

A neighborhood
assessment designed to
minimize the use of cars



a project of:



urbancruiseship.org

Lead Researcher: Richard Burd

Date: August 15, 2024

contact@urbanfootnotes.com

SERVICES PROXIMITY REPORT

2033 Broadway, Nashville, TN



Prepared For:
Prospective Client

CLIENT
LOGO HERE

**WALKABILITY
RATING**

22 out of **30**

Number of services found within ~ ¼ mile radius (5-7 minute walk)

FOOD & DINING

8	Bar	0.2
7	Cafe/Bakery	0.0
1	Convenience	0.2
0	Grocery	0.8
4	Fast Food	0.0
3	Fine Dining	0.1
9+	Restaurant	0.0

RECREATION

0	Basketball Ct.	0.6
0	Bowling Alley	1.0
0	Dog Park	1.6
1	Gym ¹⁹	0.0
1	Park/Greenway ²⁰	0.2
0	Playground	0.6
1	Swimming Pool ¹⁹	0.0
0	Tennis/P'ball	0.9
1	Yoga Studio	0.3

DISCRETIONARY

1	Car Wash	0.4
4	Community Ctr.	0.4
0	Hospital	0.5
0	Liquor Store	0.8
1	Tobacco/Vape	0.4

PERSONAL CARE

1	Barber Shop	0.3
1	Chiropractic	0.3
1	Clinic	0.2
3	Counseling	0.0
1	Dentist	0.4
4	Hair Salon	0.2
1	Hearing	0.1
1	Massage	0.1
0	Nail Salon	0.6
1	Pharmacy	0.2
1	Physical Therapy	0.4
0	Veterinarian	1.5
1	Vision	0.4

CULTURAL

0	Art Gallery	0.7
2	Library ²¹	0.2
0	Live Theater	1.5
0	Movie Cinema	0.9
0	Museum	0.5
1	Music Venue	0.4
0	Zoo/Aquarium/ Botanical	6.3

Discretionary items
not counted in totals

TRANSPORTATION

4	Public Transit	0.0
1	Bicycle/Scooter	0.4
5	Charging Sta.	0.1
2	Guest Lodging	0.0

EDUCATION

1	Child Care	0.3
0	Preschool	0.5
1	Kindergarten ²²	0.4
1	Grade School ²²	0.4
1	Middle School ²²	0.4
1	High School ²²	0.4
0	Trade School	0.5
1	College/Univ. ²³	0.1

RELIGIOUS

0	Buddhist	1.4
2	Catholic	0.2
0	East Orthodox	3.1
0	Hindu	8.6
0	Islamic/ Masjid	1.9
0	Kingdom Hall	2.8
0	Mormon / LDS	4.6
4	Protestant	0.2
0	Synagogue	0.5
0	Other	1.3

RETAIL

2	ATM	0.2
0	Bank	0.4
1	Books/Art/Music	0.4
1	Clothing/Footw.	0.0
1	Cosmetics	0.2
1	Electronics/Cell.	0.1
0	Florist	0.7
0	Gardening	2.0
0	Home Goods	1.4
0	Home Improve.	1.3
1	Laundromat ¹⁹	0.0
0	Office Supply	0.5
1	Pet Supply	0.4
0	Post Ofc. (USPS)	0.6
0	Print & Ship	0.5
1	Sporting Goods	0.3

Distances shown are to the
nearest instance of that type's
location and are in miles

🛒 = May require bag or cart
^{19 - 23} - See notes on p.6

27 NEARBY
17 FARTHER
30 DISTANT
out of **74**

A neighborhood assessment designed to minimize the use of cars

WALKABILITY REPORT

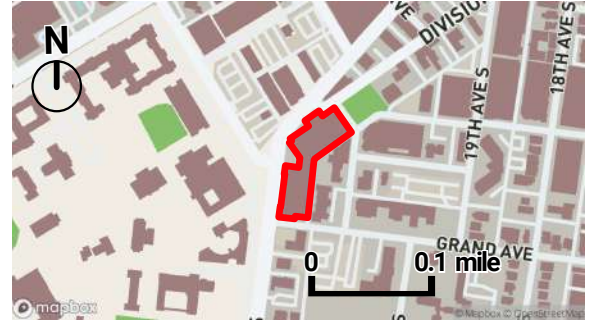
2033 Broadway, Nashville, TN



a project of:



Prepared For:
Prospective Client



**WALKABILITY
RATING**

22 out of **30**

This report uses online data within
¼ mile of the address.
It summarizes walkability, categorized
as follows:

Accessibility (Score: 4)



The area had a comprehensive network of 5 foot wide sidewalks throughout the surrounding streets making them wide enough for foot traffic. Ramps and curb cuts were available with very few broken or obstructed pathways or steep inclines. For buildings, ramps were installed where necessary. Tactile paving and handrails were present. Street crossings are decent with several crosswalk lights installed along Broadway which is the main traffic thoroughfare. Crosswalks are freshly painted due to recent construction and are clearly visible. The available street parking off of Broadway does not obstruct traffic.

Street Crossing (Score: 5)



Many of the sidewalks around Broadway and 21st Ave. were recently redone alongside the new construction projects in the area. Some are extra wide and/or setback along Broadway where the speed limit is 30mph. This is important because Broadway has no bike lanes or parking along its curbs.

Vehicle Risk (Score: 4)



There are stop lights and clearly marked crosswalks at the cross streets. The main thoroughfare Broadway has no parking alongside it and so drivers have a clear view of pedestrians and cross traffic. There is open greenspace with walkways across the street to the southwest on the Vanderbilt University campus.

Maintenance (Score: 5)

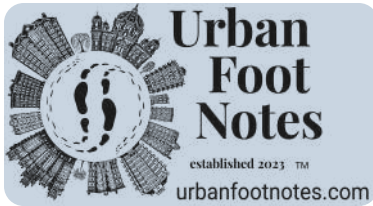


The neighborhood has several trees, parkways, & grass lawns that are maintained along with the streets & sidewalks. The bus stops are clean and public trash receptacles appear to be empty and serviced on schedule. The neighborhood is generally free of graffiti and has intact, functioning traffic signs, newspaper dispensers, and parking meters.

Aesthetics (Score: 4)



The property has several tall buildings to the north that create an urban environment lacking vegetation. There is a small industrial strip with parking & storage facilities here as well. To the south lie Vanderbilt University and associated institutions that have open greenspaces that have a more suburban atmosphere. These areas are well kept, clean, and feature available e-scooters as well.



a project of:



Lead Researcher: Richard Burd
contact@urbanfootnotes.com

NEIGHBORHOOD REPORT

2033 Broadway, Nashville, TN

Prepared For:
Prospective Client



Neighborhood History



Midtown Nashville is a historically significant neighborhood. It has long been known as the heart of Nashville's music industry, particularly along Music Row, where numerous recording studios, radio stations, and music-related businesses have been established since the 1950s. Popular spots include Hattie B's Hot Chicken, The Row, and Patterson House. Broadway's lively atmosphere and rich music heritage make it a central attraction in the neighborhood.

Vanderbilt University



Founded in 1873, Vanderbilt University holds significant historical importance. Named after Cornelius Vanderbilt, who donated \$1 million to establish the institution, it initially aimed to strengthen ties between North and South post-Civil War. The campus showcases a mix of historic and modern architecture, with notable landmarks like Kirkland Hall, the Peabody Library, and the Dyer Observatory. Vanderbilt has grown into a leading research university, and its medical center is a key healthcare institution in the region.

Music Row



Music Row is the heart of Nashville's music industry and a symbol of the city's identity as "Music City." This area flourished in the mid-20th century, becoming the epicenter of country music recording and production. Iconic studios like RCA Studio B, which helped shape the Nashville sound with legends like Elvis Presley and Dolly Parton, are located here. The streets of Music Row are lined with record label offices, publishing houses, and studios, making it a bustling hub of musical creativity and a must-see for music enthusiasts.

Elliston Place



The Exit/In is an iconic music venue on Elliston Place has hosted legendary musicians since 1971. It is a staple of Nashville's live music scene.

Centennial Park



Built in 1897, the park features the Parthenon replica which is now a museum and an art gallery, walking trails, a sunken garden, a band shell, and a small lake.

The information provided in this report is intended to be general in nature and should not be relied upon as definitive or exhaustive. Urban Foot Notes has made reasonable efforts to ensure the accuracy of the information contained herein, however makes no representations or warranties regarding the completeness, reliability or current state of such information. Urban Foot Notes expressly disclaims any liability relating to use of this report or information provided herein. By consulting this report, you agree to these terms and assume full responsibility for your use.



a project of:

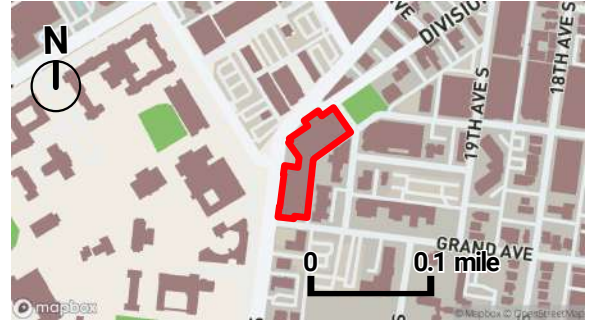


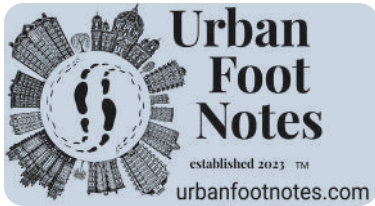
Lead Researcher: Richard Burd
contact@urbanfootnotes.com

NEIGHBORHOOD REPORT

2033 Broadway, Nashville, TN

Prepared For:
Prospective Client





a project of:



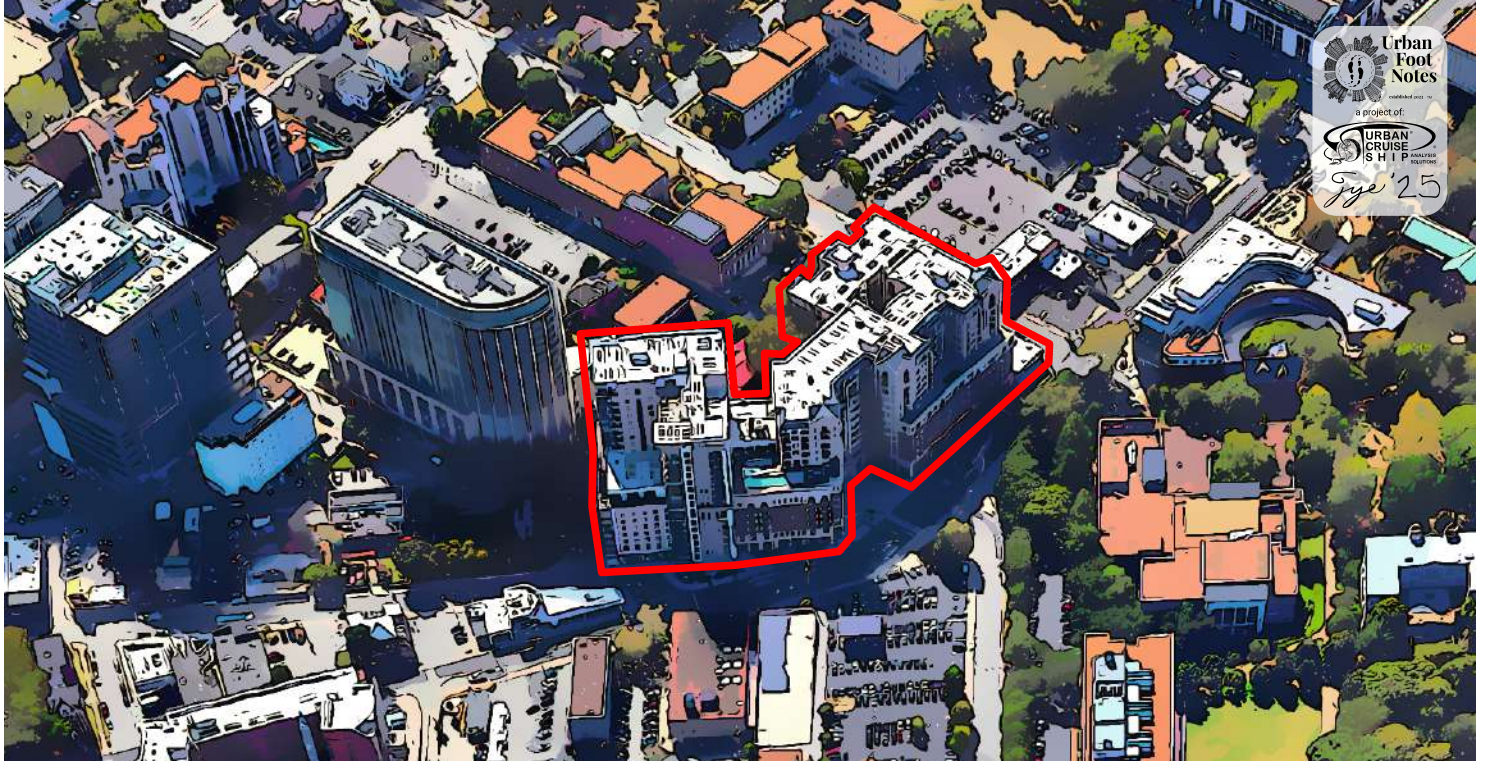
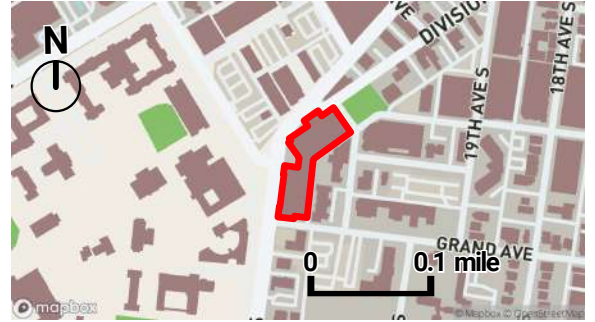
urbancruiseship.org

Lead Researcher: Richard Burd
contact@urbanfootnotes.com

NEIGHBORHOOD REPORT

2033 Broadway, Nashville, TN

Prepared For:
Prospective Client



Prepared For:
Prospective Client



Explanation of Services Included in Our Development Set

Each entry below shows the percent of U.S. residents who visit the corresponding location type in a 12 month period or more. If you are viewing the PDF version of this document, the percentages in blue boxes () are links that can be clicked on so that you will be taken to the corresponding source material. The percentages in black boxes () are based on models built by the UFN team. These models rely on multiple data points from a variety of sources. A few percentages are still unknown but yet estimated to be high enough so as to warrant inclusion. Footnotes at the bottom of this page contain information discussing relevant variables, and how they were used in the final calculations.

FOOD & DINING

- 51% Bar
- 36% Cafe/Bakery
- 64% Convenience
- 89% Grocery
- 95% Fast Food
- 14% Fine Dining
- 72% Restaurant

RECREATION

- 8% Basketball Court
- 25% Bowling Alley
- 1 45% Dog Park
- 19 20% Gym
- 20 84% Park/Greenway
- 2 16% Playground
- 19 28% Swimming Pool
- 7% Tennis/Pickleball
- 10% Yoga Studio

DISCRETIONARY

- ?% Car Wash
- ?% Community Ctr.
- 45% Costco
- ?% Farmer's Markets
- 72% Gas Station
- 30% Gifts/Novelties
- 18% Hiking Trails
- 5% Hospital
- 3.4% Ice Skating Rink
- ?% Landmarks
- 49% Liquor Store
- ?% Sam's Club
- 46% Sports Stadium
- ?% Target
- 30% Tobacco/Vape
- 95% Walmart

PERSONAL CARE

- 3 18% Barber Shop
- 14% Chiropractic
- 34% Clinic
- 23% Counseling
- 75% Dentist
- 3 51% Hair Salon
- 21% Hearing
- 21% Massage
- 37% Nail Salon
- 66% Pharmacy
- 15% Physical Therapy
- 14% Veterinarian
- 48% Vision

CULTURAL

- 18% Art Gallery
- 21 48% Library
- 10% Live Theater
- 41% Movie Cinema
- 28% Museum
- 55% Music Venue
- 4 >54% Zoo/Aquarium
- Botanical

TRANSPORTATION

- 13% Public Transit
 - 5 15% Bicycle/Scooter
 - 1% Charging Station
 - 56% Guest Lodging
- ### 6,7 EDUCATION
- 6% Child Care
 - 12% Preschool
 - 22 6% Kindergarten
 - 22 38% Grade School
 - 22 20% Middle School
 - 22 40% High School
 - 5% Trade School
 - 23 5% College/Univ.

RETAIL

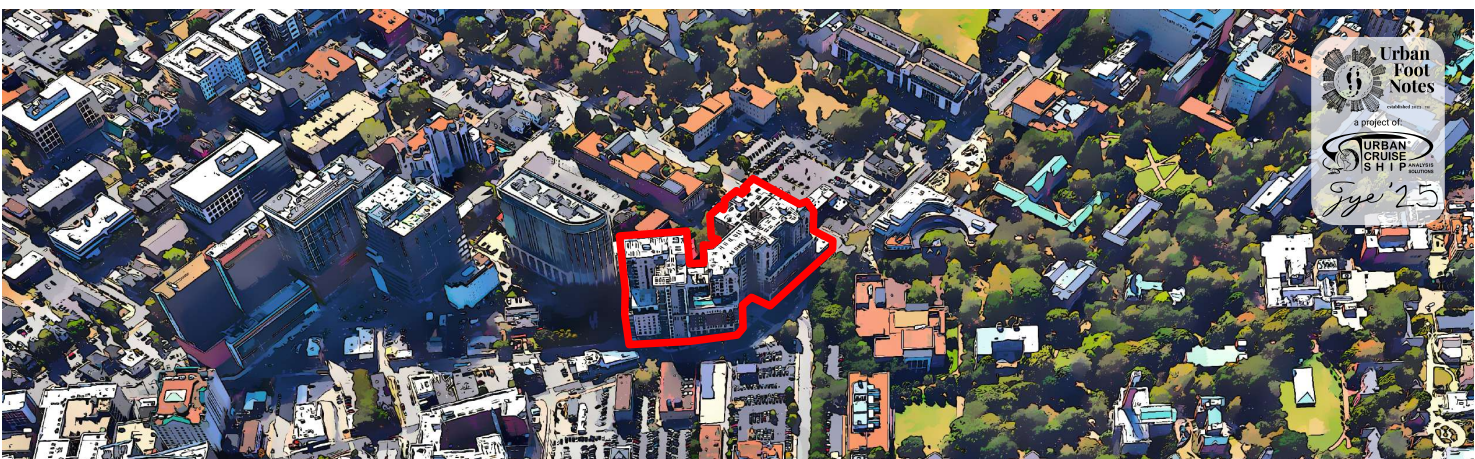
- 40% ATM
- 9 29% Bank (Teller/Branch)
- 23% Books/Art/Music
- 10 40% Clothing/Footwear
- 33% Cosmetics
- 11 12% Electronics/Cellular
- ~22% Florist
- 55% Gardening
- 12 18% Home Goods
- 13 45% Home Improvement
- 19,14 <20% Laundromat
- ?% Office Supply
- 15 66% Pet Supply
- 16 >31% Post Office (USPS)
- 17 ?% Print & Ship
- 18 41% Sporting Goods

8 RELIGIOUS

- 0.5% Buddhist
- 10% Catholic
- 0.6% Hindu
- 0.3% Islamic/ Masjid
- 15% Protestant
- 1.4% Synagogue
- 1.6% Mormon / LDS
- 0.16% East Orthodox
- 0.3% Kingdom Hall
- ?% Other

The **East Orthodox** category includes [Oriental Orthodox churches](#). The **Protestant** category includes Christian denominations that would self identify as such, and excludes non-denominational or evangelical churches that are classified in the **Other** category. **Other** is a catch-all that includes Sikh [gurdwaras](#) and [Jain](#) temples. The **Mormon / LDS** category includes denominations such as the liberal [Community of Christ](#). Islamic/ Masjid includes both Sunni and Shia mainline branches but excludes heterodox cohorts such as the [Bahá'í](#) or [Druze](#) which would fall under the **Other** category. **Other** also includes westernized Dharmic faiths like the [Self Realization Fellowship](#).

- This is the percentage of households that own a dog, and thus, would probably use a dog park if one were available.
- Based on the estimated percentage of U.S. households that have children between the ages of 2 to 5 years old.
- If there is a single unisex haircutting establishment nearby, we double count it in the Hair Salon and Barber Shop Categories to indicate that both requirements are met. Whenever there are multiple barber shops or hair salons nearby we count them separately in their respective categories. This shows the scope of selection available at such addresses.
- An estimated 183 million visit U.S. Zoos in the U.S. each year; given the population (183 million) this is 54%. When adding in botanical gardens this number is >54%. Botanical gardens are dedicated to the collection, cultivation, preservation, and display of a wide range of plant species for conservation, research, and/or educational purposes. It has become fashionable for public park spaces to be labeled as 'botanical' gardens because they have a few labeled bushes somewhere on the premises, but such locations are not included in the Botanical Garden category.
- These include establishments that sell bicycles & scooters, as well as rental establishments and even rental kiosks that are outside and not connected with an indoor business address. The latter is common in dense urban areas.
- These values consider U.S. households, and not individual residents, that have one or more children in one of the following school systems. The variables considered are census data on total children in various age groups and estimated numbers of households with children in various age brackets. The primary source for this data were provided by statistica [here](#) and the Federal Interagency Forum on Child and Family Statistics [here](#).
- School types correspond to the U.S. school system. Exact grade levels offered in each school type will vary from state to state. Property reports outside of the U.S. will include schools that correspond to their closest U.S. Counterpart. For example, a UK secondary school receives 11 to 16 year old students, so it would be labeled as a High School which receives 14-18 year old students in the U.S. The same UK secondary school would also count as a Middle School as well because in the U.S. system, middle schools typically receive 11 to 14 year old students.
- These values factor in the percentage of U.S. residents who identify as members of various religious cohorts, then look at research data on the participation rates in those same cohorts as compared to the overall [U.S. population](#). A major contributing source is the participation data collect by [Pew Research](#) on various religions as well as U.S. census data.
-
- Almost everyone wears shoes & clothes and about 40% of U.S. residents say clothing, accessory, & shoe stores are their favorite small business destinations
- This is based on the percentage of people who upgrade their phones at least once a year which requires a visit to a brick & mortar store for data transfer.
- Includes items within a residence's space and built-in cabinetry, regardless of size.
- According to [USAFacts.org](#), 65.8% of Americans were home owners in 2022. According to [LendingTree.com](#), 68% of homeowners started or completed home improvement projects in the past 12 months.
- More than 80% of U.S. households own a washer and/or dryer, thus, the percentage of households requiring an external laundromat is somewhere less than 20%. If the address being analyzed already has a washer/dryer unit inside of it, we count that property as having '1' laundromat.
- Based on the fact that about 66% of U.S. households have a pet
- According to Fig. 2.3 of the USPS's [Household Diary Survey](#) from 2022, 31% of U.S. households visit a post office 1-2 times in the past month.
- The U.S. market for this category is dominated by FedEx and UPS. Both offer several locations where customers can both print documents and ship mail parcels. This is convenient for both holiday and tax seasons when people need both services, but do not utilize these services on a regular basis throughout the year. Many countries outside the U.S. have few such establishments, or none at all.
- A rough estimate based on [how many people take part](#) in sports & fitness along with the industry's [percent of offline business](#).



Additional Notes Specific to this Address

- The property (*Aertson Midtown Apartments*) has several onsite amenities including a "dog park" (which is more of a dog-run), a swimming pool, a fitness center (gym), and an in-unit laundry washer/dryer.
- This is the *Bishops Common* in Vanderbilt University across the street on Broadway. The university has several walking/jogging trails surrounded by grass lawns & trees.
- These are two speciality libraries across the street; The *Walker Management Library* & the *Alyne Queener Massey Law Library*. Checking out books is restricted to Vanderbilt University students & staff. The University has several other libraries as well. The closest general purpose public library is the Nashville Public Library *Edgehill Branch* located 1.2 miles away on 12th Avenue.
- This is the *University School of Nashville*, a private school located 0.4 miles away on Edgehill Ave.
- The property is located right across the street from Vanderbilt University's northeast border which includes *Management Hall* and the Law School Building.