



QUARTERLY MARKET REPORT

Nashville Retail

Fourth Quarter 2026

Vacancy, rents, absorption, sales and new construction across 11 submarkets and 91.8 million square feet of retail in the Nashville MSA.

Bellevue/West Nashville

Cool Springs/Franklin

Green Hills–Belle Meade

Southeast Corridor

Brentwood

Donelson–Hermitage

Mt. Juliet–Lebanon

Vanderbilt/West End

Columbia

Downtown

Rutherford County

*Built Around Relationships.
Driven by Determination.*

Prepared by
John M. Ashley, Partner | Principal
October 2026

WELCOME

A note on the quarter

Thank you for reading our fourth-quarter look at Nashville retail. Across the 11 submarkets we track, vacancy stands at 3.0% and asking rents are up about 5% from a year ago. Good space is scarce almost everywhere, and outside Rutherford County very little new supply is on the way.

The report opens with a metro overview, then gives each submarket its own page: vacancy and rents by property type, leasing demand, recent sales, pricing and the construction pipeline. The goal is simple: to give owners, tenants and investors a clear, honest read on where the market stands.

At Jacks Creek, our business is built on long-term relationships, not single transactions. If you own or lease retail space in Middle Tennessee, I would welcome a conversation about what these numbers mean for you.

John M. Ashley

Partner | Principal, Jacks Creek Commercial Group

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3.0%
vacancy, 11 submarkets

5.1%
rent growth, Nashville

\$996M
sales, past 12 months

704K SF
under construction

Source: CoStar Group; combined figures calculated by Jacks Creek Commercial Group.

02

Nashville Retail

11 submarkets · 91.8 million SF of retail tracked

Vacancy 3.0% 11 submarkets combined	Rent growth 5.1% Nashville, year over year	Net absorption 1.02M SF 12 mo.; 906K SF delivered	Sales volume \$996M 313 sales, 12 months	Under construction 704K SF 70% in Rutherford County
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Nashville retail is tight almost everywhere: 9 of 11 submarkets are 3.1% vacant or less, and rents are rising about 5% a year.

SUBMARKETS AT A GLANCE

Submarket	Inventory	Vacancy	Asking rent	Rent growth	12-mo net absorption	Under constr.	Price /SF	Cap rate
Mt. Juliet–Lebanon	10.3M	■ 0.9%	\$29.23	5.1%	283K	35K	\$259	6.6%
Green Hills–Belle Meade	3.6M	■ 1.0%	\$57.35	7.2%	–88.8K	14K	\$388	5.7%
Cool Springs/Franklin	13.5M	■ 1.5%	\$41.96	5.7%	432K	139K	\$416	5.8%
Brentwood	3.5M	■ 1.9%	\$38.81	5.6%	–13K	0	\$369	6.0%
Rutherford County	19.0M	■ 2.6%	\$31.05	4.6%	263K	494K	\$277	6.5%
Donelson–Hermitage	6.7M	■ 3.0%	\$32.33	4.8%	–40.9K	4K	\$272	6.3%
Columbia	6.5M	■ 3.0%	\$25.78	5.0%	73K	9K	\$213	6.9%
Bellevue/West Nashville	7.8M	■ 3.1%	\$32.05	5.3%	–4.5K	0	\$322	6.0%
Downtown	3.9M	■ 3.1%	\$38.83	5.4%	39.8K	0	\$533	5.4%
Vanderbilt/West End	3.6M	■ 5.1%	\$44.14	6.0%	–18.8K	4K	\$490	5.6%
Southeast Corridor	13.4M	■ 6.7%	\$26.87	4.6%	94.5K	5K	\$281	6.2%
Nashville market				5.1%			\$298	6.3%

Sorted by vacancy. Asking rent in \$/SF per year. Price/SF and cap rate are CoStar market estimates.

WHAT WE'RE WATCHING

The suburbs are absorbing the growth. Cool Springs/Franklin and Mt. Juliet–Lebanon absorbed 715,000 SF, 70% of the total.

The Southeast Corridor's 6.7% is one building. Its 646,000 SF mall is nearly empty; without it, vacancy is about 2%.

Green Hills–Belle Meade sets the price. Rents of \$57.35/SF are up 7.2%, the highest and fastest-growing in the metro.

New supply is concentrated. Sewart's Landing in Smyrna (300,000 SF) is most of the space under construction.

Source: CoStar Group retail submarket reports, data as of October 7–8, 2026. Combined figures calculated by Jacks Creek Commercial Group. Information is believed reliable but not guaranteed.

03

Bellevue/West Nashville

Nashville MSA · 7.8 million SF of retail

Vacancy 3.1% 3.0% forecast at year-end	Asking rent \$32.05 per SF, per year	Rent growth 5.3% Nashville: 5.1%	Net absorption -4.5K SF 12 mo.; 6K SF delivered	Availability 3.6% of space listed for lease
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THE QUARTER IN BRIEF

Bellevue/West Nashville is the metro's busiest sales market, with \$281 million traded in 12 months.

- 48 sales totaled \$280.9M, led by Building A (\$49.4M) and Stateline (\$37.5M). Market pricing is \$322/SF at a 6.0% cap rate.
- Leasing was flat: 4,500 SF of negative absorption left vacancy at 3.1%, with general retail softest at 3.9%.
- Nothing is under construction. About 100,000 SF is proposed, led by 50,000 SF at NashvilleWest (April 2027).

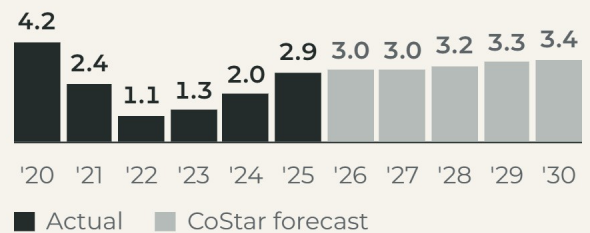
BY PROPERTY TYPE

Type	Inventory SF	Vacancy	Rent /SF
Malls	350,940	0.7%	\$42.27
Power center	1,042,383	0.7%	\$46.40
Neighborhood center	1,350,393	3.7%	\$27.65
Strip center	317,540	0.0%	\$27.30
General retail	4,766,480	3.9%	\$29.73

NOTABLE SALES, PAST 12 MONTHS

Building A	Dec 2025	\$49.4M
Stateline	Sep 2026	\$37.5M
6716 Charlotte Pike	Feb 2026	\$34.7M

VACANCY, 2020-2030



RENTS

Asking rent today	2030 forecast
\$32.05/SF	\$38.57/SF

CAPITAL MARKETS, 12 MONTHS

Sales volume	Market price
\$280.9M	\$322/SF
48 sales	Nashville: \$298/SF

Market cap rate

6.0%

Nashville: 6.3%

PIPELINE

0 SF under construction

100,431 SF proposed, next 2 years

Largest: NashvilleWest, 50,000 SF (Apr 2027)

Brentwood

Nashville MSA · 3.5 million SF of retail

Vacancy 1.9% 1.3% forecast at year-end	Asking rent \$38.81 per SF, per year	Rent growth 5.6% Nashville: 5.1%	Net absorption -13K SF 12 mo.; 5.9K SF delivered	Availability 2.4% of space listed for lease
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THE QUARTER IN BRIEF

Brentwood is supply-locked: nothing is under construction, and neighborhood centers are fully leased.

- Vacancy rose to 1.9% after 13,000 SF of negative absorption. CoStar expects it to ease back to 1.3% by year-end.
- Rents are up 5.6% to \$38.81/SF. Neighborhood centers lead at \$43.93/SF and are 0% vacant.
- Sales cooled to \$18.6M over 12 months after \$166.8M in 2025. Market pricing is \$369/SF at a 6.0% cap rate.

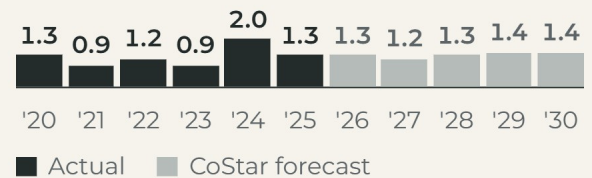
BY PROPERTY TYPE

Type	Inventory SF	Vacancy	Rent /SF
Power center	317,717	2.3%	\$40.73
Neighborhood center	962,138	0.0%	\$43.93
Strip center	318,970	2.3%	\$39.14
General retail	1,903,036	2.8%	\$35.85

NOTABLE SALES, PAST 12 MONTHS

9479 Highway 96	Jan 2026	\$9.3M
6970 Nolensville Rd	Dec 2025	\$8.0M
1614 Franklin Rd	Feb 2026	\$3.9M

VACANCY, 2020-2030



RENTS

Asking rent today	2030 forecast
\$38.81/SF	\$46.67/SF

CAPITAL MARKETS, 12 MONTHS

Sales volume	Market price
\$18.6M	\$369/SF
6 sales	Nashville: \$298/SF

Market cap rate

6.0%

Nashville: 6.3%

PIPELINE

0 SF under construction

40,000 SF proposed, next 2 years

Largest: 1615 Franklin Rd, 40,000 SF, Vastland Realty Group (Apr 2027)

Columbia

Nashville MSA · 6.5 million SF of retail

Vacancy 3.0% 3.1% forecast at year-end	Asking rent \$25.78 per SF, per year	Rent growth 5.0% Nashville: 5.1%	Net absorption 73K SF 12 mo.; 71.7K SF delivered	Availability 3.4% of space listed for lease
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THE QUARTER IN BRIEF

Columbia is filling new space as fast as it delivers, and a Walmart-anchored project is next.

- 73,000 SF was absorbed over 12 months, slightly ahead of the 71,700 SF delivered, holding vacancy at 3.0%.
- At \$25.78/SF, rents are the lowest of the 11 submarkets and rising 5.0% a year. The 177,000 SF mall is the outlier at 72.4% vacant.
- 2026 sales reached \$45.8M by early October, more than any of the past three full years. Pricing is \$213/SF at a 6.9% cap rate, the highest yield we track.

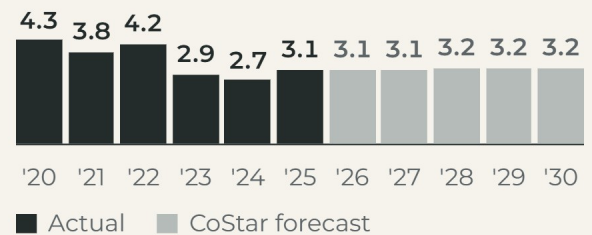
BY PROPERTY TYPE

Type	Inventory SF	Vacancy	Rent /SF
Malls	177,180	72.4%	\$35.26
Power center	568,148	0.0%	\$36.53
Neighborhood center	1,236,293	0.3%	\$25.70
Strip center	216,487	5.2%	\$24.71
General retail	4,301,407	1.2%	\$24.05

NOTABLE SALES, PAST 12 MONTHS

216 Town Center Pky	Jun 2026	\$7.6M
Walgreens	Jul 2026	\$4.6M
1819 McKinley Joyce Rd	Jun 2026	\$4.4M

VACANCY, 2020-2030



RENTS

Asking rent today	2030 forecast
\$25.78/SF	\$30.92/SF

CAPITAL MARKETS, 12 MONTHS

Sales volume	Market price
\$48.4M	\$213/SF
35 sales	Nashville: \$298/SF
Market cap rate	
6.9%	
Nashville: 6.3%	

PIPELINE

8,693 SF under construction
186,016 SF proposed, next 2 years
Largest: Walmart at Crossing Cir, 145,000 SF (Oct 2027)

Cool Springs/Franklin

Nashville MSA · 13.5 million SF of retail

Vacancy 1.5% 1.4% forecast at year-end	Asking rent \$41.96 per SF, per year	Rent growth 5.7% Nashville: 5.1%	Net absorption 432K SF 12 mo.; 386K SF delivered	Availability 2.3% of space listed for lease
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THE QUARTER IN BRIEF

Cool Springs/Franklin absorbed more space than it built, and the region's largest proposed project is on deck.

- 432,000 SF was absorbed over 12 months, ahead of the 386,000 SF delivered, much of it at Village Green on Nolensville Rd.
- Rents are up 5.7% to \$41.96/SF. Malls lead at \$54.76/SF and are just 0.9% vacant.
- \$141.8M traded across 32 sales. Market pricing is \$416/SF at a 5.8% cap rate, well above the Nashville average.

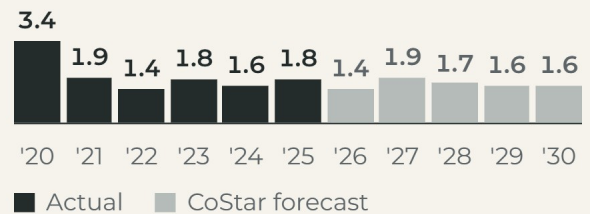
BY PROPERTY TYPE

Type	Inventory SF	Vacancy	Rent /SF
Malls	1,502,408	0.9%	\$54.76
Power center	1,246,652	2.1%	\$51.41
Neighborhood center	3,208,475	2.3%	\$39.22
Strip center	498,084	2.1%	\$41.74
General retail	7,074,300	1.2%	\$38.91

NOTABLE SALES, PAST 12 MONTHS

Nashville South Travel Center	Mar 2026	\$31.0M
Carlock Volkswagen	Apr 2026	\$14.7M
1401 Baffin Ln	Sep 2026	\$7.0M

VACANCY, 2020-2030



RENTS

Asking rent today	2030 forecast
\$41.96/SF	\$51.29/SF

CAPITAL MARKETS, 12 MONTHS

Sales volume	Market price
\$141.8M	\$416/SF
32 sales	Nashville: \$298/SF
Market cap rate	
5.8%	
Nashville: 6.3%	

PIPELINE

139,433 SF under construction
485,611 SF proposed, next 2 years
Largest: Sagefield, 325,000 SF, AJ Capital Partners (Dec 2028)

Source: CoStar Group retail submarket report, data as of October 7, 2026. Analysis by Jacks Creek Commercial Group. Information is believed reliable but not guaranteed.

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Donelson–Hermitage

Nashville MSA · 6.7 million SF of retail

Vacancy 3.0% 2.8% forecast at year-end	Asking rent \$32.33 per SF, per year	Rent growth 4.8% Nashville: 5.1%	Net absorption -40.9K SF 12 mo.; none delivered	Availability 3.1% of space listed for lease
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THE QUARTER IN BRIEF

Donelson–Hermitage gave back space this year, but almost no new supply is coming.

- Vacancy rose to 3.0% from 1.9% at the end of 2025, after 40,900 SF of negative absorption over 12 months.
- Rents still grew 4.8% to \$32.33/SF. The soft spots are power centers (6.2% vacant) and 1.25 million SF CoStar classes as other retail (5.3%).
- Only 3,715 SF is under construction. 17 sales totaled \$40.4M; market pricing is \$272/SF at a 6.3% cap rate.

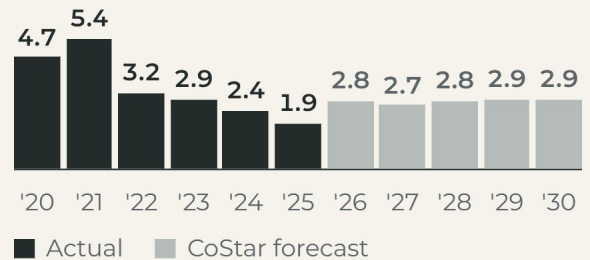
BY PROPERTY TYPE

Type	Inventory SF	Vacancy	Rent /SF
Power center	233,385	6.2%	\$26.62
Neighborhood center	1,939,812	2.7%	\$28.43
Strip center	299,398	1.6%	\$26.14
General retail	2,977,386	2.0%	\$27.69
Other	1,249,964	5.3%	\$52.01

NOTABLE SALES, PAST 12 MONTHS

925 Lebanon Pike	Dec 2025	\$10.3M
3507 Central Pike	Dec 2025	\$8.5M
Granwood Village	Jul 2026	\$4.2M

VACANCY, 2020–2030



RENTS

Asking rent today	2030 forecast
\$32.33/SF	\$38.07/SF

CAPITAL MARKETS, 12 MONTHS

Sales volume	Market price
\$40.4M	\$272/SF
17 sales	Nashville: \$298/SF

Market cap rate

6.3%

Nashville: 6.3%

PIPELINE

3,715 SF under construction

9,403 SF proposed, next 2 years

Largest proposed: 5,688 SF by Village Green (Jul 2027)

Downtown

Nashville MSA · 3.9 million SF of retail

Vacancy 3.1% 2.6% forecast at year-end	Asking rent \$38.83 per SF, per year	Rent growth 5.4% Nashville: 5.1%	Net absorption 39.8K SF 12 mo.; 3.2K SF delivered	Availability 3.4% of space listed for lease
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THE QUARTER IN BRIEF

Downtown retail is recovering quickly and commands the metro's highest pricing.

- Vacancy has fallen from 5.6% at the end of 2024 to 3.1%, helped by 39,800 SF of positive absorption. CoStar forecasts 2.6% by year-end.
- Rents are up 5.4% to \$38.83/SF. The small strip center segment is the exception at 20.6% vacant.
- Market pricing of \$533/SF at a 5.4% cap rate is the strongest of the 11 submarkets. 7 sales totaled \$34.8M, led by 1102 Grundy St (\$15.0M).

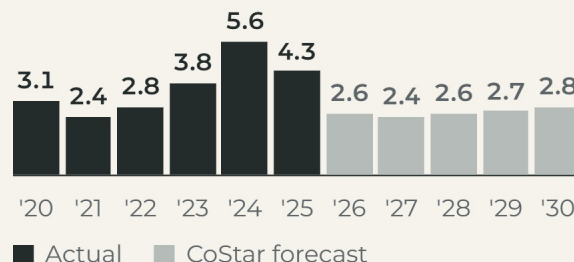
BY PROPERTY TYPE

Type	Inventory SF	Vacancy	Rent /SF
Strip center	81,759	20.6%	\$34.85
General retail	3,808,681	2.7%	\$38.92

NOTABLE SALES, PAST 12 MONTHS

1102 Grundy St	Aug 2026	\$15.0M
125-127 2nd Ave N	Dec 2025	\$8.6M
117 2nd Ave N	Dec 2025	\$5.8M

VACANCY, 2020-2030



RENTS

Asking rent today	2030 forecast
\$38.83/SF	\$46.19/SF

CAPITAL MARKETS, 12 MONTHS

Sales volume	Market price
\$34.8M	\$533/SF
7 sales	Nashville: \$298/SF
Market cap rate	
5.4%	
Nashville: 6.3%	

PIPELINE

0 SF under construction
50,000 SF proposed, next 2 years
 Largest: River North Phase II, 50,000 SF, MRP Realty (Dec 2027)

Green Hills–Belle Meade

Nashville MSA · 3.6 million SF of retail

Vacancy 1.0% 1.1% forecast at year-end	Asking rent \$57.35 per SF, per year	Rent growth 7.2% Nashville: 5.1%	Net absorption –88.8K SF 12 mo.; none delivered	Availability 1.6% of space listed for lease
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THE QUARTER IN BRIEF

Green Hills–Belle Meade has the metro's highest rents, and its supply is shrinking.

- Rents rose 7.2% to \$57.35/SF, the highest level and fastest growth of the 11 submarkets. The mall leads at \$64.75/SF and is fully occupied.
- About 121,000 SF came out of inventory in 2026, and vacancy fell to 1.0% from 3.8% at the end of 2025.
- AJ Capital Partners has 100,000 SF proposed at 4514 Harding Pike. 8 sales totaled \$35.0M; market pricing is \$388/SF at a 5.7% cap rate.

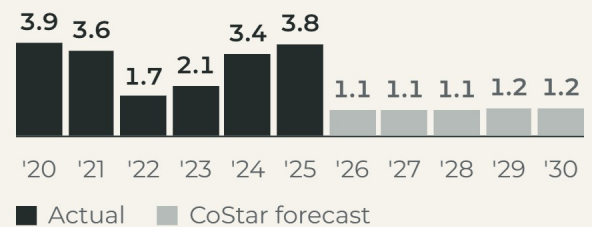
BY PROPERTY TYPE

Type	Inventory SF	Vacancy	Rent /SF
Malls	1,243,279	0.0%	\$64.75
Neighborhood center	791,818	2.4%	\$51.28
Strip center	205,070	4.3%	\$47.62
General retail	1,222,782	0.7%	\$54.88
Other	129,130	0.0%	\$62.58

NOTABLE SALES, PAST 12 MONTHS

92 White Bridge Rd	Dec 2025	\$14.6M
3715 Hillsboro Pike	Jun 2026	\$13.6M
1710 Woodmont Blvd	Jan 2026	\$6.8M

VACANCY, 2020–2030



RENTS

Asking rent today	2030 forecast
\$57.35/SF	\$72.24/SF

CAPITAL MARKETS, 12 MONTHS

Sales volume	Market price
\$35.0M	\$388/SF
8 sales	Nashville: \$298/SF
Market cap rate	
5.7%	
Nashville: 6.3%	

PIPELINE

13,950 SF under construction
100,000 SF proposed, next 2 years
Largest: 4514 Harding Pike, 100,000 SF, AJ Capital Partners (Oct 2027)

Mt. Juliet–Lebanon

Nashville MSA · 10.3 million SF of retail

Vacancy 0.9% 1.2% forecast at year-end	Asking rent \$29.23 per SF, per year	Rent growth 5.1% Nashville: 5.1%	Net absorption 283K SF 12 mo.; 253K SF delivered	Availability 1.2% of space listed for lease
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THE QUARTER IN BRIEF

Mt. Juliet–Lebanon is the tightest retail market in the region, at 0.9% vacant.

- 283,000 SF was absorbed over 12 months, more than the 253,000 SF that delivered. Only 1.2% of space is available.
- Rents rose 5.1% to \$29.23/SF, still well below the core submarkets.
- 231,000 SF is proposed, led by Five Oaks Town Center (55,000 SF) and The Shoppes at River Oaks (50,000 SF). 31 sales totaled \$61.3M at \$259/SF and a 6.6% cap rate.

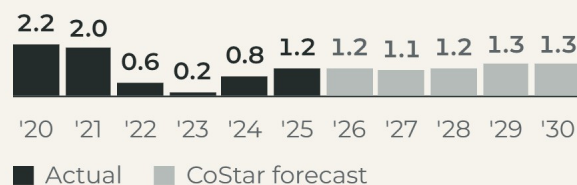
BY PROPERTY TYPE

Type	Inventory SF	Vacancy	Rent /SF
Malls	756,287	0.6%	\$45.24
Neighborhood center	1,805,415	2.3%	\$26.58
Strip center	318,170	0.0%	\$24.33
General retail	6,683,060	0.7%	\$28.08
Other	735,620	0.1%	\$31.91

NOTABLE SALES, PAST 12 MONTHS

551 N Mt. Juliet Rd	Sep 2026	\$13.5M
449 TN-109	Feb 2026	\$8.1M
6700 Old Murfreesboro Rd	Apr 2026	\$5.2M

VACANCY, 2020–2030



RENTS

Asking rent today	2030 forecast
\$29.23/SF	\$35.42/SF

CAPITAL MARKETS, 12 MONTHS

Sales volume	Market price
\$61.3M	\$259/SF
31 sales	Nashville: \$298/SF

Market cap rate

6.6%

Nashville: 6.3%

PIPELINE

35,400 SF under construction

231,449 SF proposed, next 2 years

Largest: Five Oaks Town Center, 55,000 SF (Sep 2028)

Rutherford County

Nashville MSA · 19.0 million SF of retail

Vacancy 2.6% 2.8% forecast at year-end	Asking rent \$31.05 per SF, per year	Rent growth 4.6% Nashville: 5.1%	Net absorption 263K SF 12 mo.; 89.6K SF delivered	Availability 4.5% of space listed for lease
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THE QUARTER IN BRIEF

Rutherford County is the region's growth engine, with half a million SF under construction.

- 263,000 SF was absorbed over 12 months, nearly three times the 89,600 SF delivered, bringing vacancy down to 2.6% from 3.6%.
- 493,705 SF is under construction, 70% of the total across the 11 submarkets, led by Sewart's Landing (300,000 SF, Aug 2027).
- The busiest market by deal count: 80 sales totaled \$182.1M at \$277/SF and a 6.5% cap rate. The mall is the weak spot at 14.8% vacant.

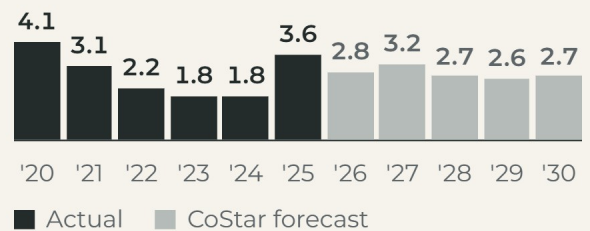
BY PROPERTY TYPE

Type	Inventory SF	Vacancy	Rent /SF
Malls	1,269,929	14.8%	\$43.85
Power center	959,115	0.0%	\$36.08
Neighborhood center	3,792,727	3.9%	\$28.84
Strip center	797,706	0.7%	\$31.76
General retail	12,217,565	1.2%	\$30.02

NOTABLE SALES, PAST 12 MONTHS

AMC Stones River 9	Nov 2025	\$8.9M
Learning Zone	Feb 2026	\$7.4M
Smyrna Square	Jan 2026	\$6.8M

VACANCY, 2020-2030



RENTS

Asking rent today	2030 forecast
\$31.05/SF	\$37.57/SF

CAPITAL MARKETS, 12 MONTHS

Sales volume	Market price
\$182.1M	\$277/SF
80 sales	Nashville: \$298/SF
Market cap rate	
6.5%	
Nashville: 6.3%	

PIPELINE

493,705 SF under construction
37,954 SF proposed, next 2 years
 Largest: Sewart's Landing, 300,000 SF (Aug 2027)

Southeast Corridor

Nashville MSA · 13.4 million SF of retail

Vacancy 6.7% About 2% excluding the mall	Asking rent \$26.87 per SF, per year	Rent growth 4.6% Nashville: 5.1%	Net absorption 94.5K SF 12 mo.; 80.5K SF delivered	Availability 2.8% of space listed for lease
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THE QUARTER IN BRIEF

The Southeast Corridor's 6.7% vacancy is almost entirely one empty mall.

- The 646,000 SF mall is 99.6% vacant and not listed for lease. Excluding it, vacancy is about 2%, in line with the rest of the metro.
- 94,500 SF was absorbed over 12 months, ahead of the 80,500 SF delivered. Rents rose 4.6% to \$26.87/SF.
- 41 sales totaled \$130.9M at \$281/SF and a 6.2% cap rate. 142,000 SF is proposed, led by 500 Hagan St (60,000 SF).

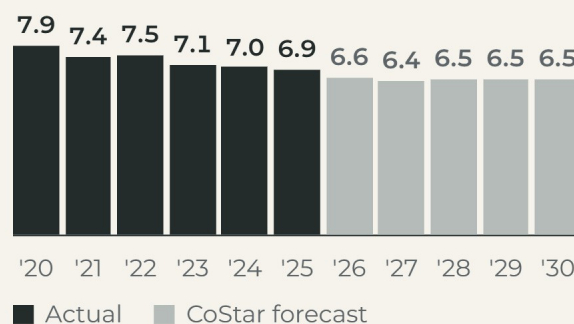
BY PROPERTY TYPE

Type	Inventory SF	Vacancy	Rent /SF
Malls	646,487	99.6%	\$25.29
Power center	150,136	0.0%	\$26.79
Neighborhood center	3,575,982	2.7%	\$27.07
Strip center	866,727	1.7%	\$26.83
General retail	7,882,031	1.8%	\$26.95
Other	279,829	0.0%	\$26.14

NOTABLE SALES, PAST 12 MONTHS

The Barn at Century Farms	Dec 2025	\$14.6M
Cane Ridge Crossing	Mar 2026	\$14.0M
513 Merritt Ave	Apr 2026	\$11.6M

VACANCY, 2020-2030



RENTS

Asking rent today	2030 forecast
\$26.87/SF	\$31.97/SF

CAPITAL MARKETS, 12 MONTHS

Sales volume	Market price
\$130.9M	\$281/SF
41 sales	Nashville: \$298/SF
Market cap rate	
6.2%	
Nashville: 6.3%	

PIPELINE

5,000 SF under construction
142,000 SF proposed, next 2 years
 Largest: 500 Hagan St, 60,000 SF (Dec 2027)

Vanderbilt/West End

Nashville MSA · 3.6 million SF of retail

Vacancy 5.1% 5.0% forecast at year-end	Asking rent \$44.14 per SF, per year	Rent growth 6.0% Nashville: 5.1%	Net absorption -18.8K SF 12 mo.; 10K SF delivered	Availability 5.2% of space listed for lease
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THE QUARTER IN BRIEF

Vanderbilt/West End has the highest vacancy in the urban core, yet rents keep climbing.

- Vacancy is 5.1% after 18,800 SF of negative absorption and about 127,000 SF of deliveries over the past two years. CoStar expects it to stay near 5% through 2030.
- Rents rose 6.0% to \$44.14/SF, second only to Green Hills-Belle Meade. Neighborhood centers are softest at 9.7% vacant.
- Investors still pay \$490/SF at a 5.6% cap rate. 8 sales totaled \$22.2M, led by the Cypress Building (\$6.0M).

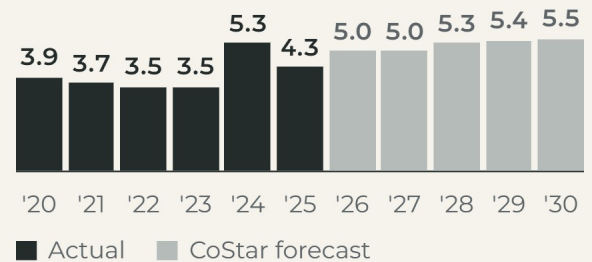
BY PROPERTY TYPE

Type	Inventory SF	Vacancy	Rent /SF
Neighborhood center	222,549	9.7%	\$44.85
Strip center	296,219	0.2%	\$40.39
General retail	3,042,997	5.2%	\$44.45

NOTABLE SALES, PAST 12 MONTHS

Cypress Building	Nov 2025	\$6.0M
1907 West End Ave	Mar 2026	\$4.0M
Wedgewood	May 2026	\$3.9M

VACANCY, 2020-2030



RENTS

Asking rent today	2030 forecast
\$44.14/SF	\$52.27/SF

CAPITAL MARKETS, 12 MONTHS

Sales volume	Market price
\$22.2M	\$490/SF
8 sales	Nashville: \$298/SF

Market cap rate

5.6%

Nashville: 6.3%

PIPELINE

4,000 SF under construction

0 SF proposed, next 2 years

Under way: 2906 12th Ave S, 4,000 SF (Nov 2026)

TRACK RECORD

Selected transaction experience

15+ years in commercial real estate	100K+ SF leased	\$150M+ in investment sales	TN · AL licensed
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RETAIL AND COMMERCIAL SPACE, AVAILABLE NOW

4590 Columbia Pike, 42,000 SF Call broker
Thompson's Station

1335 W Main St, Franklin 1,330 SF \$18.50/SF MG

LEASES COMPLETED

211 Commerce St	214-222 2nd Ave N	201 4th Ave N
401 Church St	209 10th Ave S	53 Century Blvd
1101 Chapel Ave	214 Overlook Cir, Brentwood	

Nashville unless noted.

INVESTMENT SALES AND LAND

Property	City	Status	Price
535 Main St	Nashville	Sold	\$62.5M
2774 S Mendenhall Rd	Memphis	Sold	\$23.1M
9449 Dayton Pike	Soddy-Daisy	Sold	\$18.0M
1616 Bell Rd	Nashville	Sold	\$15.0M
1780 & 1800 Galleria Blvd	Franklin	Sold	\$11.0M
1035 W Eastland Ave	Nashville	Sold	\$9.9M
3004 Shelby St	Bristol	Sold	\$5.4M
4716 Trenton Dr	Hermitage	Sold	\$2.9M
2714 Jefferson St	Nashville	Sold	\$2.5M
Nolensville Pike assemblage, 13.85 ac	Nashville	Under contract	Confidential
6365 Nolensville Pike, 4.41 ac	Nashville	Under contract	Confidential
Total closed, 9 sales			\$150.3M

FOUNDER

John M. Ashley

John has more than 15 years of commercial real estate experience, most of it in Nashville. Before founding Jacks Creek in 2022, he led a capital markets team at a corporate firm.

Transaction experience of John M. Ashley, including prior firms. Source: jackscreekcommercial.com listings.

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— ABOUT THE FIRM

Jacks Creek Commercial Group

Jacks Creek Commercial Group is a relationship-driven commercial real estate advisory firm serving investors, developers, landowners and businesses throughout the Southeast. We bring institutional-quality execution with the personal accountability of a boutique advisory practice.

OUR MISSION

To create value and build lasting relationships through commercial real estate advisory, brokerage and development.

— WHAT WE DO

Retail and commercial leasing

Landlord and tenant representation.

Investment sales

Pricing, marketing and selling investment property.

Site selection

Finding and evaluating land for developers.

— HOW WE WORK

Relationships first

Determined execution

Integrity

Stewardship

Excellence

Licensed in Tennessee and Alabama

Founded 2022, Nashville

Office 813 31st Ave N, Nashville, TN 37209

— METHODOLOGY AND DEFINITIONS

Source. CoStar Group retail submarket reports. Forecasts are CoStar's base case.

Availability. Space listed for lease, occupied or not, as a share of inventory.

Asking rent. Average quoted rent per square foot per year.

Combined figures. Totals across the 11 submarkets are Jacks Creek calculations and may differ from CoStar's published Nashville figures.

Vacancy. Space that is physically empty, as a share of total inventory.

Net absorption. Change in occupied space over 12 months. Negative means more space was vacated than leased.

Price and cap rate. CoStar market estimates for each submarket, not averages of recorded sales.

Data: CoStar Group retail submarket reports, as of October 7–8, 2026.

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LET'S TALK

Need this level of detail for your property?

We prepare custom market analyses for owners, investors and tenants: a specific property, a trade area or a site you are considering. Call or email to start the conversation.

Leasing space?

Rent comparisons and tenant demand for your submarket.

Thinking of selling?

A current valuation backed by recent sales.

Developing?

Site selection and market studies.

John M. Ashley

Partner | Principal

615-714-1381

john.ashley@jacks creekcommercial.com

jacks creekcommercial.com

813 31st Ave N, Nashville, TN 37209



**JACKS
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COMMERCIAL GROUP

*Built Around Relationships.
Driven by Determination.*

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