

8 CITY BOULEVARD

8 City Blvd
Nashville, TN 37209

Retail For Lease

5,629 SF



Leasing Information:
615.259.1414

Chad DeRossett, CCIM **Matthew Siedow**
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Chad.DeRossett@lpc.com Matthew.Siedow@lpc.com

Lincoln

1005 17th Avenue S
Suite 740
Nashville, TN 37212

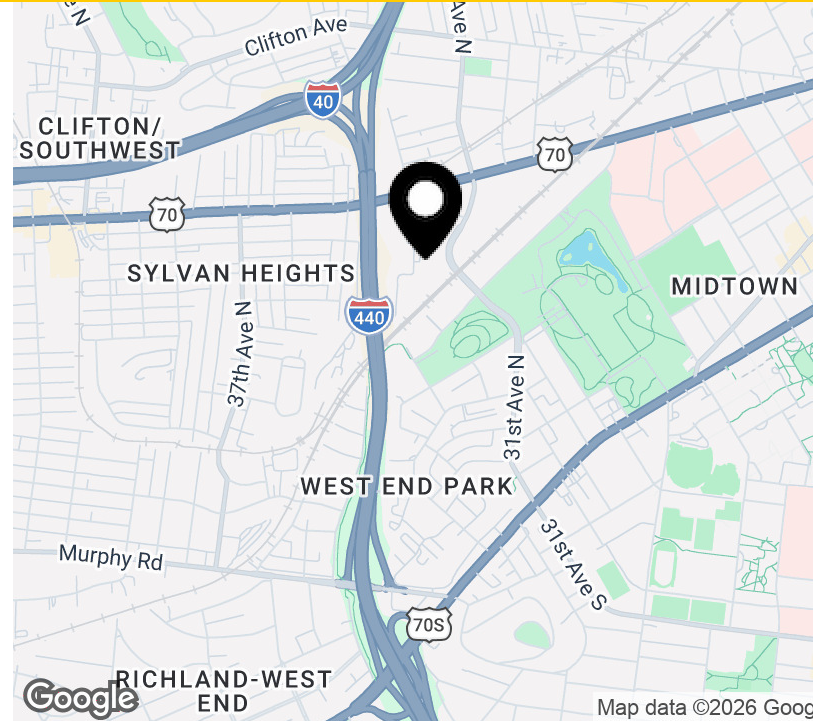
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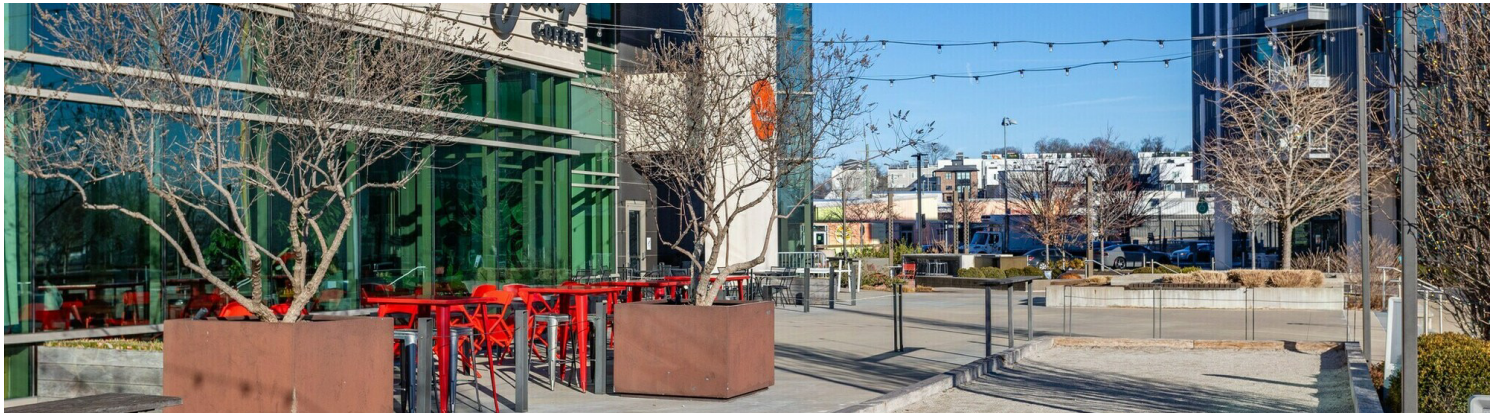


Property Overview

Nestled within Nashville's dynamic West Side, 8 CITY Blvd serves as a cornerstone of the thriving ONECITY community. This distinguished property boasts LEED Silver certification and hosts a leading orthopedic practice alongside innovative technology-based health firms. Enjoy the convenience of professional on-site property management, a covered drop-off area, underground parking, and 4.5 acres of lush greenery and civic space that envelop the development.

Nearby Neighbors

This incredible location helps tenants take advantage of the energized and affluent consumer populations migrating west of Downtown to nearby neighborhoods like Sylvan Park, Belle Meade, Green Hills, while offering unparalleled access to the entire Nashville region via the I-40/I-440 interchange.



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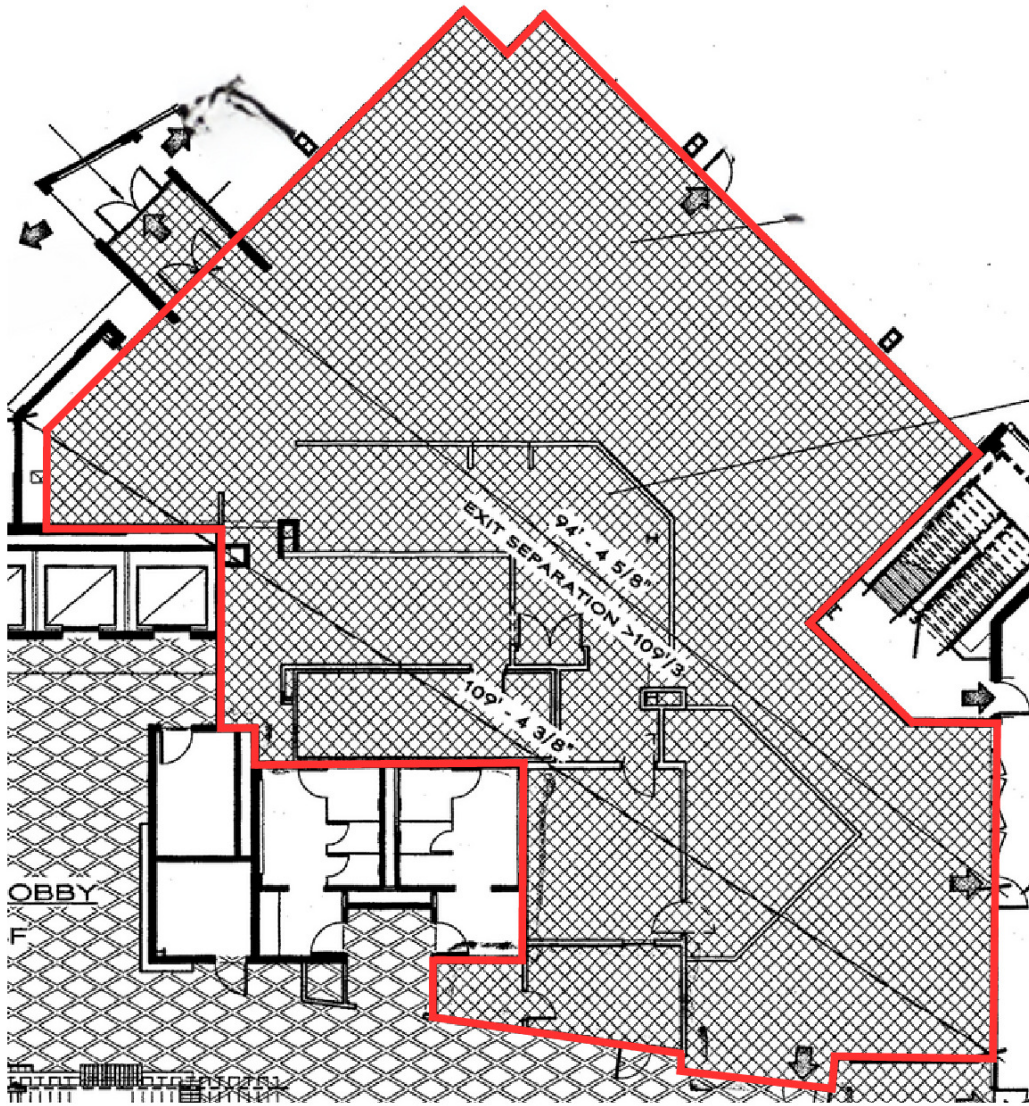
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1st Floor Retail

5,629 SF



Suite

1st Floor Retail

Size

5,629 SF

Lease Rate

Negotiable

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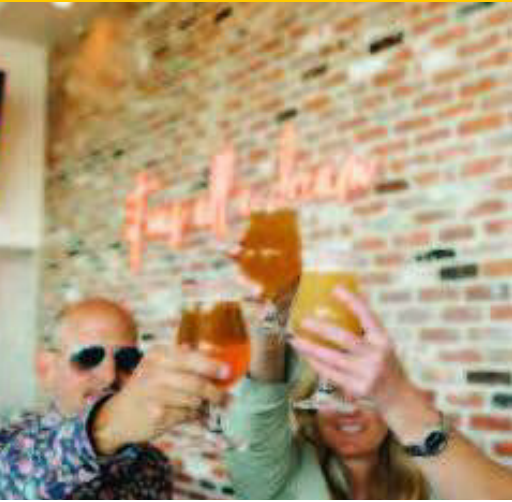
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Surrounding Area



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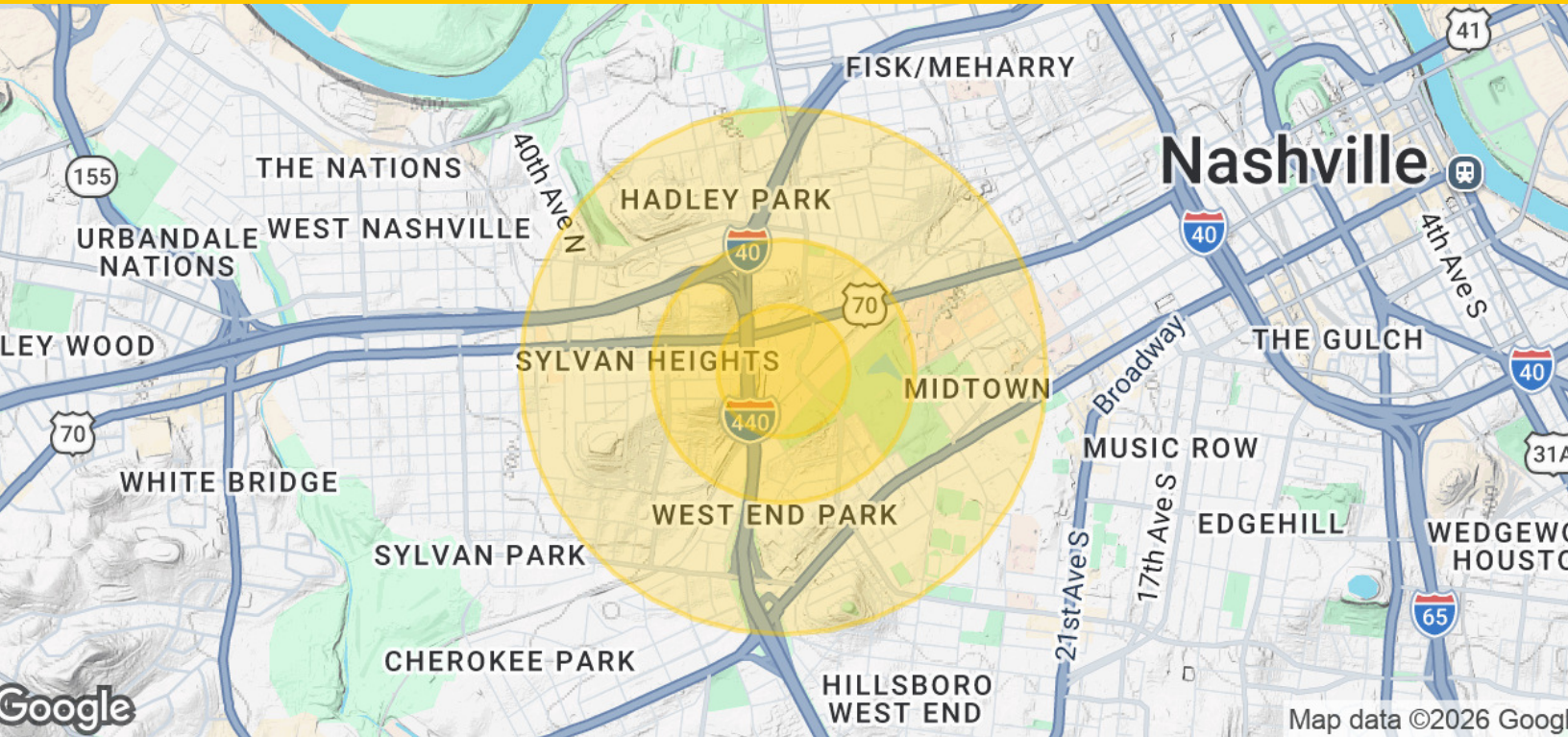
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Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	698	2,939	14,622
Average Age	31.8	35.5	34.1
Average Age (Male)	36.0	40.0	35.9
Average Age (Female)	30.6	34.0	33.4
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	425	1,787	7,699
# of Persons per HH	1.6	1.6	1.9
Average HH Income	\$97,068	\$105,551	\$94,399
Average House Value	\$543,813	\$568,272	\$638,349

2023 American Community Survey (ACS)

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Location Map



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