

8TH AVENUE RETAIL SPACE

for lease or build-to-suit

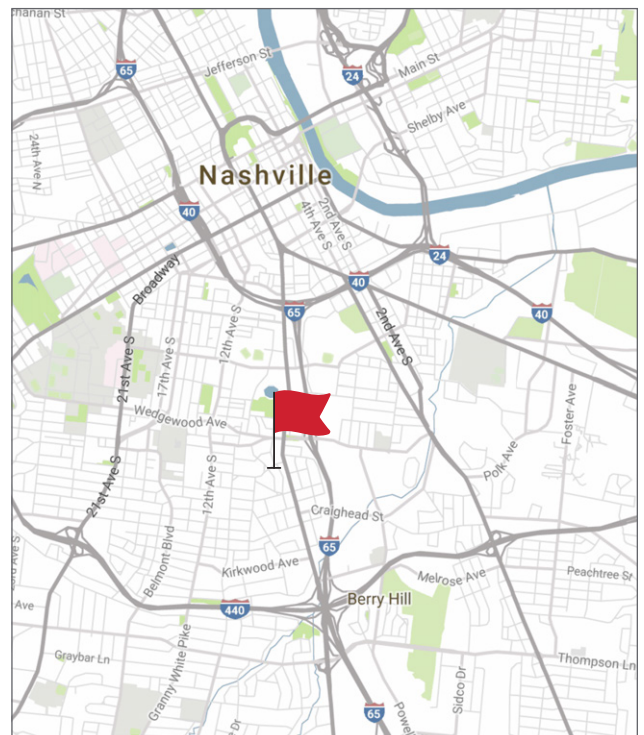


OVERVIEW

ADDRESS	2101 8th Ave Nashville, TN 37204
LOT SIZE	0.77 Acres
BUILDING SIZE	11,805 SF
SUITE SIZES	4,605 SF & 7,200 SF
ZONING	CS/UZO

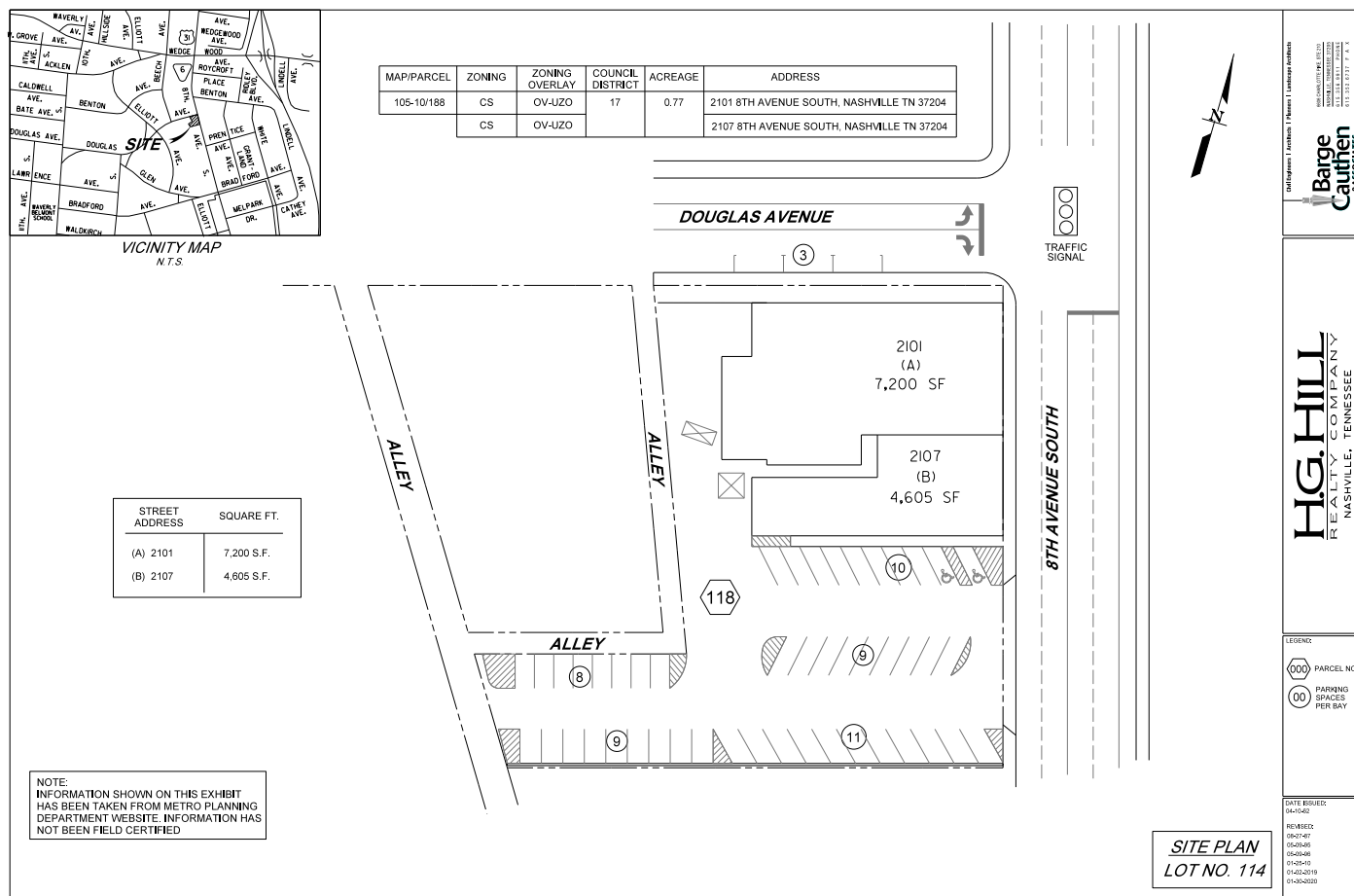
- Great location in the heart of the Melrose/8th Avenue Retail District
- Close to Melrose, Downtown, 12th Avenue South
- 8th Avenue Traffic Counts: 22,345 ADT

LOCATION



for more information, contact

SITE PLAN



FILE NAME: 114001 12112009

for more information, contact



TREANOR GRANBERY

615.250.8685

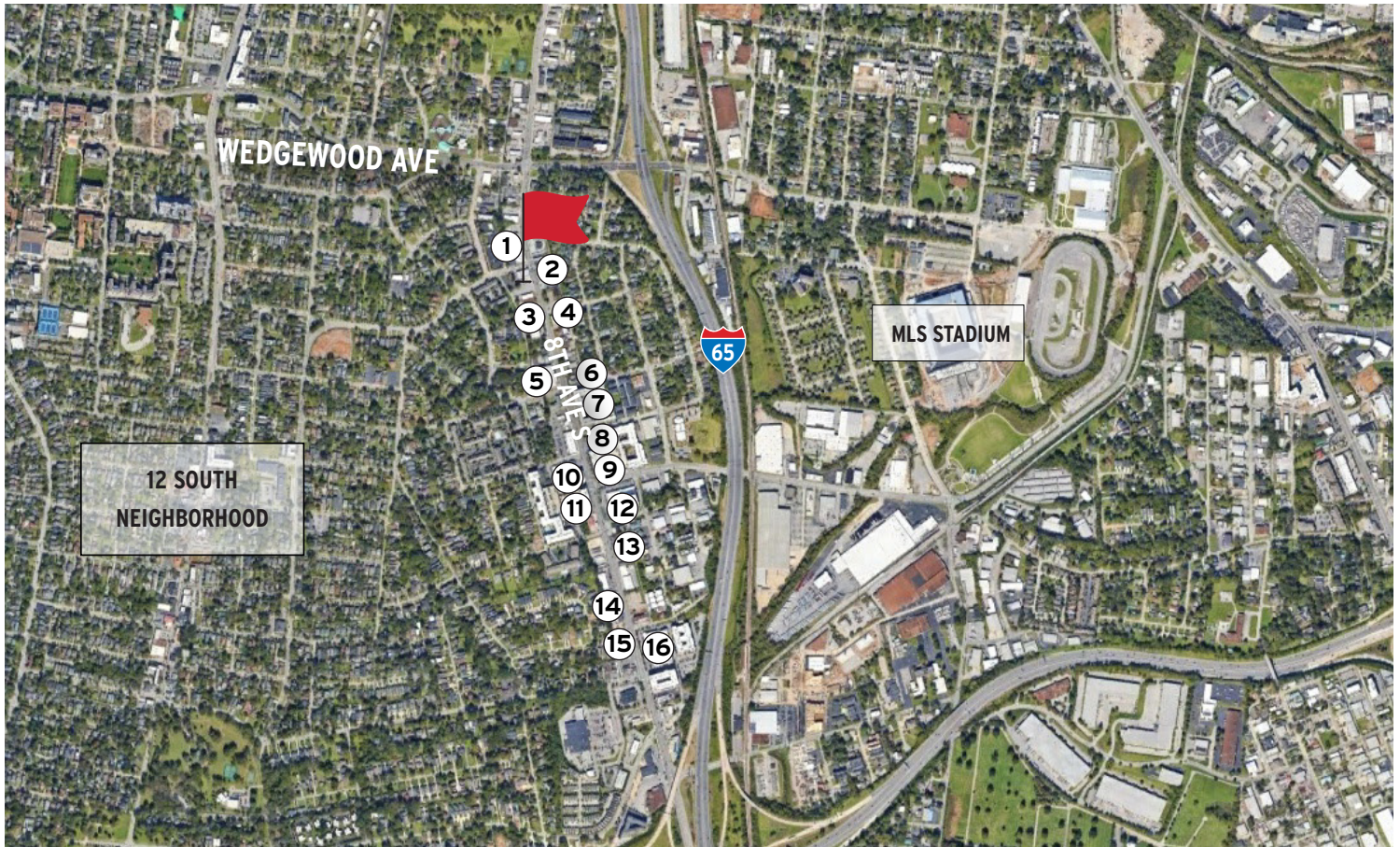
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GREG COLEMAN

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POINTS OF INTEREST



- | | | | |
|---|-----------------------------|----|---|
| 1 | ZANIE'S COMEDY NIGHT CLUB | 11 | IMT 8 SOUTH |
| 2 | 8TH & ROAST | 12 | ZUSHI POKE |
| 3 | SMILING ELEPHANT | 13 | XFINITY; MANGIA; VANDERBILT HEALTH |
| 4 | THE URBAN JUICER | 14 | CRAFT BREWED |
| 5 | PUBLIX (UNDER CONSTRUCTION) | 15 | ML ROSE CRAFT BEER & BURGERS |
| 6 | HATTIE B'S HOT CHICKEN | 16 | ORANGETHEORY FITNESS |
| 7 | 23HUNDRED AT BERRY HILL | 17 | THE MELROSE APARTMENTS;
SINEMA; FENWICKS 300; SUTLER |
| 8 | CILANTRO MEXICAN GRILL | | |
| 9 | OCTAVE APARTMENTS | | |

for more information, contact