



FOR LEASE

Elam Freeman
elam@ojaspartners.com
615 219 5174

Nathan Frost
nathan.frost@ojaspartners.com
615 208 6533

CITY : HEIGHTS

THRIVE
10,720 SF

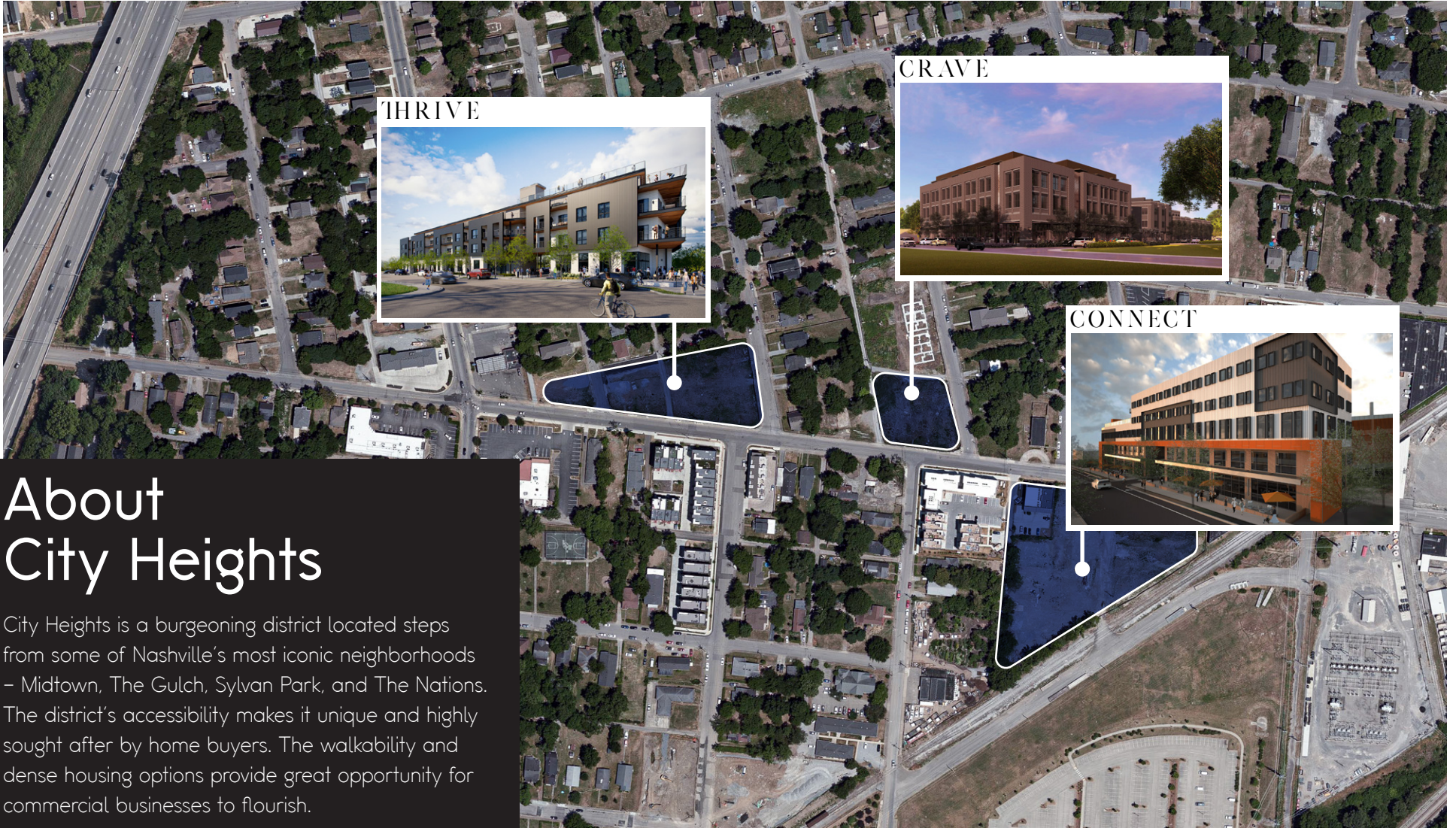


CRAVE
8,792 SF



CONNECT
12,628 SF





About City Heights

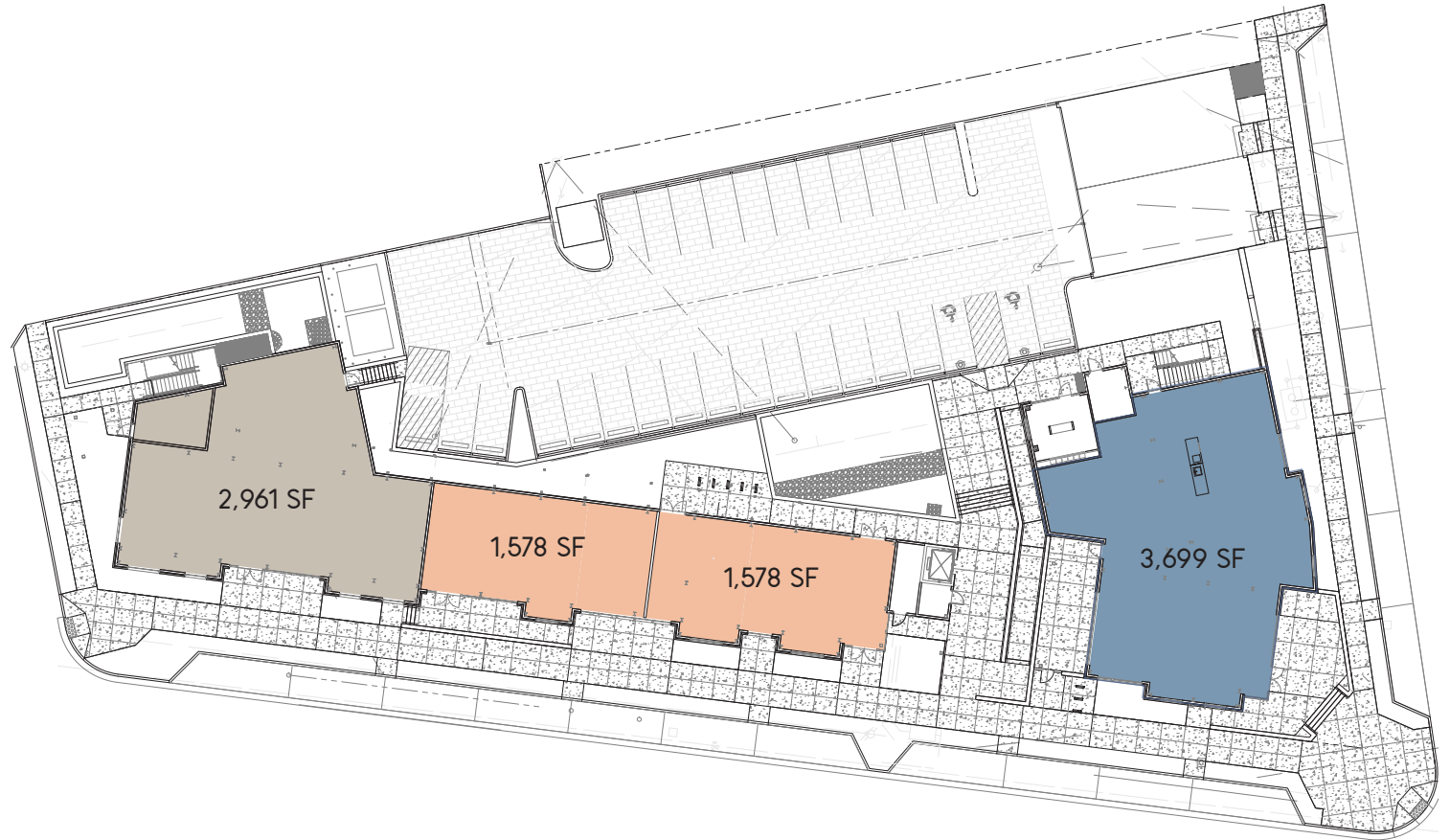
City Heights is a burgeoning district located steps from some of Nashville's most iconic neighborhoods – Midtown, The Gulch, Sylvan Park, and The Nations. The district's accessibility makes it unique and highly sought after by home buyers. The walkability and dense housing options provide great opportunity for commercial businesses to flourish.




Total SF
10,720 SF

Delivery Date
Q3 2021

Tenant Improvements
Allowance Available



Merchandising Ideas

-  Restaurant
-  Fitness
-  Coffee



Total SF
8,792 SF

Delivery Date
Q3 2021

Tenant Improvements
Allowance Available

Merchandising Ideas

- Retail
- Restaurant/Bar





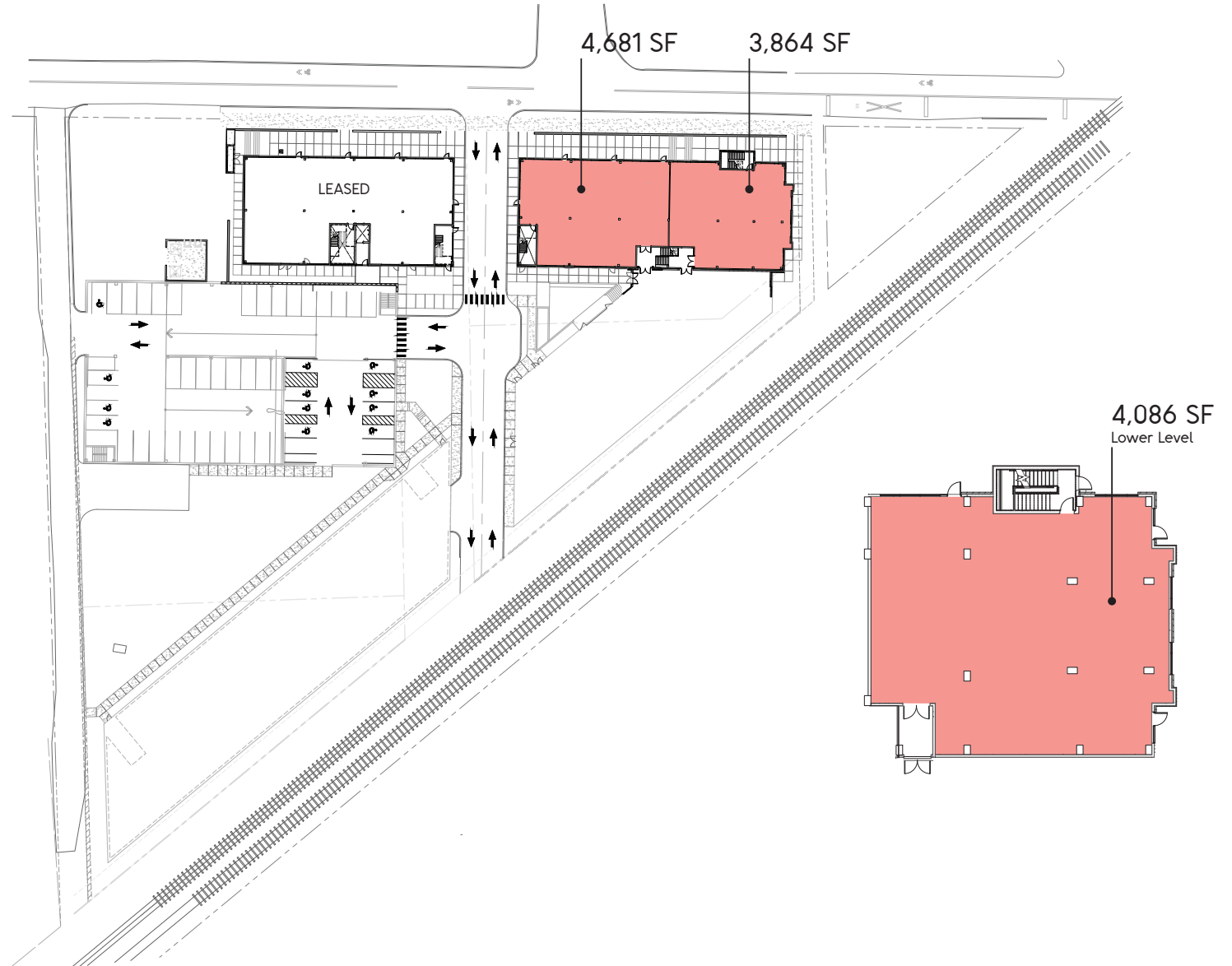
Total SF
3,864 to 12,628 SF

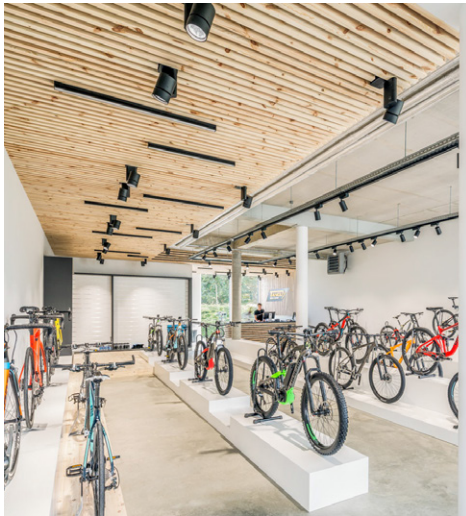
Delivery Date
Q4 2022

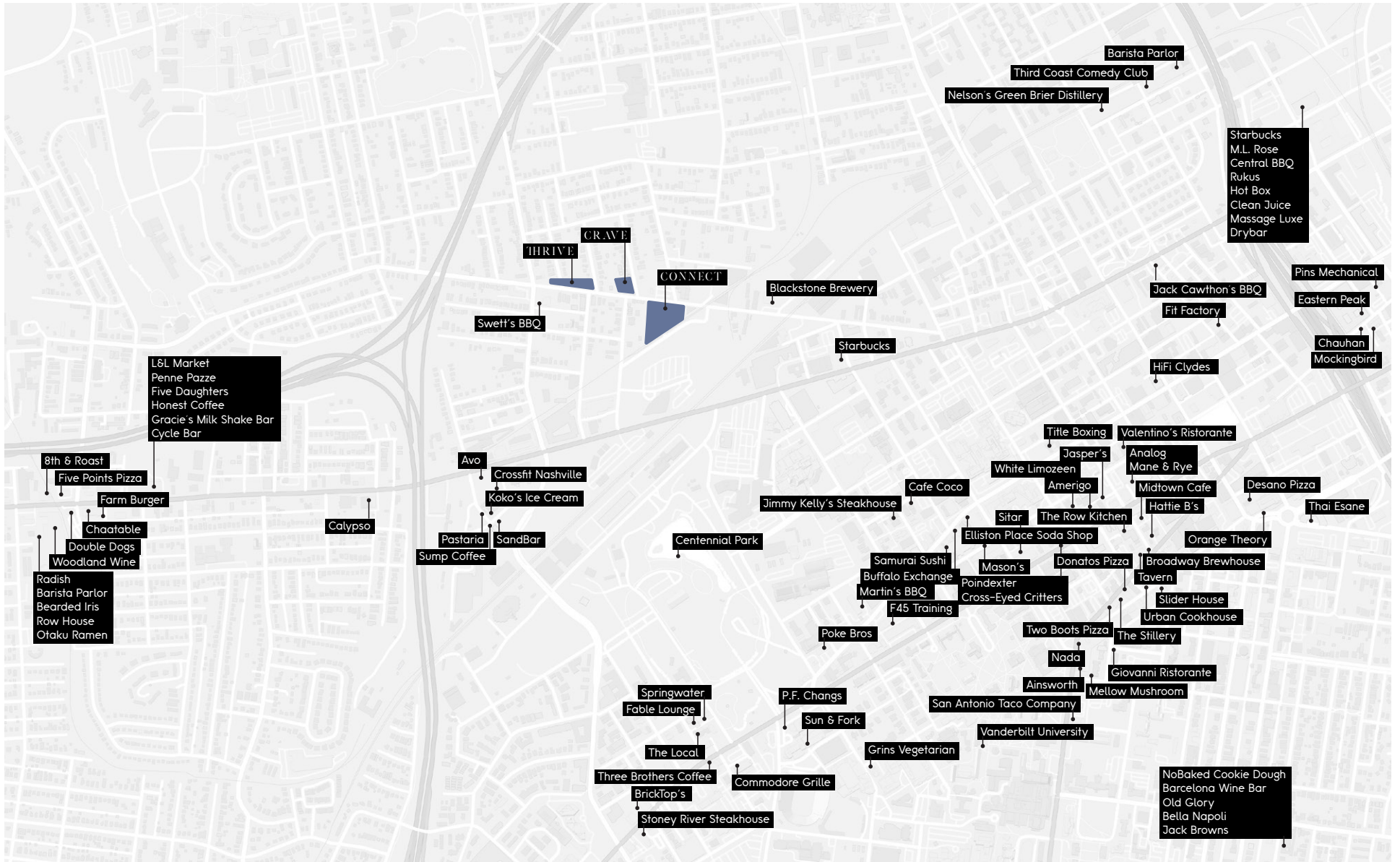
Tenant Improvements
Allowance Available

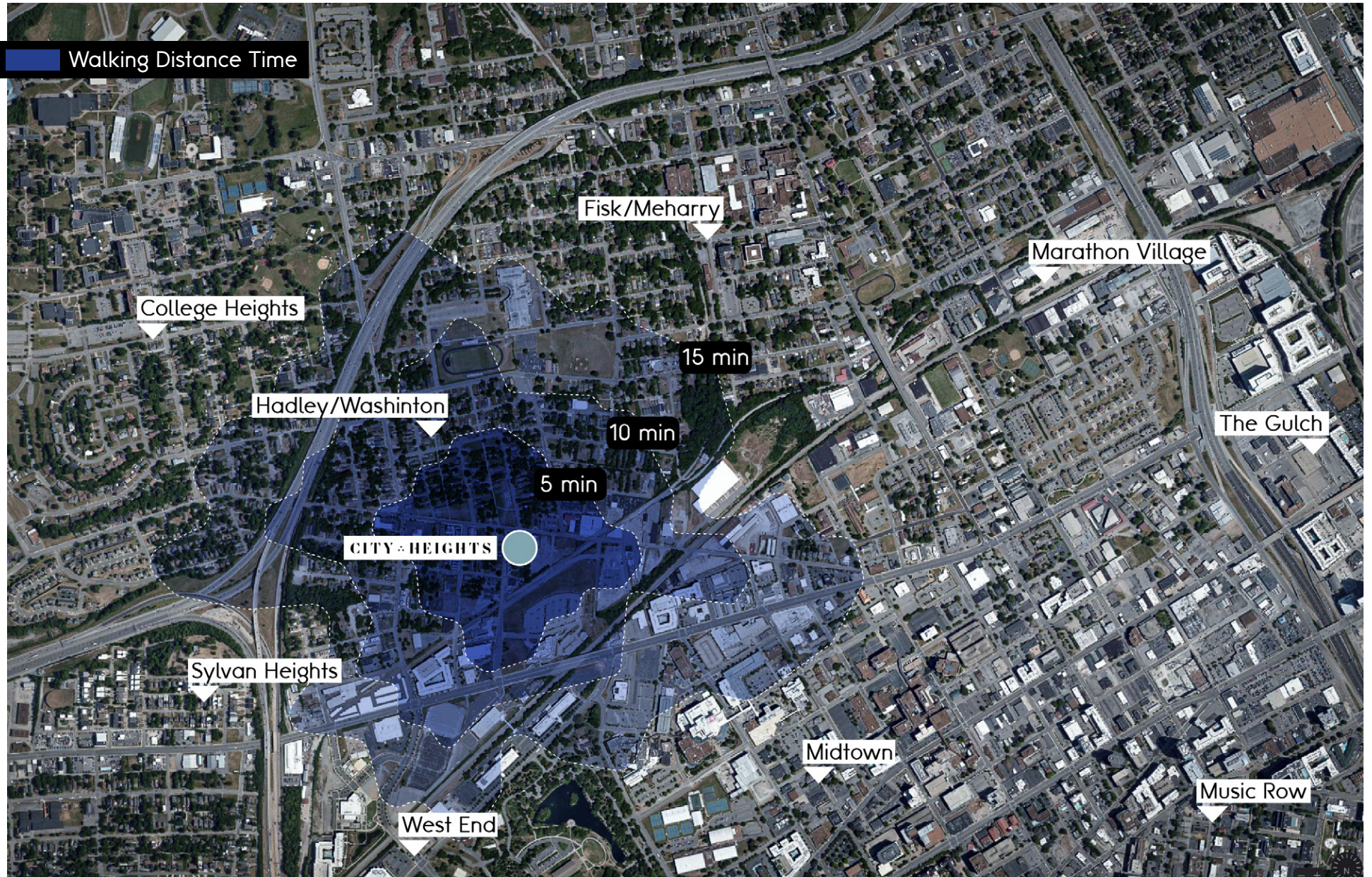
Merchandising Ideas

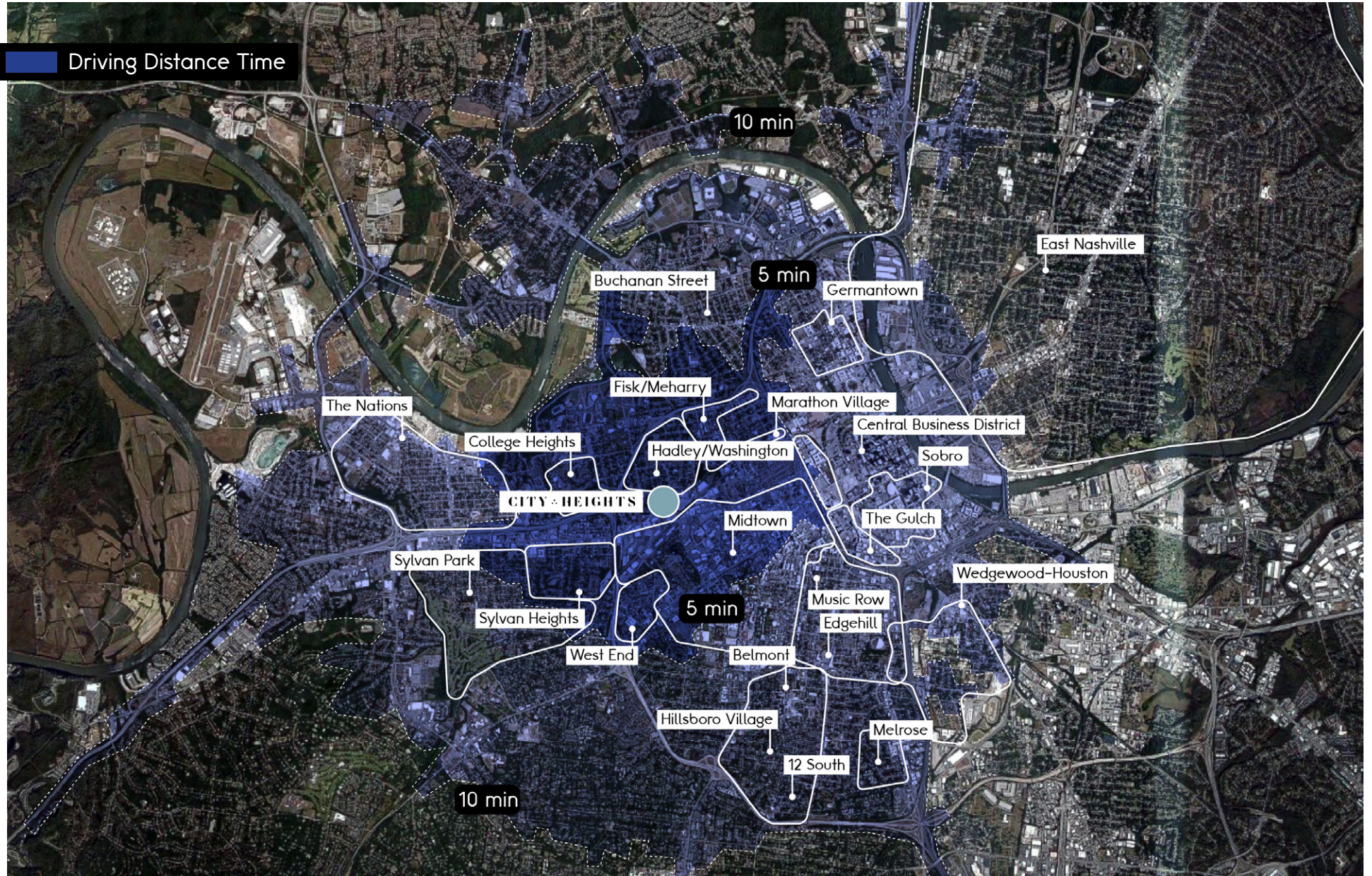
 Retail











Market Insights

#4

fastest growing MSA

16%

Year-over-year population growth since 2010

3.3%

Cost of living less than the national average. Ranks among the lowest for cost of living

12M

People live within a 2.5 hour drive of Nashville

7th

Fastest growing city in the US (Forbes)

#15

ranked best place for business and careers in 2019 (Forbes)

3rd

fastest growing large metro economy according to US Bureau of Labor

#1

metro area for top cities Americans are moving to (realtor.com)

70%

of retail space in mixed use developments under construction is pre-leased

75%

of the U.S. market is within a 2-hour flight



OJAS

Elam Freeman
elam@ojaspartners.com
615 219 5174

Nathan Frost
nathan.frost@ojaspartners.com
615 208 6533