

# MELROSE



## Street Level Restaurant/Retail Space

## Fronting 8th Avenue South

### FOR SUBLEASE | 2407 8th Avenue South, Nashville | TN 37204

Located in the urban core of Nashville in the heart of Melrose at EighthSouth, a development which consist of 1 floor of retail/restaurant space and 52 condos on four stories above the space

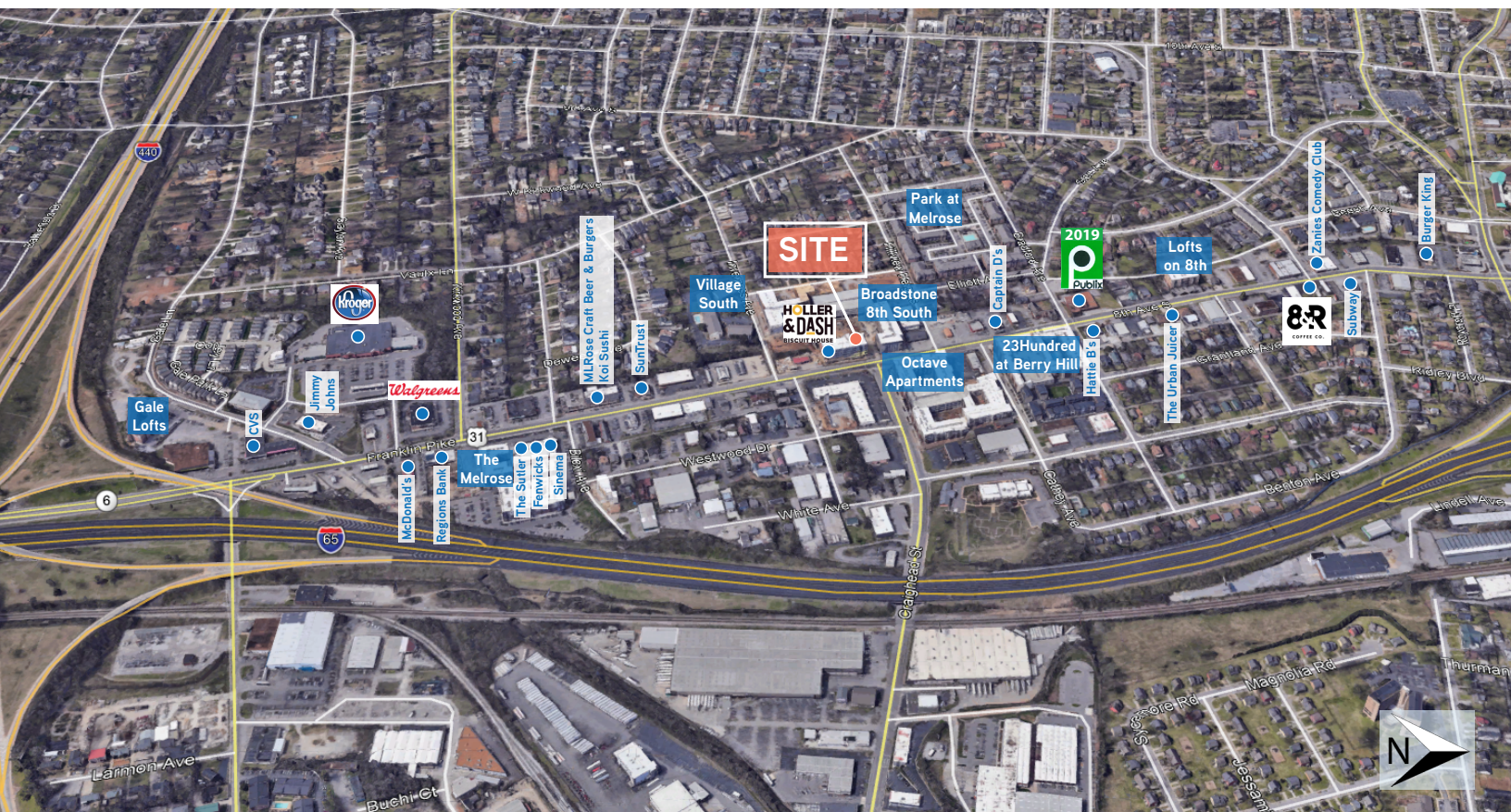
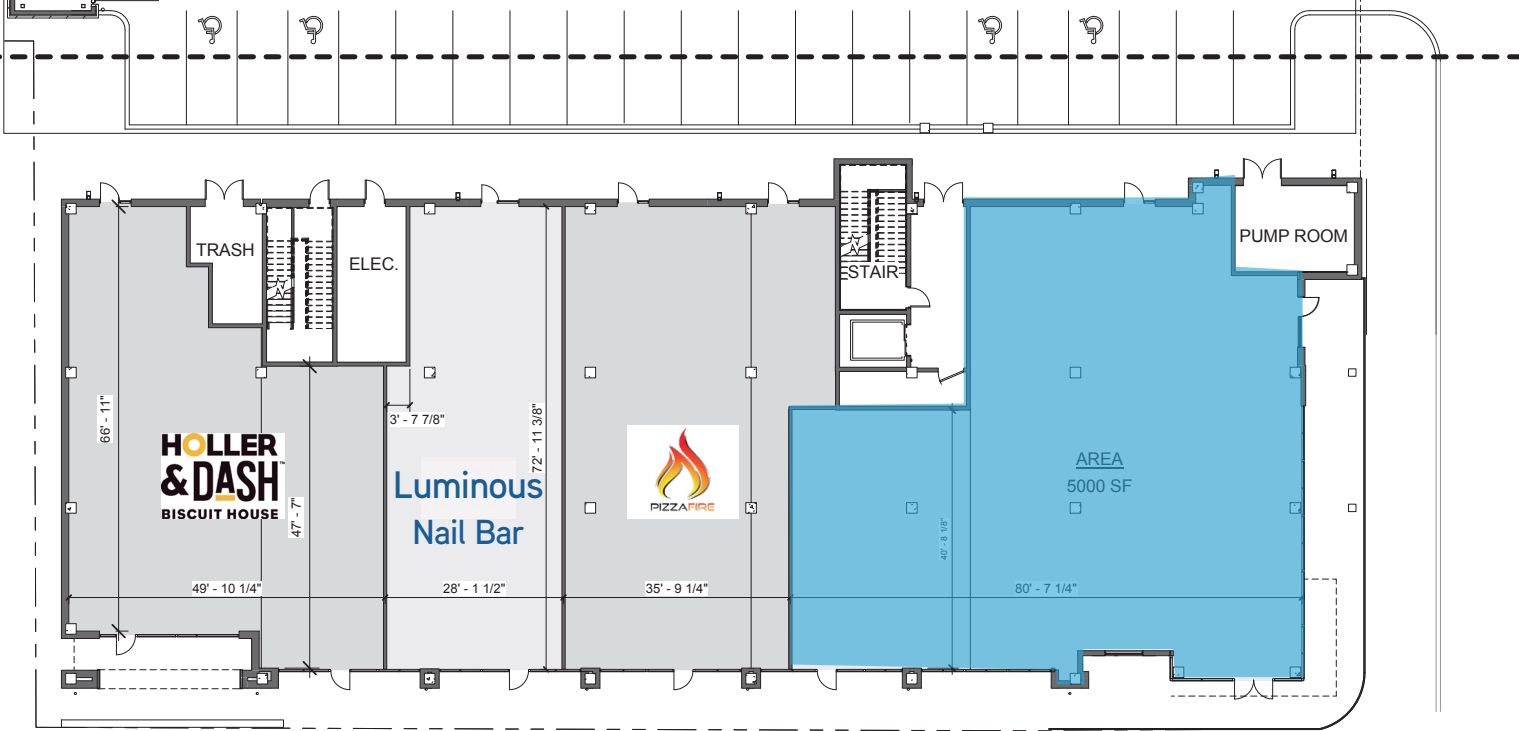
- 5,000 SF available - raw space, built in 2017
- Co-tenants include PizzaFire and Holler & Dash
- 21,756 ADT on 8th Avenue South
- 2,700+ apartments/condos within a 1-mile radius

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	14,017	88,067	223,190
HOUSEHOLDS	6,737	41,227	98,863
AVG. HH INCOME	\$64,505	\$79,833	\$81,770
TRAFFIC	21,756 ADT ON 8TH AVENUE SOUTH		

Lease Rate:  
Contact Agent





2407 8th Avenue South, Nashville, TN 37204

Contact us:

**Mike Baggett**

Vice President

+1 615 850 2777

mike.baggett@colliers.com

**Tony Vaughn**

Executive Vice President & Partner

+1 615 850 2731

tony.vaughn@colliers.com



Accelerating success.