

A neighborhood  
assessment designed to  
minimize the use of cars



a project of:



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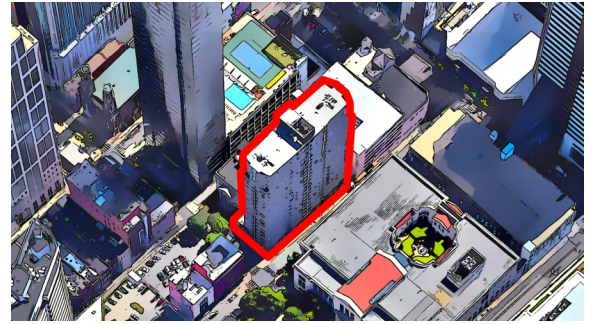
Lead Researcher: Roseanne Morgan

Date: April 16, 2024

contact@urbanfootnotes.com

# SERVICES PROXIMITY REPORT

## 555 Church St, Nashville, TN 37219



Prepared For:  
**Prospective Client**

**CLIENT**  
LOGO HERE

**WALKABILITY  
RATING**

**24** out of **30**

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

### FOOD & DINING

9+	Bar	0.1
9+	Cafe/Bakery	0
2	Convenience	0.1
1	Grocery	0
2	Fast Food	0
1	Fine Dining	0.2
9+	Restaurant	0

### RECREATION

1	Basketball Ct.	0.3
0	Bowling Alley	0.5
0	Dog Park	0.7
2	Gym	0.2
1	Park/Greenway <sup>20</sup>	0
0	Playground	0.7
1	Swimming Pool	0.3
0	Tennis/P'ball	1.4
0	Yoga Studio	1.0

### DISCRETIONARY

1	Landmarks <sup>21</sup>	0.2
1	Gifts/Novelties	0.1
1	Tobacco/Vape	0.3
1	Liquor Stores	0.0
0	Car Wash	1.0

### PERSONAL CARE

2	Barber Shop	0
1	Chiropractic	0
3	Clinic	0.1
3	Counseling	0
9+	Dentist	0
4	Hair Salon	0
0	Hearing	1.2
3	Massage	0.0
1	Nail Salon	0.3
2	Pharmacy	0.0
1	Physical Therapy	0.3
0	Veterinarian	0.9
0	Vision	0.8

### CULTURAL

8	Art Gallery	0.1
2	Library	0
3	Live Theater	0.1
0	Movie Cinema	0.5
1	Museum	0.2
7	Music Venue	0
0	Zoo/Aquarium/ Botanical	5.8

Discretionary items  
not counted in totals

### TRANSPORTATION

8	Public Transit	0
2	Bicycle/Scooter	0
4	Charging Sta.	0
9	Guest Lodging	0.1

### EDUCATION

1	Child Care	0.1
1	Preschool	0.1
0	Kindergarten	1.0
0	Grade School	1.7
0	Middle School	1.6
1	High School	0.3
1	Trade School	0.2
0	College/Univ.	0.4

### RELIGIOUS

0	Buddhist	2.3
1	Catholic	0.3
0	East Orthodox	1.6
0	Hindu	8.1
0	Islamic/ Masjid	1.8
0	Kingdom Hall	1.7
0	Mormon / LDS	4.7
3	Protestant	0
0	Synagogue	1.7
0	Other	??

### RETAIL

9	ATM	0
7	Bank	0
1	Books/Art/Music	0.3
9	Clothing/Footw.	0.1
4	Cosmetics	0.2
1	Electronics/Cell.	0.3
0	Florist	1.2
0	Gardening	2.3
2	Home Goods	0.2
0	Home Improve.	2.9
1	Laundromat <sup>22</sup>	0
0	Office Supply	0.7
0	Pet Supply	1.2
0	Post Ofc. (USPS)	0.6
1	Print & Ship	0.1
0	Sporting Goods	0.7

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

🛒 = May require bag or cart  
<sup>20 - 22</sup> - See notes on p.6

**37** NEARBY  
**8** FARTHER  
**29** DISTANT  
out of **74**

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# WALKABILITY REPORT

## 555 Church St, Nashville, TN 37219

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



**WALKABILITY  
RATING**

**24** out of **30**



### Accessibility (Score: 4)

All streets have sidewalks, which are generally in good condition and accessible. However, many buildings lack ramps for access, and older buildings may not be fully wheelchair accessible. The terrain is mostly flat, with no steep inclines, but tactile paving is only partially available.



### Accessibility (Score: 5)

Crosswalks are well-marked and have visible signage. Signals work reliably, and pedestrian pathways are unobstructed. Motorists usually respect pedestrian right-of-way, making crossings safe despite the busy downtown traffic.



### Vehicle Risk (Score: 5)

Traffic is managed well in this downtown area, aided by narrow streets that help reduce speeds. While vehicle traffic is heavy, sidewalks are generally safe. Pedestrians are visible to drivers, and crosswalks are designed to enhance safety.



### Maintenance (Score: 5)

Sidewalks and streets are well-maintained. Street lighting at night appears adequate in most areas, and pedestrian infrastructure is kept in good condition. There are no significant obstructions or hazards noted, and trash collection is consistent.



### Aesthetics (Score: 5)

The area is a pleasant place to walk, with some plant life enhancing the scenery. The atmosphere is bright and lively, with interesting architectural designs. Public seating and amenities are available, and air quality is good, with minimal pollution.



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# NEIGHBORHOOD REPORT

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### Ryman Auditorium

Known as the "Mother Church of Country Music," the Ryman Auditorium is a historic venue located just a short walk from 555 Church St. It's famous for hosting the Grand Ole Opry and remains a premier music venue with a rich history of performances.



### Frist Art Museum

This art museum, housed in a stunning Art Deco building, features rotating exhibitions of regional, national, and international artists. It's an excellent spot to explore a variety of art forms and is located within a mile of 555 Church St.



### Printer's Alley

A historic alley that once housed the city's printing industry, now converted into a nightlife hub with bars, restaurants, and live music. It's known for its neon lights and unique vibe, offering a slice of Nashville's musical heritage.



### Tennessee State Capitol

Situated on a hilltop nearby, this historical building is the seat of the Tennessee General Assembly and houses the governor's office. The building's impressive Greek Revival architecture and scenic grounds offer a glimpse into the state's political history.



### Downtown Nashville

The downtown area around 555 Church St is vibrant with live music venues, honky-tonk bars, and eateries along Broadway and 2nd Avenue. It's a cultural and entertainment hub that captures the spirit of Nashville's music scene.



### City History

Nashville, founded in 1779 and named after Francis Nash, a Revolutionary War hero, quickly became a key hub due to its strategic location along the Cumberland River. As the city grew, it evolved into a central trade point for goods traveling between the Mississippi River and the Appalachian Mountains.

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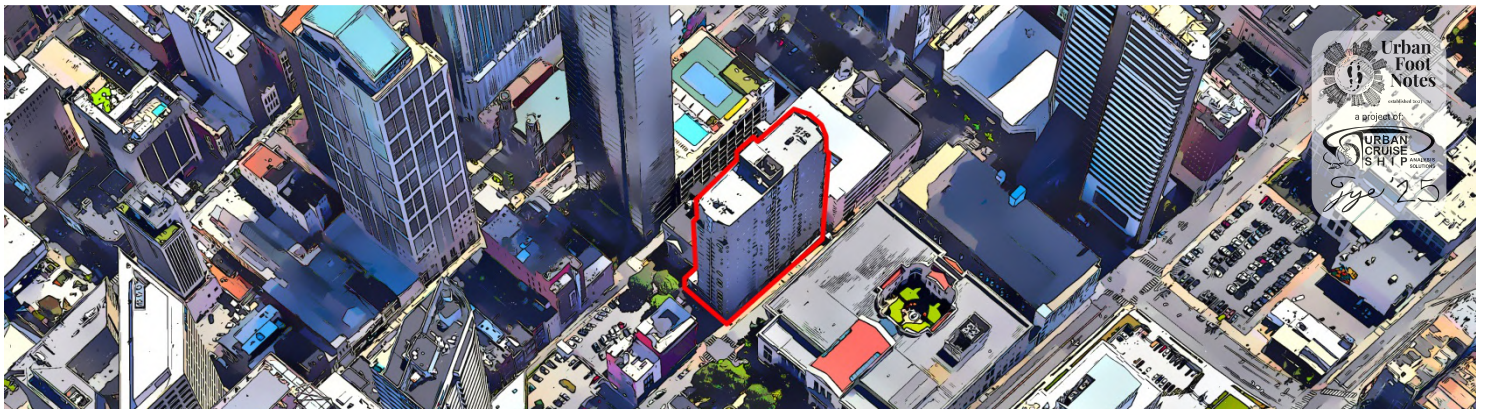
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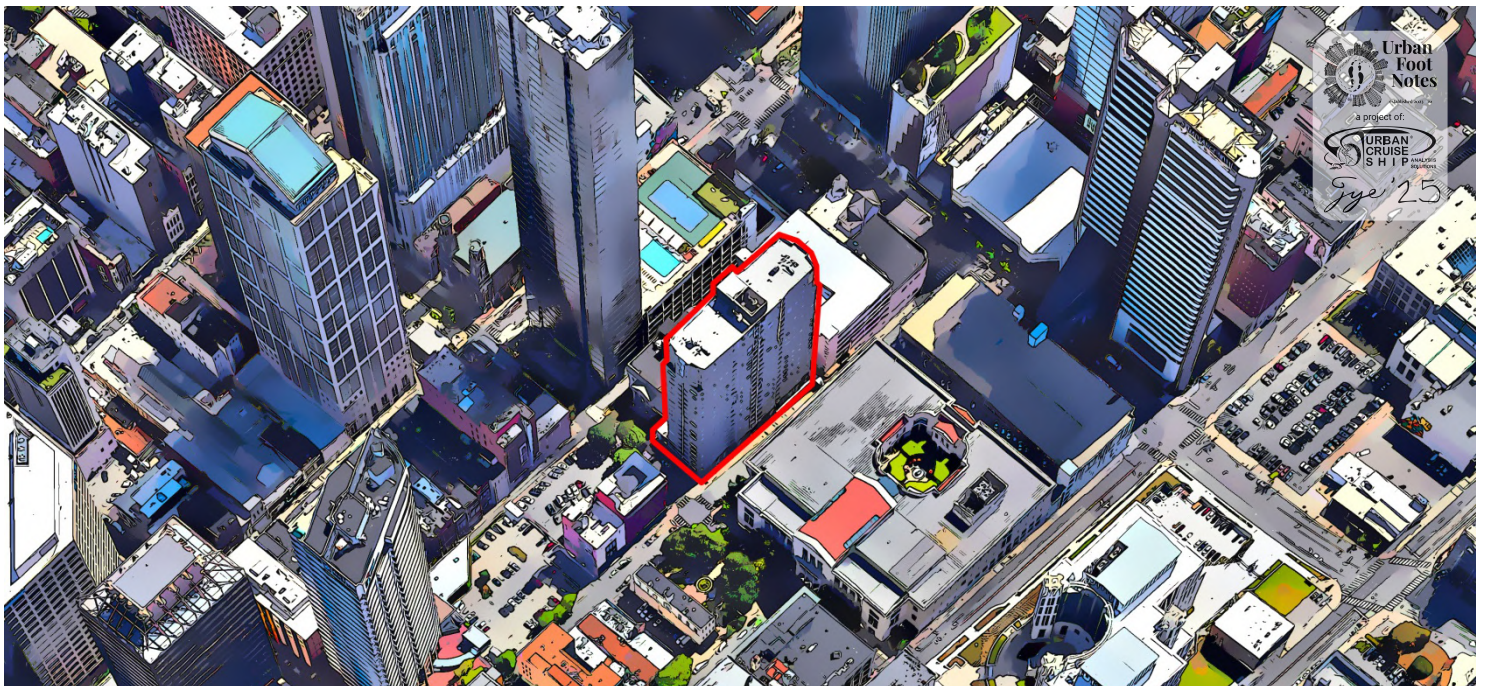
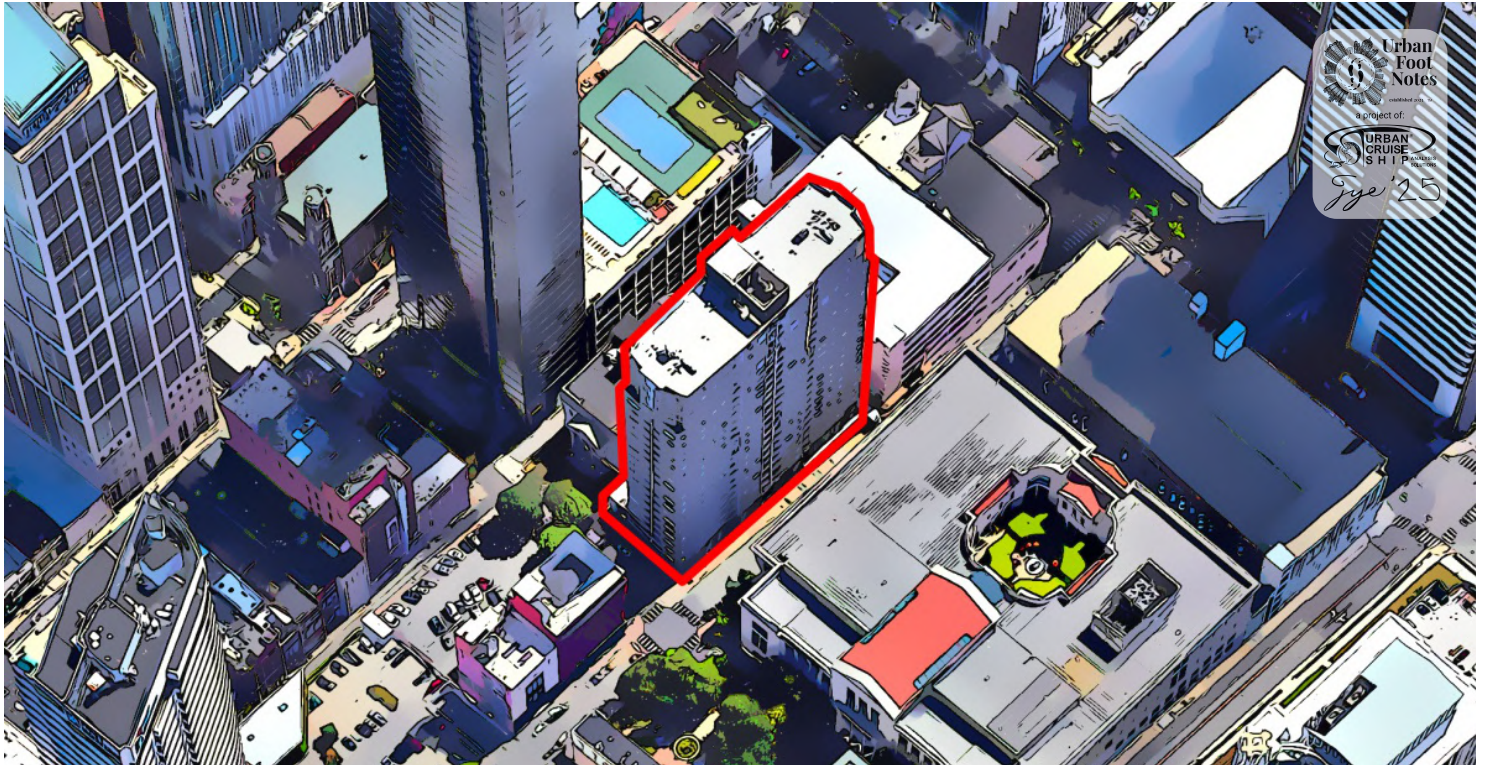
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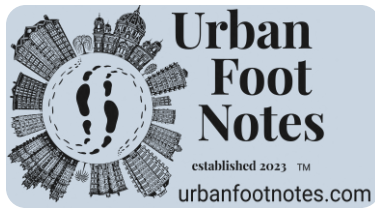
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# SERVICES SELECTION REPORT

## 555 Church St, Nashville, TN 37219

Prepared For:  
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## 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
-  20% Gym
- 20**  84% Park/Greenway
- 2**  16% Playground
-  28% Swimming Pool
-  7% Tennis/Pickleball
-  10% Yoga Studio









### 19 DISCRETIONARY

-  7% Car Wash
-  7% Community Ctr.
-  45% Costco
-  7% Farmer's Markets
-  72% Gas Station
-  30% Gifts/Novelties





### 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
-  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
-  6% Kindergarten
-  38% Grade School
-  20% Middle School
-  40% High School
-  5% Trade School
-  5% College/Univ.

### 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
-  7% Other

### 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
- 14**  20% Laundromat
-  7% Office Supply
- 15**  66% Pet Supply
- 16**  31% Post Office (USPS)
- 17**  7% Print & Ship
- 18**  41% Sporting Goods

-  18% Hiking Trails
-  5% Hospital
-  3.4% Ice Skating Rink
- 21**  7% Landmarks
-  49% Liquor Store
-  7% Sam's Club
-  46% Sports Stadium
-  7% Target
-  30% Tobacco/Vape
-  95% Walmart



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# SERVICES SELECTION REPORT

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1. This is the percentage of households that own a dog, and thus, would probably use a dog park if one were available.
2. Based on the estimated percentage of U.S. households that have children between the ages of 2 to 5 years old.
3. 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.
4. 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.
5. 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.
6. 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](#).
7. 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.
8. 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. 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 evan-gelical churches that are classified in the **Other** cate-gory. **Other** is a catch-all that includes Sikh [gurdwaras](#) and [Jain](#) temples. The **Mormon / LDS** category includes de-nominations such as the liberal [Community of Christ](#). Islamic/ Masjid includes both Sunni and Shia mainline branches but excludes hetero-dox cohorts such as the [Bahá'í](#) or [Druze](#) which would fall under the **Other** category. **Other** also includes western-ized Dharmic faiths like the [Self Realization Fellowship](#).



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9. As of 2022, 78% of adults in the U.S. prefer to bank via a mobile app or website, but 29% of Americans still prefer to bank in person.
10. Almost everyone wears shoes & clothes and about 40% of U.S. residents say clothing, accessory, & shoe stores are their favorite small business destinations
11. 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.
12. Includes items within a residence's space and built-in cabinetry, regardless of size.
13. According to [USAFacts.org](https://www.usafacts.org), 65.8% of Americans were home owners in 2022. According to [LendingTree.com](https://www.lendingtree.com), 68% of homeowners started or completed home improvement projects in the past 12 months.
14. 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.
15. Based on the fact that about 66% of U.S. households have a pet
16. 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.
17. 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.
18. A rough estimate based on [how many people take part](#) in sports & fitness along with the industry's [percent of offline business](#).
19. The five closest, and/or most relevant Discretionary service types on the left are featured on p.1 of this report. Clients have the option to select their own five service types from this list, or name their own service types which they think might be of interest to their residents. Discretionary locations are not counted in the scoring totals on the lower right-hand side of p.1 of this report.

### Additional Notes Specific to this Address

20. This is the *Church Street Park* across the street from the property. It is a bit small (around 6,000 square feet) but it does have a maintained grass lawn. The next closest park-like area would be the Tennessee State Capitol grounds 0.4 miles away that feature walking trails, trees, grass lawns, and the *Snow Sled Hill* which is popular in wintertime.
21. These landmarks include the James K. Polk deathplace and the Birth of Bluegrass Historical marker at the Ryman auditorium.
22. This location has laundry facilities on the property