

CROSSROADS AT THE GULCH

HIGH PROFILE RESTAURANT/RETAIL SPACE IN SOUTH GULCH



HIGHLIGHTS



3,902 SF STREET-LEVEL RETAIL SPACE WITH 795 SF PATIO

ADDRESS	777 8TH AVENUE S., NASHVILLE, TN 37203
SUB-MARKET	SOUTH GULCH
USE	RESTAURANT/RETAIL
SF AVAILABLE	3,902 SF + 795 SF PATIO Space can be subdivided
DATE AVAILABLE	READY FOR OCCUPANCY

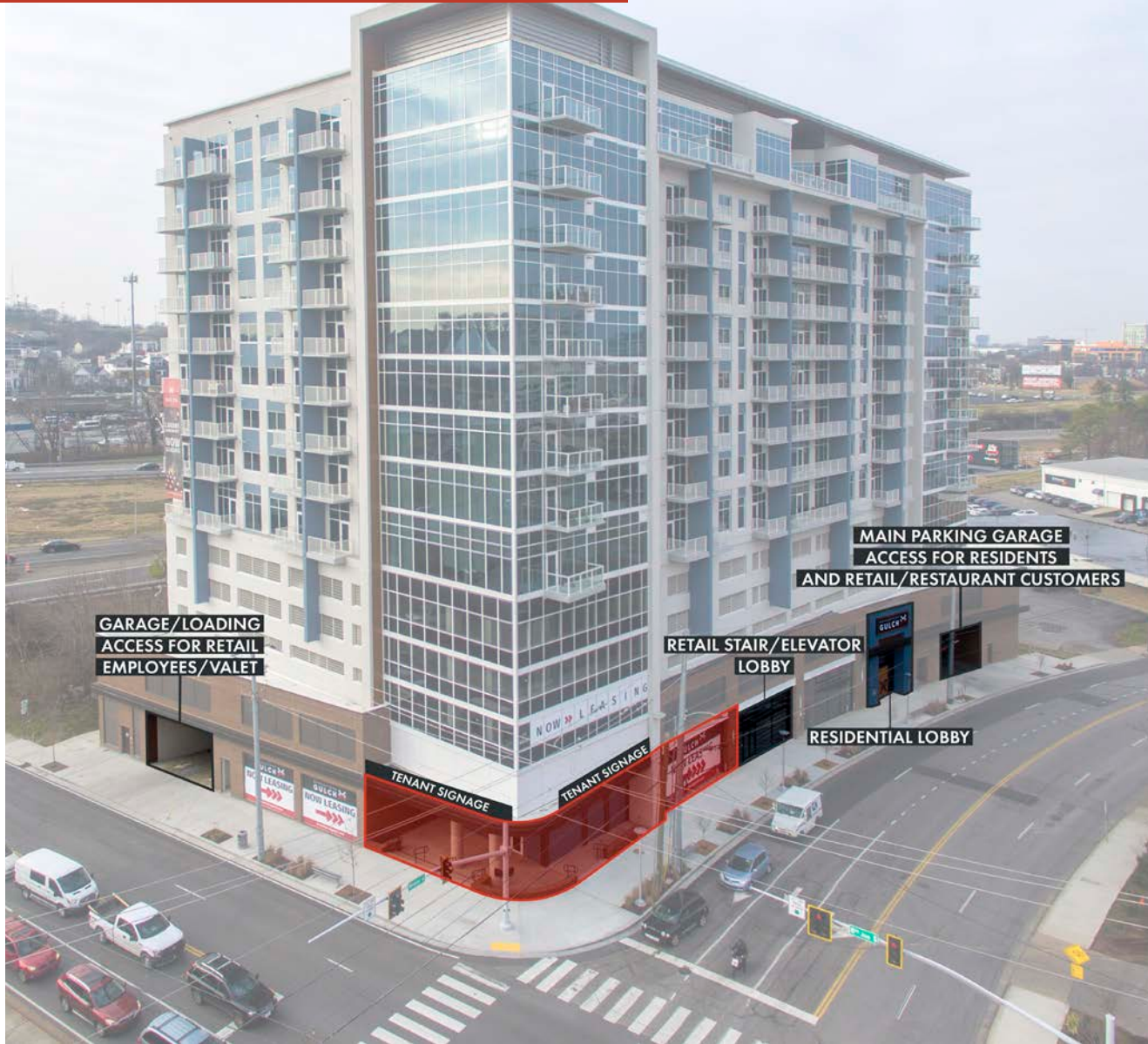
Crossroads is a 238-unit, 14-story, Class A apartment building located in South Gulch, an area currently experiencing a redevelopment boom with the recent addition of the Division Street connector bridge.

On the corner of 8th Ave. S and Division Street. 31,000 cars travel through this signaled intersection every day (2019 TDOT)

43 shared parking spaces in the parking garage and 12 dedicated spaces in the loading dock area.



ADDITIONAL RETAIL DETAILS



RETAIL CEILING HEIGHTS

13.5'

TRASH DISPOSAL

A trash compactor is located through a rear corridor proximate to the premises.

LOADING/DELIVERIES

A loading dock and delivery area is located directly behind the retail premises.

DELIVERY CONDITIONS

FLOOR: poured concrete

GREASE TRAP: 2,000 gallon grease trap with drain line stubbed to the premises

SPRINKLER: fire protection with upturned sprinkler heads

ELECTRIC: electrical panel within the premises. 400 amp 277/480V-3PH-4W is available. Service may be stepped down to 120/280v to suit tenant needs.

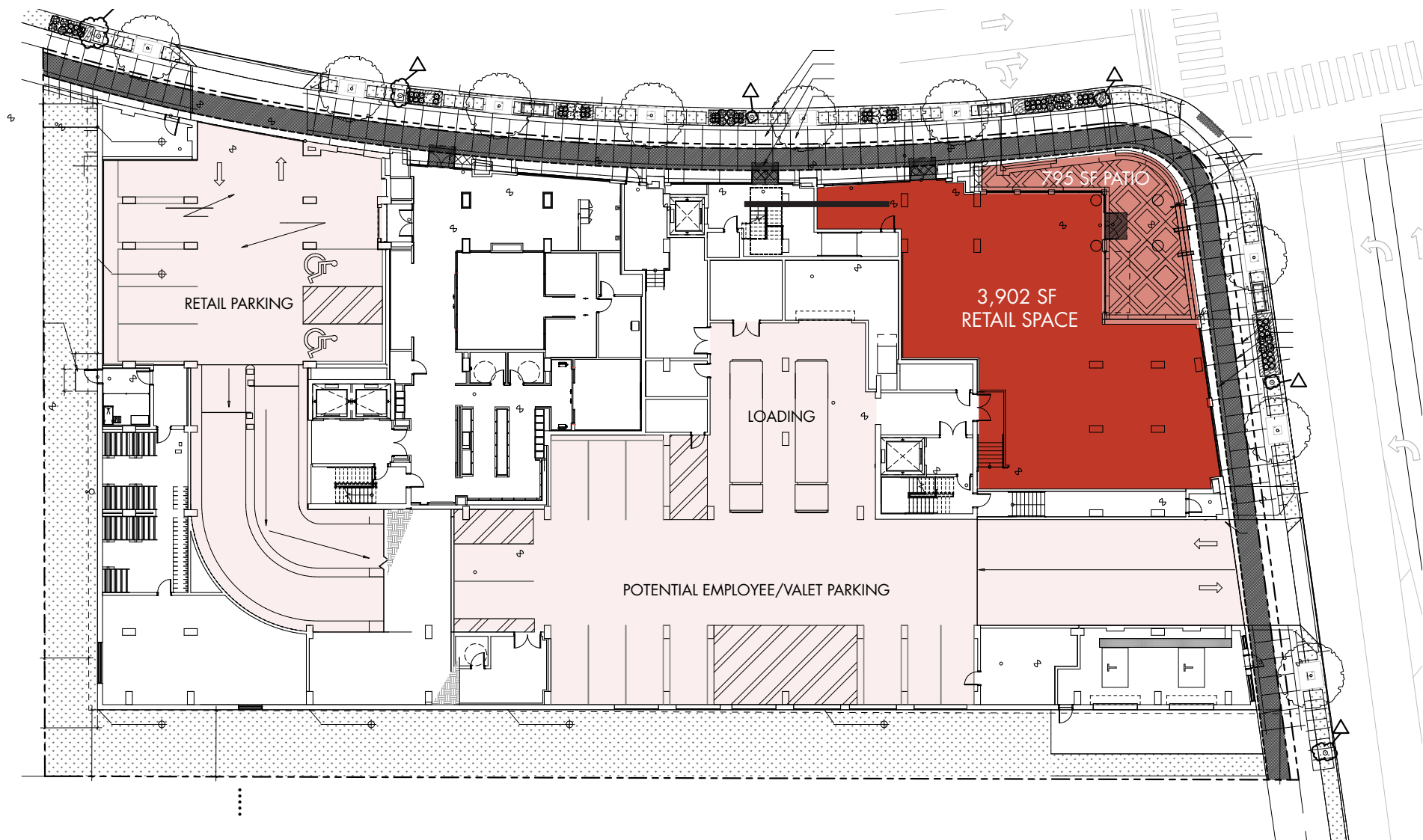
GAS: 2" natural gas service delivered to the premises

WATER: 2" domestic water supplied to the premises

SEWER: 4" sanitary line stubbed to the premises



SITE PLAN



IMMEDIATE AREA



- 1 Saint Añejo + Virago + Moto
- 2 Whiskey Kitchen + Kayne Prime
- 3 TwelveTwelve + Del Frisco's + Fin + Pearl
- 4 The Turnip Truck Urban Fare
- 5 Gulch Crossing + Tazikis + Pure Barre
- 6 Union Station Hotel
- 7 Frist Center for the Visual Arts
- 8 Cummins Station
- 9 Urban Outfitters + Little Octopus + Sambuca
- 10 The Thompson Hotel + Station Inn
- 11 Velocity in the Gulch + Bar Louie + Biscuit Love
- 12 Pine Street Flats + The Pub + Burger Republic
- 13 Icon in the Gulch + Otaku Ramen
- 14 Terrazzo + Prima
- 15 Yazoo Brewing Co.
- 16 *Market Street Development - FUTURE*
- 17 Fairfield Inn & Suites
- 18 Peg Leg Porker
- 19 Arnold's Country Kitchen+ Rudy's Jazz Room + Jackalope Brewing Co.+ ZolliKoffee
- 20 Party Fowl
- 21 *Patagonia, Superica - FUTURE*
- 22 Pour House
- 23 Flyte
- 24 Tennessee Brew Works
- 25 City Winery
- 26 Third Man Records
- 27 Parlour & Juke + Mercy Lounge
- 28 *Sixth South - FUTURE*
- 29 *Olmsted SoBro - FUTURE*
- 30 The Westin Nashville
- 31 Music City Center
- 32 Bridgestone Arena
- 33 Country Music Hall of Fame
- 34 Omni Nashville



DEMOGRAPHICS



POPULATION	1 MILE	2 MILE	3 MILE
2018 Population	16,456	114,735	240,005
2023 Projected Population	20,081	129,756	262,174
2018 Avg. Household Income	\$ 73,467	\$ 71,736	\$ 73,096
Median Age	32.0	31.2	33.6

DAYTIME POPULATION			
2018 Daytime Population	54,459	273,691	371,060
2018 Total Businesses	3,018	10,683	17,067



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FOR MORE INFORMATION, CONTACT

JON PETTY

615.743.9387

jpetty@southeastventure.com