSA
POPULATION
2022**



708,144

**DAVIDSON
COUNTY
POPULATION
2022**



Charlie Gibson, CCIM
Vice Chair
+1 615 301 2820
charlie.gibson@cushwake.com