

915 Division St

FOR LEASE
2,950 SF
GROUND FLOOR RETAIL



About The Property

PMG's Society Living Nashville building will be the first of its kind in the market, as Society Living Miami, Ft Lauderdale, Phoenix and Orlando have paved the way for the best-in-class social living for modern professionals.

Society Living Nashville will feature 8,259 SF of ground floor retail below 15 stories of luxury apartments with top-of-market rents and best-in-class amenities.

Available

Use

Retail

Parking

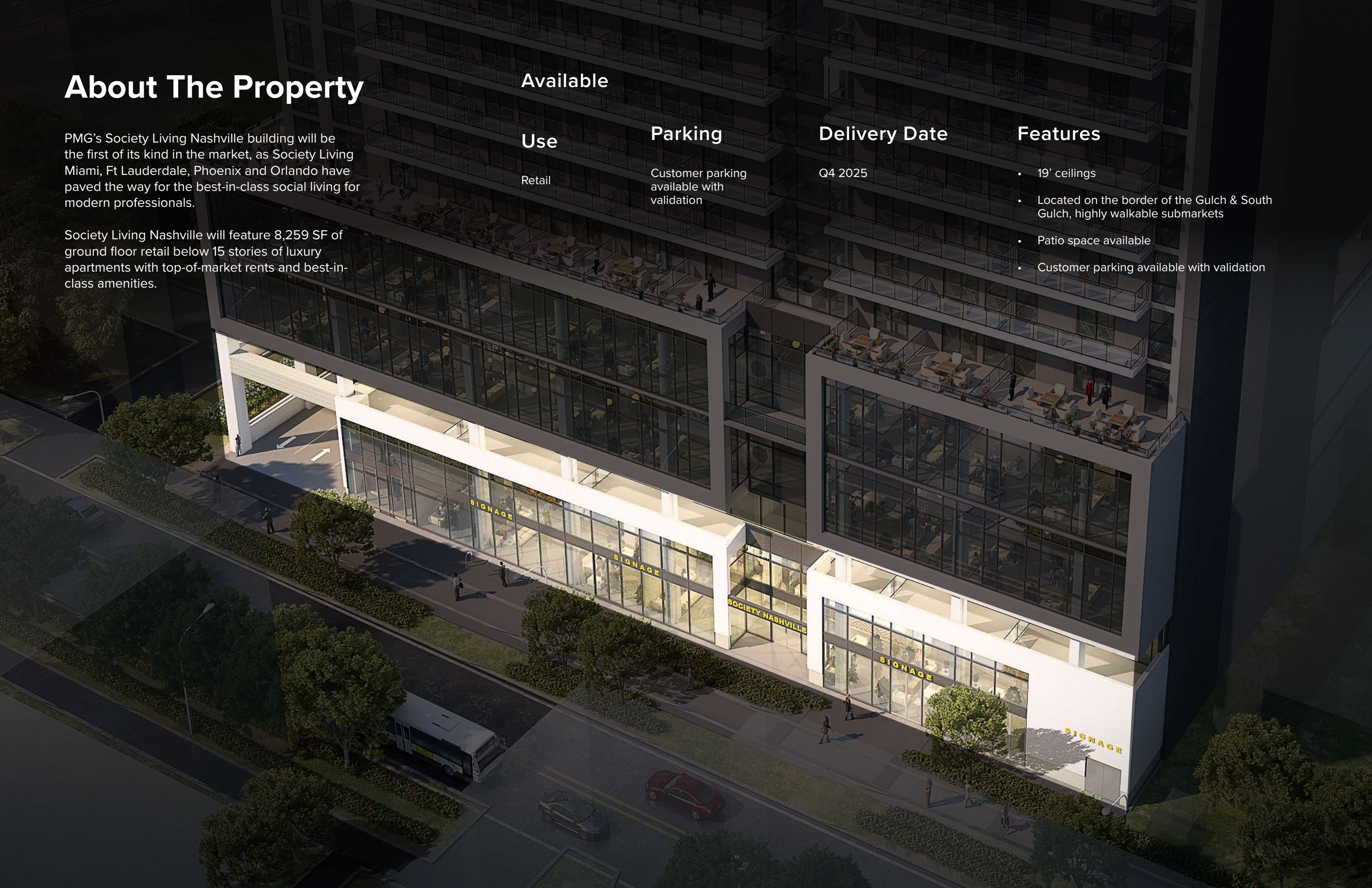
Customer parking available with validation

Delivery Date

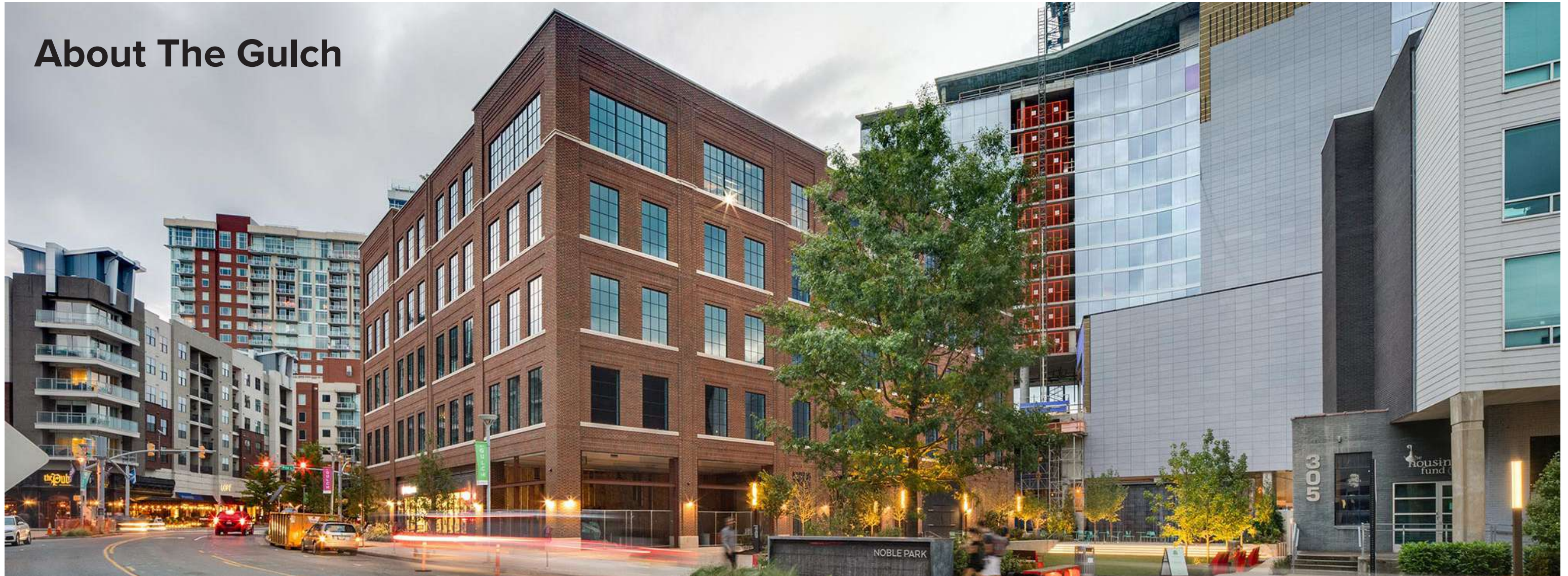
Q4 2025

Features

- 19' ceilings
- Located on the border of the Gulch & South Gulch, highly walkable submarkets
- Patio space available
- Customer parking available with validation



About The Gulch



About the Neighborhood

The area is extremely walkable with many shops and restaurants

Housing includes high rise condos and apartment buildings - perfect for young adults who want to be in the heart of Nashville

Home to many new projects and developments including Amazon's HQ2 (1,000,000 SF total with 1/2 buildings completed)

Approx. 900,000 SF office completed, 2,000,000 SF office proposed, and 1,000,000 SF under construction

Approx. 3,000 multi-family units completed, 5,500 multi-family units proposed, and 2,500 multi-family units under construction

Demographics

2,865

Total Population

\$85,225

Median Household Income

2,206

Total Households

\$119,300

Average Household Income

32.7

Median Age

Notable and Nearby



Edition Hotel (Coming Soon)

With 282 rooms and 17 stories, this hotel will offer five food and beverage outlets: a restaurant, a lobby bar, a swimming pool bar, a rooftop bar and terrace, and an entertainment venue. The hotel will also feature a wellness floor with a spa, a fitness center and an outdoor pool. At basement level, the building will include a 8,900-square-foot food hall.



Thompson Hotel

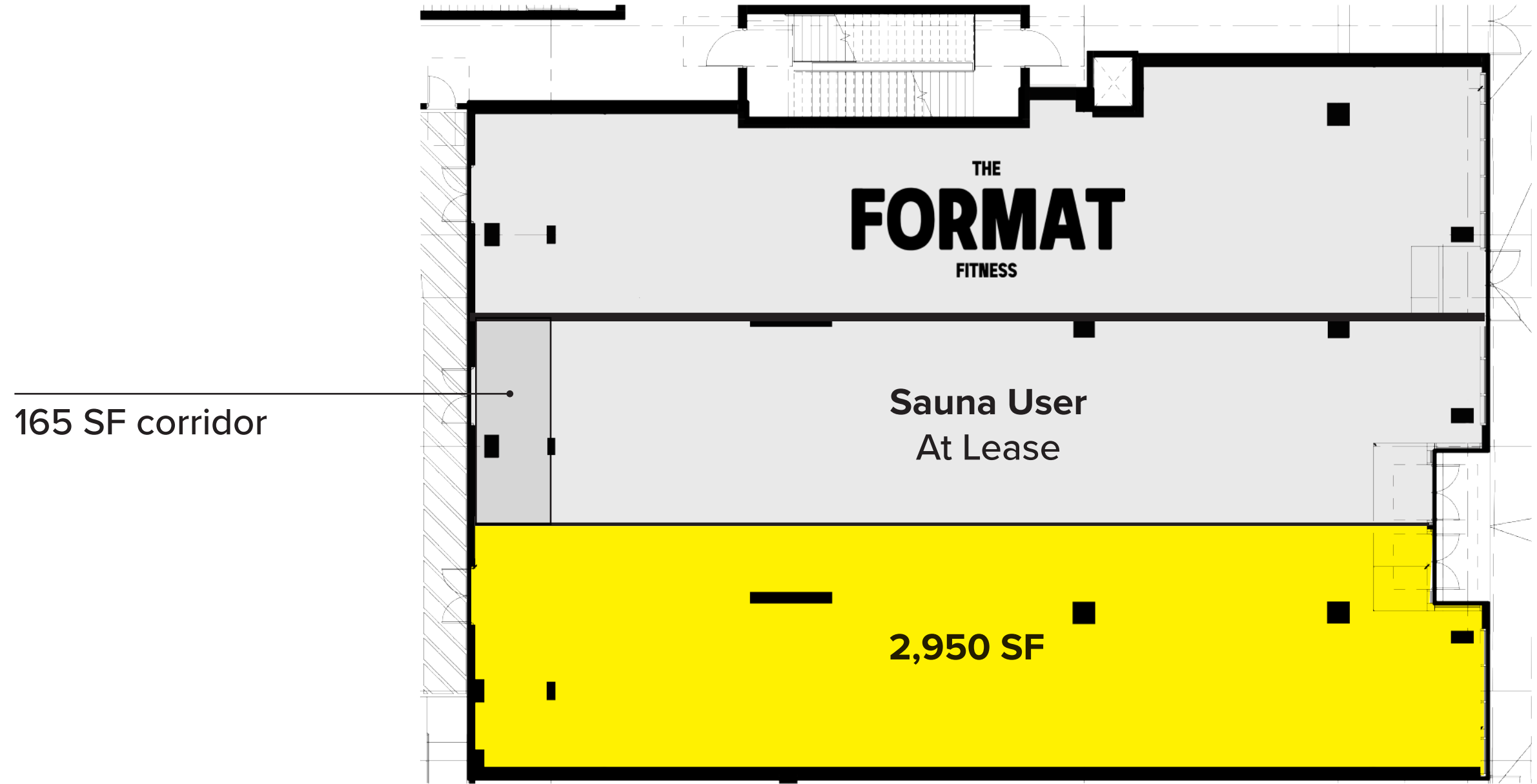
This hotel's sleek design features hardwood floors, floor-to-ceiling windows and brushed brass fixtures in the bathroom. The hotel's trendy vibe continues up to its rooftop bar and eatery, L.A. Jackson, which offers sweeping views of downtown Nashville. There's also a seafood-centric restaurant, Marsh House, as well as an on-site coffee shop that serves breakfast and lunch.



Nightscape (Coming Soon)

This isn't just another event space. Nightscape's Main Room is full of state-of-the-art technology: 17 projectors, 23 speakers, over 100-feet of pixel mapped cove lighting, more than 50 pieces of modular furniture and a robust set of unique scent options. These features collectively engage all five senses, transporting visitors to any time or place, real or imagined.

Floor Plan



Nashville Stats

2M+

Living in Nashville¹

70%

Retail space in mixed use developments under construction is pre-leased⁵

1st

Top city Americans are moving to⁶

40%

US Population Within 600 Miles of Nashville²

4.9%

Retail Vacancy Rate³

2nd

Fastest growing metro area in the US⁷

3.4M

Total Downtown Retail SF³

50

New bars, cafes and restaurants in 2021²

4th

Best real estate market in the US⁷

299K

Households⁴

\$439K

Average home value⁴

4th

Fastest growing airport in the US¹

36.5

Median age⁴

75%

US Market is within a 2-hour flight²

5th

Best places for overall job creation¹

\$91.7K

Average household income⁴

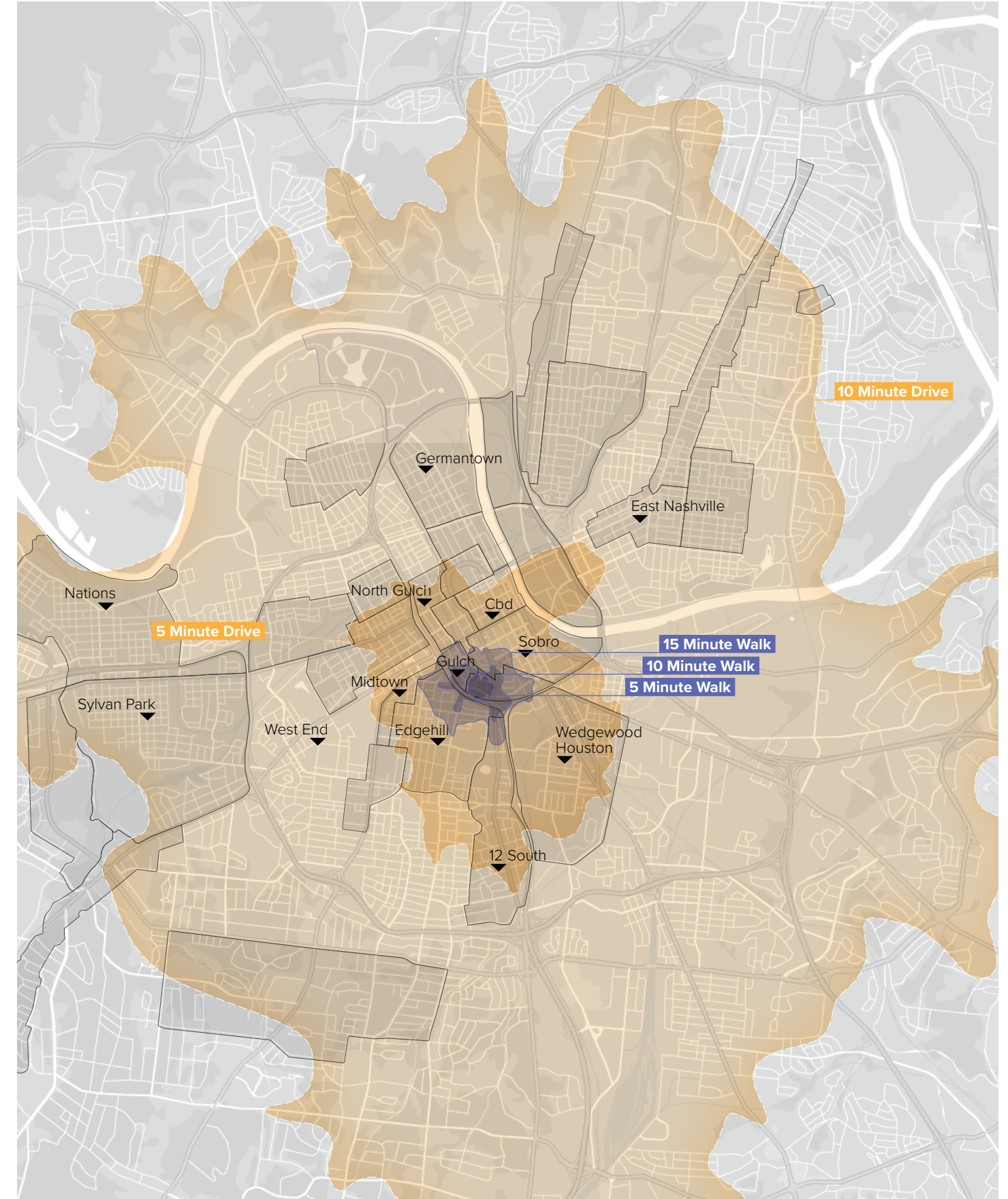
12th

Overall on Surge Cities Index for best places for startups⁸

1 nashvillechamber.com
2 Tennessee Data Center
3 Nashville DT Partnership
4 ESRI

5 Costar
6 realtor.com
7 roofstock.com
8 Forbes

Driving Distance



Development Pipeline



Subject Property

Under Construction



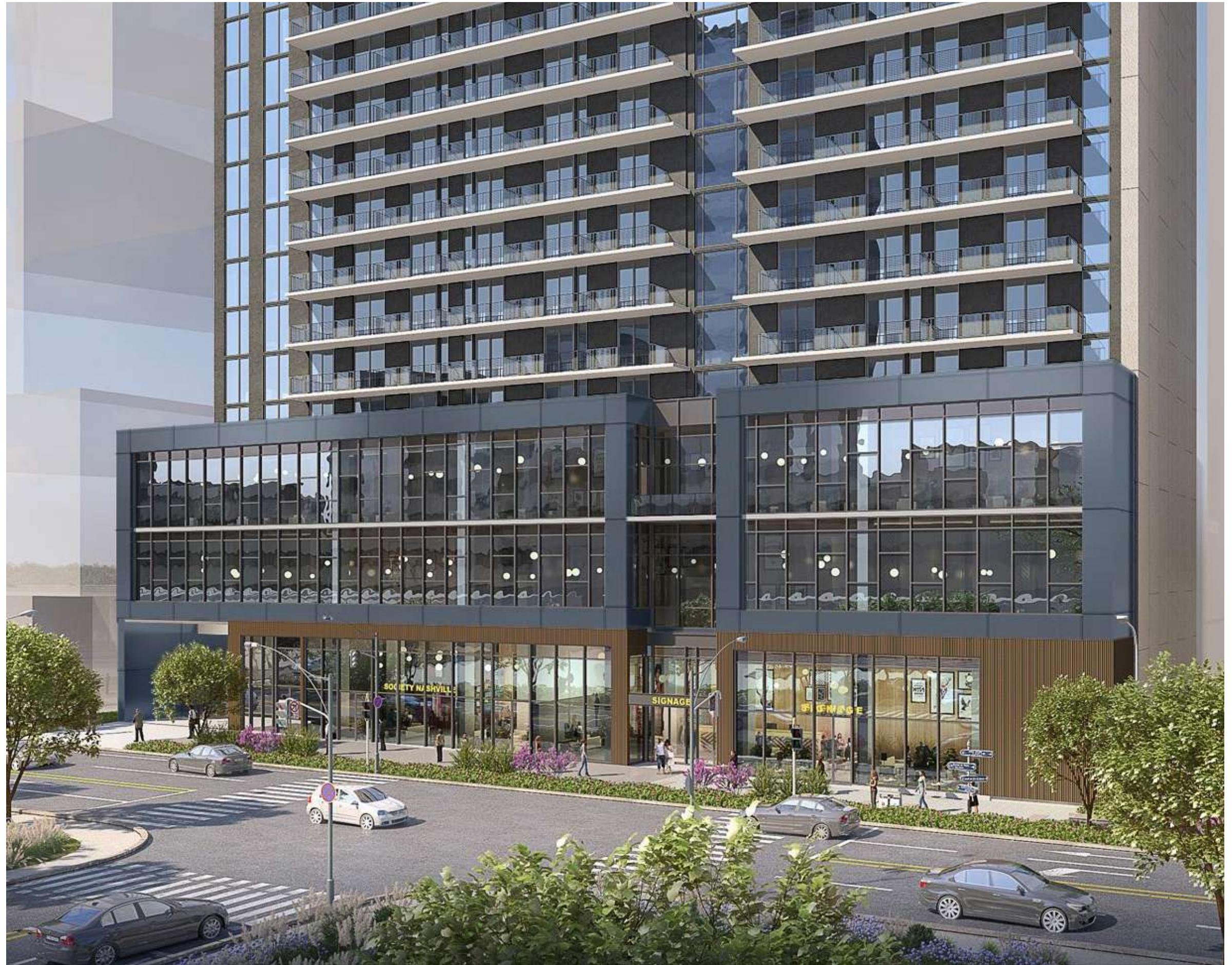
Proposed



Completed



- Nashville Yards** (3,500,000 SF Office, 1,000 Residential Units, 400,000 SF Retail)
- Asurion** 550,000 SF
- Flank's Tower**
- Gibson Residences** (45,000 SF Office / 380 Units)
- Grand Hyatt** 592 rooms
- The Marriott Edition Hotel** (281 Rooms)
- The Gossett** (367 Units)
- Gulch Central** (750,000 SF Office / 350 Rooms)
- 1200 Broadway** (362 Units / 47,500 SF Retail)
- One22One** (357,000 SF)
- Gulch Crossing** (205,000 SF Office / 16,000 SF Retail)
- Endeavor Res. Tower III** (245 Units)
- Three Thirty Three** (69,000 SF Office / 11,000 SF Retail)
- Modera McGavock** (400 Units / 15,000 SF Retail)
- The Thompson Hotel** (224 Rooms)
- Endeavor Res. Tower II** (310 Units)
- Homewood Suites/Canopy Daul Brand** (333 Units)
- Endeavor Office Tower** (329,000 SF Office)
- 905 Gleaves** (Retail)
- 12th & Demonbreun** (424,000 SF Office / 260 Units)
- The Harlowe** (300 Units)
- 1201 Demonbreun** (285,000 SF Office)
- Hampton Inn/Tru Dual Brand Hotel** (214 Rooms)
- 1212 Condos** (286 Units)
- Shades Urban Hospitality** (200 Rooms)
- W Hotel** (350 Rooms)
- The Nell** (78 Units, 8,000 SF Office)
- 1211 Laurel** (236 Rooms)
- 311 12th Ave S** (Retail)
- 1505 Demonbreun** (225 Units)
- 701-717 Ewing** (Adaptive Reuse)
- Element Music Row** (431 Units)
- 1000 Division St** (31 Units, 6,500 SF Retail)
- Paseo South Gulch** (606 Units / 77,000 SF Office / 35,000 SF Retail)
- Society Nashville** (472 Units, 7,500 SF Retail)
- Crescent Music Row** (275 Units)
- Haven at the Gulch** (299 Units)
- Buckingham Gulch** (345 Units)
- Albion** (430 Units, 5,650 SF Retail)
- Maverick Row** (11 Units)
- Novel Edgehill** (270 Units/6,000 SF Retail)
- Crossroads** (238 Units, 3,900 SF Retail)
- Element Gulch** (19 Units)
- Novel Edgehill Commons** (550 Units/200 Rooms/160k SF Office)
- 909 Division St** (342 Units / 254,800 SF Office)
- 915 Hawkins** (122,000 SF Office)
- Alta Rochelle** (360 Units)
- Modera Gulch** (376 Units / 18,000 SF Retail)
- 910 8th Ave S** (256 Units/15,000 SF Restaurant)
- Aspire Gulch** (360 Units)
- 1008 12th Ave S** (12 Units)
- Fairfield Inn** (126 Rooms)



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