



*the* **GULCH**

AVAILABLE PROPERTIES

AUGUST 2023

CUSHMAN & WAKEFIELD

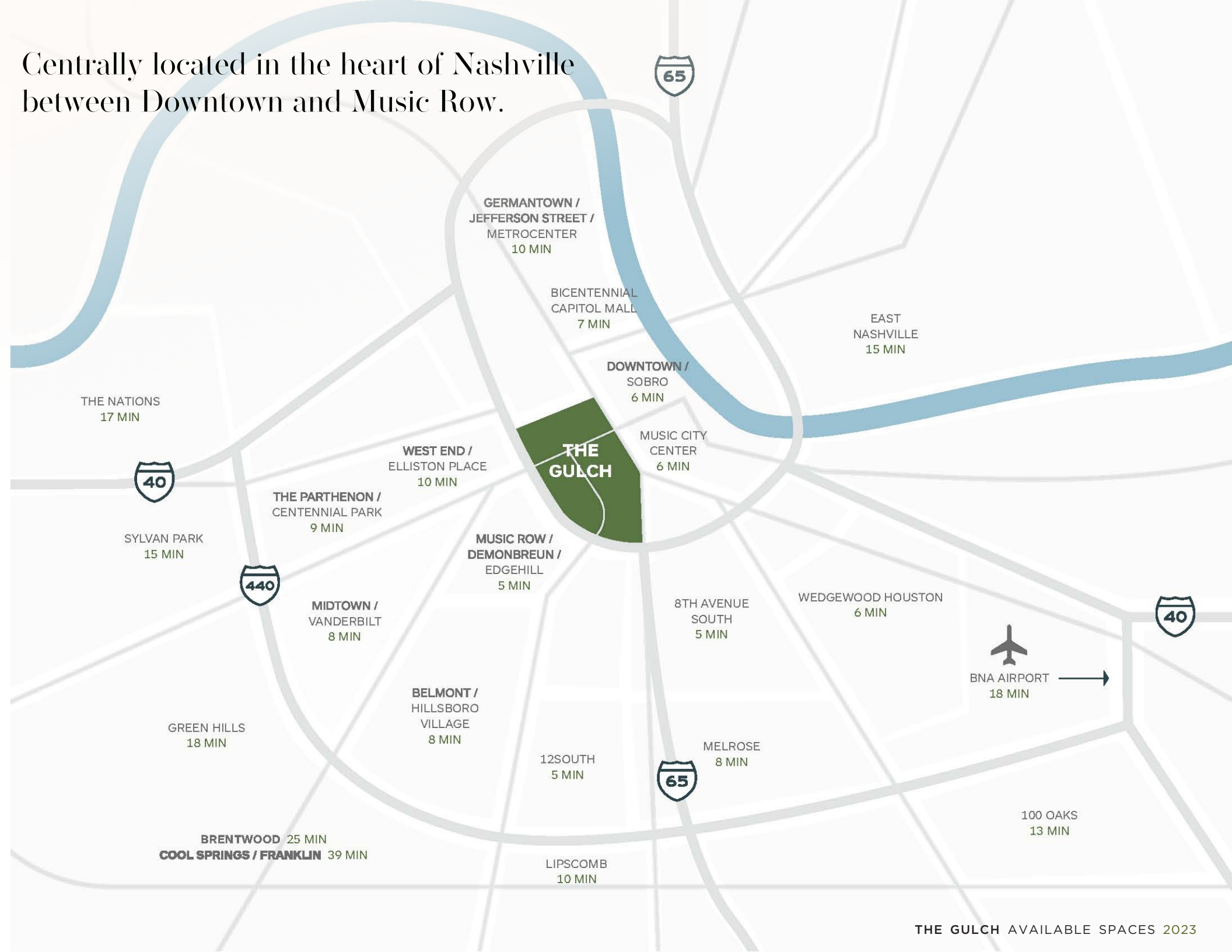
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EXPLORETHEGULCH.COM • @THEGULCHNASHVILLE

Centrally located in the heart of Nashville  
between Downtown and Music Row.





# Gulch At A Glance

The Gulch is a thriving and highly walkable neighborhood just outside of Downtown Nashville. With a diverse mix retail, entertainment, office, residential and hospitality the Gulch fosters a true sense of community.



33.6

MEDIAN AGE

86

WALK SCORE

5,151

DAYTIME POPULATION

90+

STOREFRONTS

\$110,469

AVERAGE HOUSEHOLD INCOME

24/7

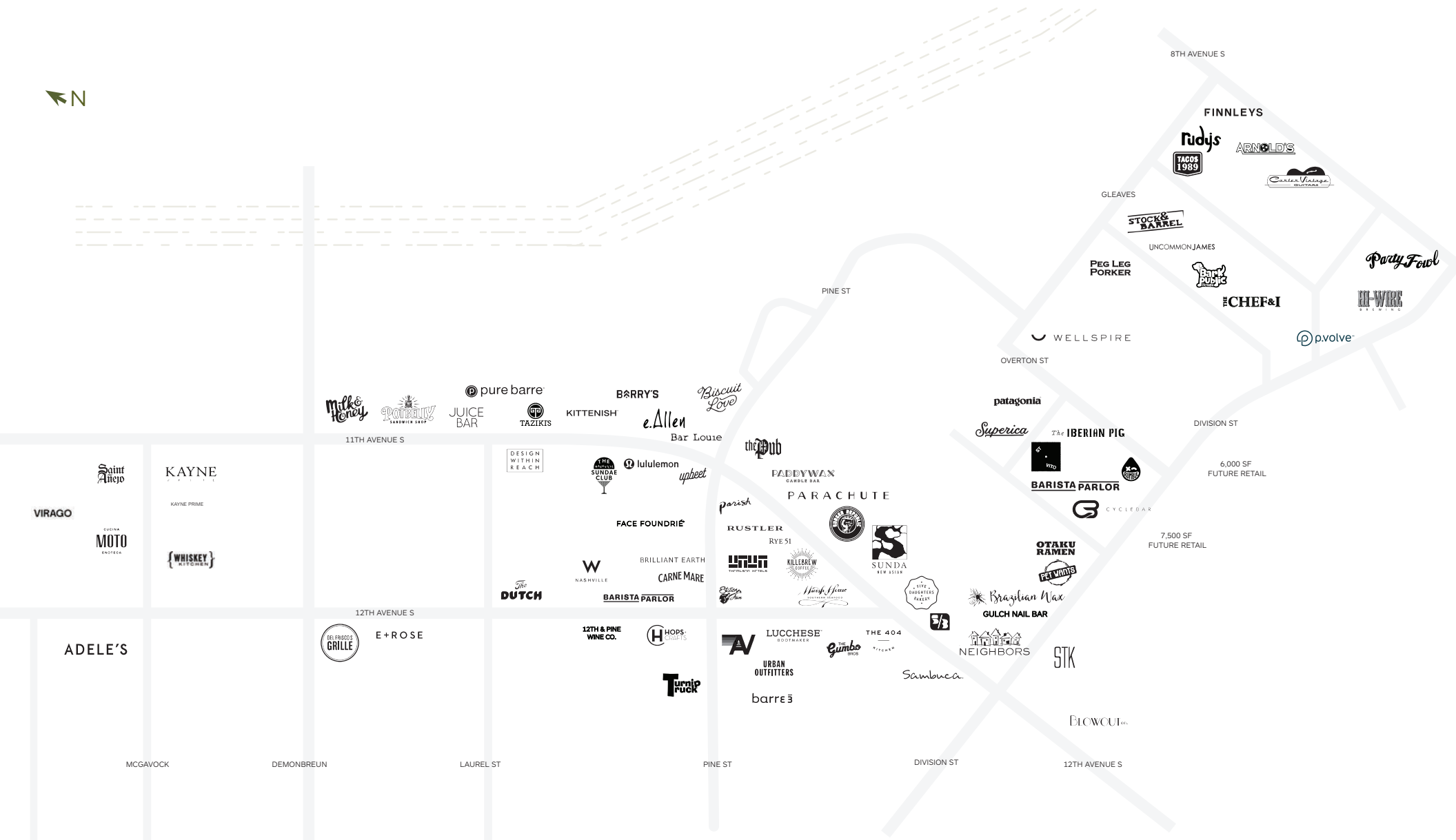
ROAMING SECURITY

1-hour free parking in 1,700 spaces

## DEVELOPMENT PIPELINE UNDER CONSTRUCTION + PLANNED:

1,314,650+ SF OFFICE  
3,325+ RESIDENTIAL UNITS  
1,030+ HOTEL KEYS  
95,000+ SF OF RETAIL

# Existing Brands in the Gulch







311 12<sup>th</sup> Ave S.  
3,061 SQ. FT.

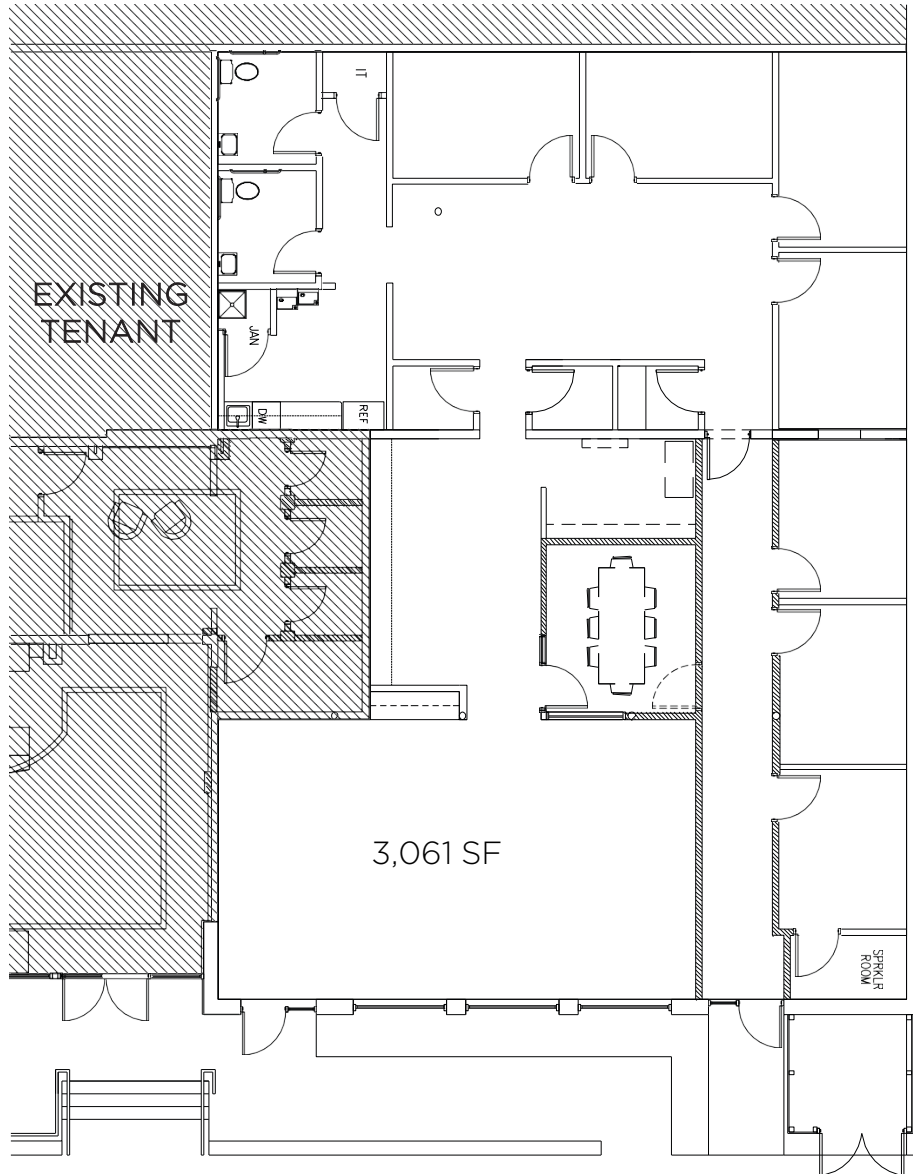




# 311 12<sup>th</sup> Ave S.

3,061 SQ. FT.

AVAILABLE PROPERTY

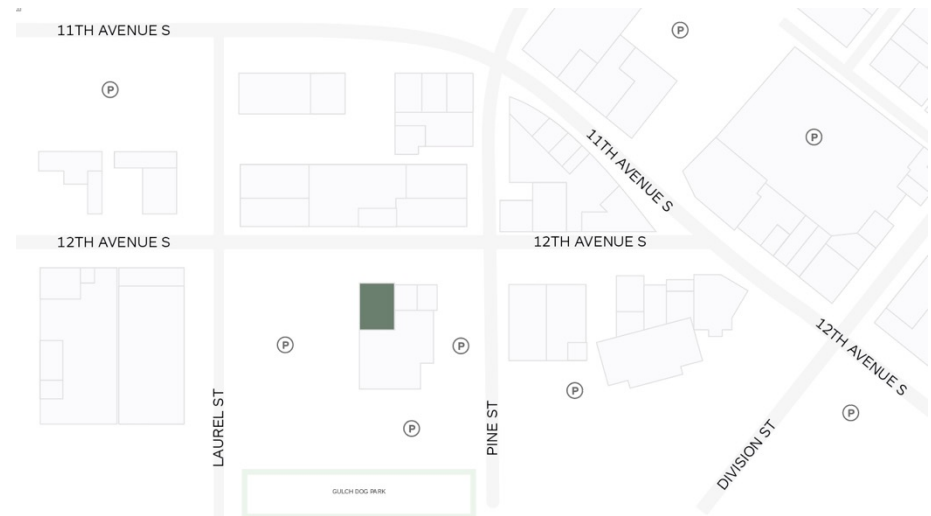


12TH AVENUE S

## PROPERTY HIGHLIGHTS

- Located in a retail building consisting of almost 15,000 sf and 20 designated parking spaces, rehabbed in 2010
- Aluminum storefront entrance and window system
- Brick exterior
- Polished concrete flooring
- Exterior building improvements including painting, landscaping and improved signage forthcoming

## LOCATION MAP



907 Gleaves St.  
7,271 + 3,639 SQ. FT.

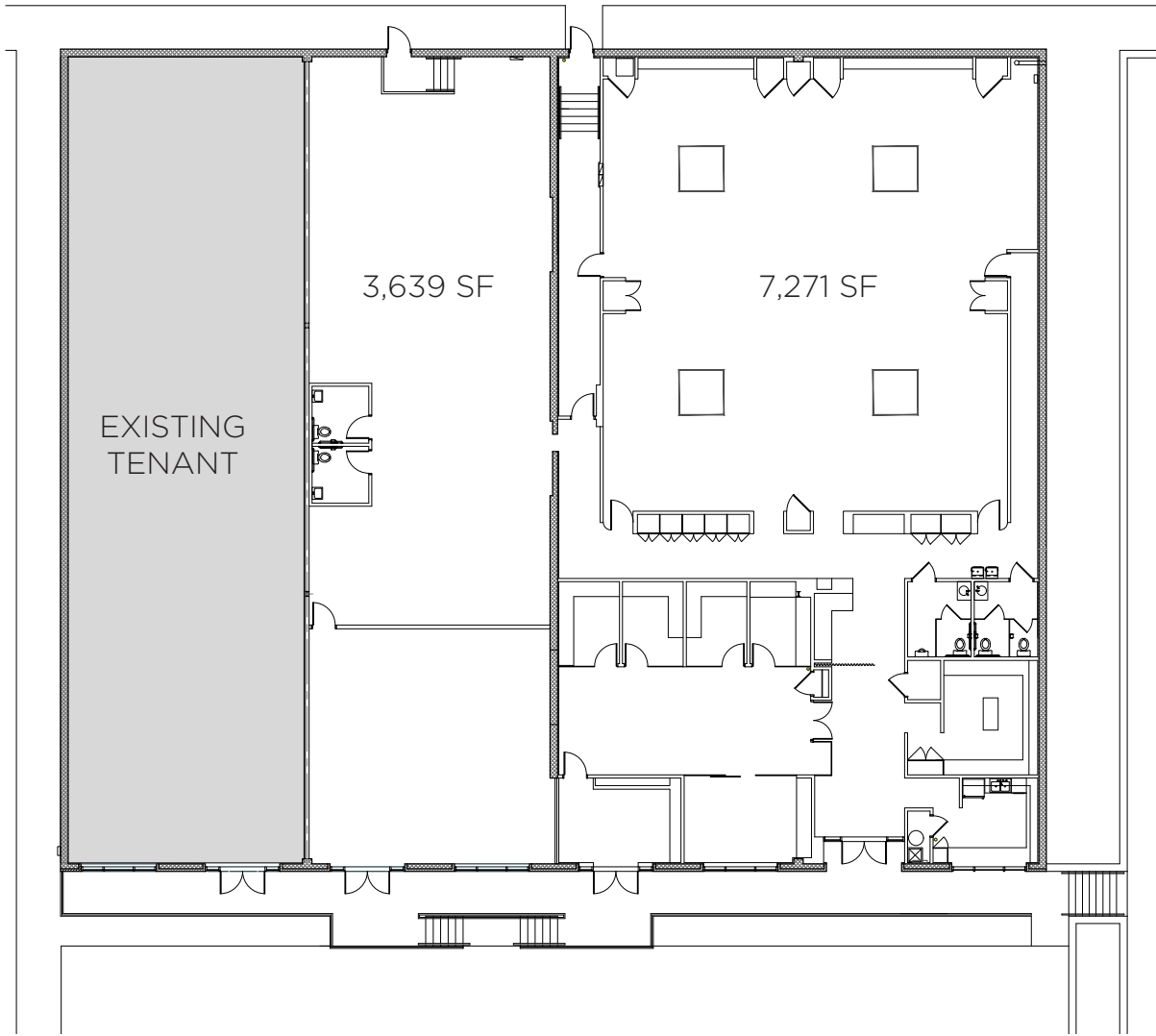
AVAILABLE PROPERTY





907 Gleaves St.  
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AVAILABLE PROPERTY

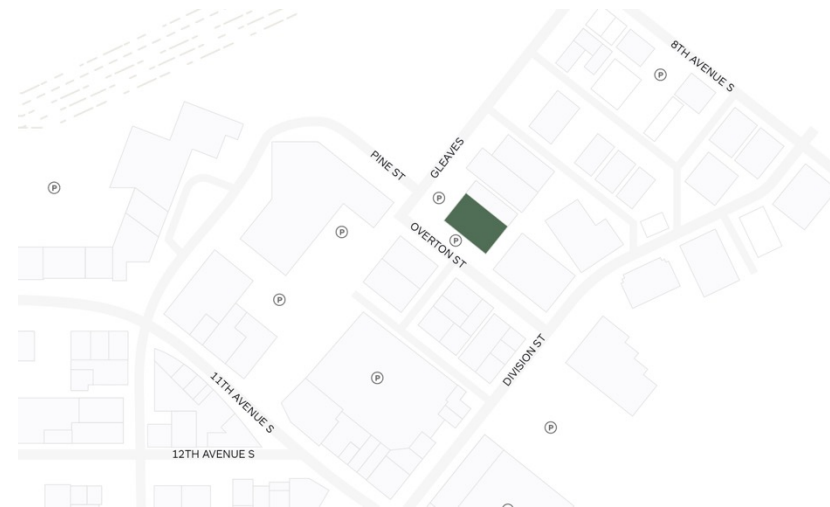


GLEAVES STREET

### PROPERTY HIGHLIGHTS

- Located in a single-story mixed-use building
- Two adjacent spaces available that can be combined
- Aluminum storefront entrance and window system
- Exterior concrete walkway at entrance
- Ceiling heights of 8-10'-0" with four 6'x6' skylights
- Open ceiling with exposed steel and steel deck
- 22 adjacent (non-exclusive) parking spots

### LOCATION MAP



# About the Property Owner & Landlord



MarketStreet Enterprises is a privately held real estate investment and development company based in the Gulch in Nashville. MarketStreet has spearheaded Nashville’s urban revitalization through numerous public and private sector initiatives. In addition to controlling one of the largest privately-held land positions in Nashville, MarketStreet owns and operates a diversified portfolio of commercial and residential real estate.

MarketStreet is a full-service real estate investment and development firm specializing in:



URBAN DESIGN



PUBLIC/PRIVATE PARTNERSHIPS



REAL ESTATE DEVELOPMENT

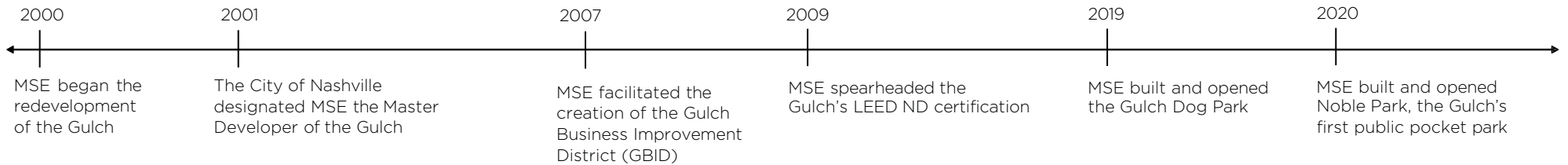


PROJECT MANAGEMENT



ASSET MANAGEMENT

MarketStreet strives to create a lasting and positive impact on Nashville’s built through quality development that respects the unique character of the city. MarketStreet is truly invested in the Gulch and creating a model for sustainable growth and development driven by a love for Nashville.



To date, MarketStreet has developed over 1.4M SF in the Gulch and continues to maintain the neighborhood’s Master Plan.

1,000+  
RESIDENTIAL  
UNITS

50+  
RETAIL  
CONCEPTS

380,000  
OFFICE SF

224-ROOM  
THOMPSON HOTEL

3 PUBLIC SPACES  
WITH EVENTS

SIX  
WORKS OF  
PUBLIC ART



# Gulch Retail Mix

## SERVICE

<b>5th 3rd Bank</b>	<b>604 12th Ave S</b>
<b>Adagio</b>	<b>1300 Division St</b>
Bark Public House	609 9th Ave S
<b>barre3</b>	<b>501 12th Ave S</b>
<b>Barry's</b>	<b>308 11th Ave S</b>
BB&T	700 12th Ave S
<b>Brazilian Wax</b>	<b>1108 Division St</b>
CYCLEBAR	1004 Division St
EXIT Realty Elite	1000 Division St
<b>Face Foundrie</b>	<b>333 11th Ave S</b>
<b>Gulch Dental Studio</b>	<b>224 11th Ave S</b>
Honey Tanning	1200 Division St
HOTBOX Fitness	1006 Nelson Merry St
Hydralive Therapy	1207 McGavock St
Lash Out	1200 Division St
Nashville Chiropractic	917 8th Ave S
Pure Barre	228 11th Ave S
RG Plastic Surgery	1200 Division St
<b>Rumble</b>	<b>609 Overton St</b>
Scout's Barbershop	811 Gleaves St
Shed Group Fitness	1201 Demonbreun St
Synovus Bank	1033 Demonbreun St
The Blowout Co.	700 12th Ave S
<b>The Gulch Nail Bar</b>	<b>1112 Division St</b>
Trulongeivity	1200 Division St
TRUMAV	603 9th Ave S
<b>Turnip Truck</b>	<b>321 12th Ave S</b>

MarketStreet Tenant  
 Other Owner Tenant  
 \*Future

## RETAIL

<b>12th &amp; Pine</b>	<b>315 12th Ave S</b>
<b>Aviator Nation*</b>	<b>401 12th Ave S</b>
<b>Art Beat</b>	<b>311 12th Ave S</b>
<b>Blush Boutique</b>	<b>606 12th Ave S</b>
Brilliant Earth	1114 Pine St
<b>Candle Bar</b>	<b>408 11th Ave S</b>
Carter Vintage Guitars	625 8th Ave S
Casa de Montecristo	600 9th Ave S
<b>Design Within Reach</b>	<b>303 11th Ave S</b>
<b>e.Allen Boutique</b>	<b>312 11th Ave S</b>
Finnleys	601 8th Ave S
Frugal MacDoogal	701 Division St
King Baby	615 9th Ave S
<b>Kittenish</b>	<b>304 11th Ave S</b>
<b>Lucchese</b>	<b>503 12th Ave S</b>
<b>LuluLemon</b>	<b>339 11th Ave S</b>
Nashville Boot Co	603 8th Ave S
Nutrishop	1008 Division St
<b>Parish</b>	<b>401 11th Ave S</b>
<b>Patagonia</b>	<b>601 Overton St</b>
<b>Parachute Home</b>	<b>412 11th Ave S</b>
<b>Pet Wants</b>	<b>1106 Division St</b>
<b>Rye 51</b>	<b>401 11th Ave S</b>
<b>The Rustler</b>	<b>401 11th Ave S</b>
<b>Two Old Hippies</b>	<b>401 12th Ave S</b>
Uncommon James	601 9th Ave S
<b>Urban Outfitters</b>	<b>405 12th Ave S</b>
<b>Winky Lux</b>	<b>226 11th Ave S</b>

## FOOD & BEVERAGE

Adele's	1210 McGavock St
<b>Bar Louie</b>	<b>314 11th Ave S</b>
<b>Barista Parlor</b>	<b>610 Magazine St</b>
<b>Biscuit Love</b>	<b>316 11th Ave S</b>
<b>Burger Republic</b>	<b>420 11th Ave S</b>
Carne Mare	300 12th Ave S
Chauhan Ale & Masala	21 12th Ave N
<b>Co-op Frosé</b>	<b>1207 Pine Street</b>
Del Frisco's Grille	1201 Demonbreun St
e+rose	1201 Demonbreun St
Emmy Squared	404 12th Ave S
<b>Five Daughters</b>	<b>602 12th Ave S</b>
<b>Gertie's Bar</b>	<b>507 12th Ave S</b>
<b>Gumbo Bros</b>	<b>505 12th Ave S</b>
<b>Hops &amp; Crafts</b>	<b>319 12th Ave S</b>
<b>Iberian Pig*</b>	<b>607 Overton St</b>
<b>Juice Bar</b>	<b>222 11th Ave S</b>
Kayne Prime	1103 McGavock St
<b>Killebrew</b>	<b>401 11th Ave S</b>
<b>L.A. Jackson</b>	<b>401 11th Ave S</b>
Luogo*	211 12th Ave S
<b>Milk &amp; Honey</b>	<b>214 11th Ave S</b>
<b>Marsh House</b>	<b>401 11th Ave S</b>
Mockingbird	121 12th Ave N
Moto	1120 McGavock St
<b>Neighbors*</b>	<b>610 12th Ave S</b>
<b>Otaku Ramen</b>	<b>1104 Division St</b>
Party Fowl	719 8th Ave S
Peg Leg Porker	903 Gleaves St
<b>Potbelly</b>	<b>220 11th Ave S</b>
Rudy's Jazz Room	809 Gleaves St
Saint Añejo	1120 McGavock St
<b>Sambuca</b>	<b>601 12th Ave S</b>
STK Nashville	700 12th Ave S
Stock & Barrel	901 Gleaves St
<b>Sunda</b>	<b>592 12th Ave S</b>
<b>Sundae Cub</b>	<b>337 11th Ave S</b>
<b>Superica</b>	<b>605 Overton St</b>
<b>St. Vito</b>	<b>605 Mansion St</b>
<b>Taziki's</b>	<b>230 11th Ave S</b>
<b>The 404 Kitchen</b>	<b>507 12th Ave S</b>
The Dutch	300 12th Ave S
The Eastern Peak	133 12th Ave N
<b>The Pub</b>	<b>400 11th Ave S</b>
The Station Inn	402 12th Ave S
<b>Upbeet*</b>	<b>341 11th Ave S</b>
UP, a rooftop lounge	901 Division St
Virago	1120 McGavock St
Whiskey Kitchen	118 12th Ave S



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