

Now Pre-Leasing: Rare Infill Opportunity



2309-2317 8th Avenue South, NASHVILLE, TN



- 14,425+/- SF Available for Lease
- Prime Restaurant and Retail Opportunities
- Over 200' of Frontage along 8th Ave
- Adjacent to new 2019 Publix Grocery Store
- Excellent visibility, access, and parking
- 2016 TDOT average 23,239 cars/day
- New Construction: Spring 2019 Delivery
- Fantastic Incomes and Population Density
- 3 Mile Radius: Daytime Population of 280,988
- 3 Mile Radius: Total Population of 93,284 with average Household Income of \$99,519/year

Demographics	1 mile	3 miles	5 miles	7 miles	10 miles
2018 Population	13,082	93,284	222,195	359,083	575,366
2018 Average Household Income	\$89,390	\$99,519	\$94,072	\$90,199	\$91,342



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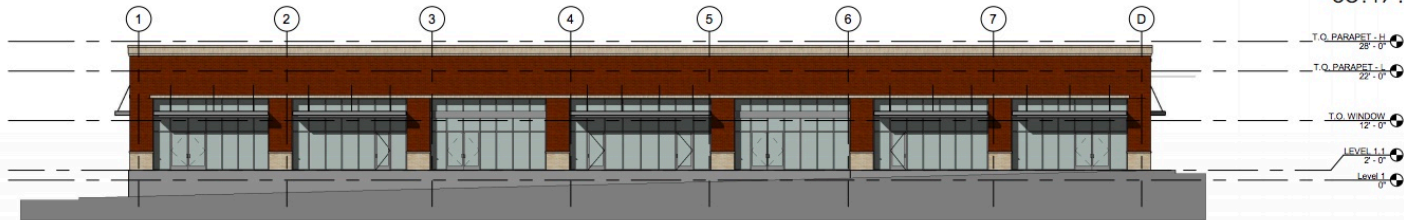
Concept Building Elevations

8th Avenue Retail Center

LOD

05.17.2018

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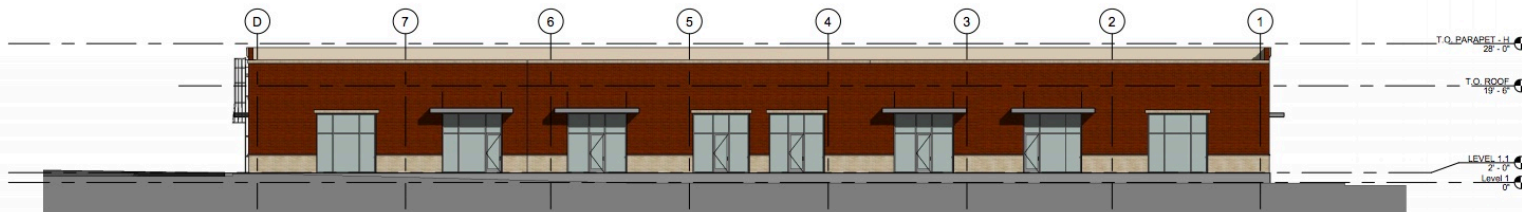
④ East1
1" = 20'-0"



② North1
1" = 20'-0"



③ South1
1" = 20'-0"



① West1
1" = 20'-0"

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Additional Aerial Imagery

Facing North



Facing South



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