

DOWNTOWN

FOR LEASE

900 SF & 2,267 SF Retail Opportunities

1821-1903 Jefferson Street • Nashville, TN

DR DB TODD JR BLVD

MEHARRY BLVD

JEFFERSON ST



Rare Ground-Floor Retail Opportunity in the Heart of *Jefferson Street*

Retail Space Highlights



Plug-and-play space ideal for food & beverage concepts



900 & 2,267 SF retail spaces designed for efficiency



Excellent visibility along Jefferson Street corridor



Walkable to major institutions including Fisk University, Meharry Medical College, and Nashville General Hospital



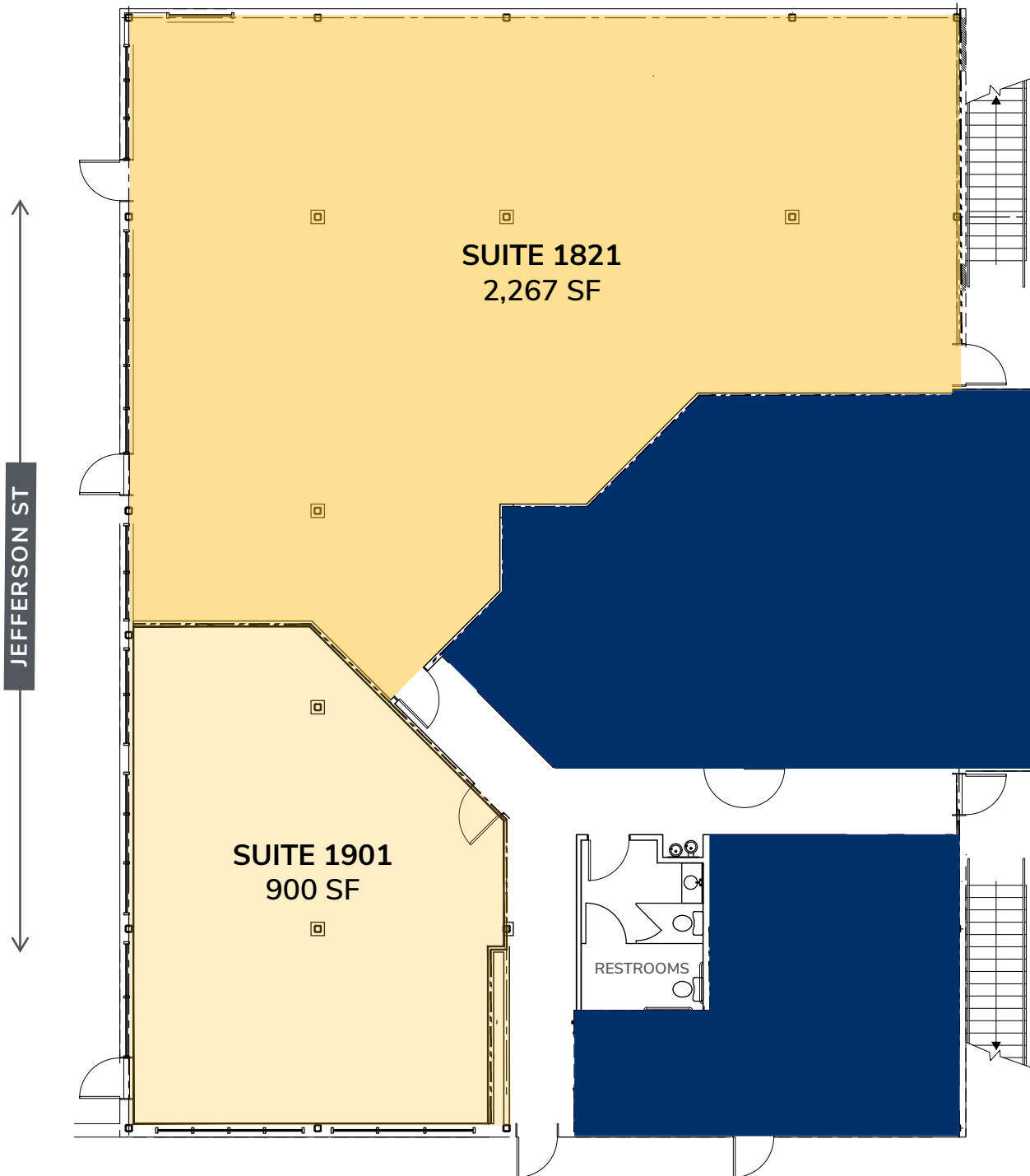
Surrounded by a dense and growing residential population





First Floor Plan

900 SF & 2,267 SF Available



Surrounding Amenities

1. OFFICIAL WINGS
2. RIDDIM N SPICE
3. HELEN'S HOT CHICKEN
4. EXPRESS PIZZA & GYROS
5. KROGER
6. GERMANTOWN PUB
7. MONELL'S
8. PUPUSERIA BALCAZAR
9. POPEYES LOUISIANA KITCHEN
10. CAPTAIN D'S
11. KFC
12. NASHVILLE FARMERS' MARKET
13. SILVER SANDS CAFÉ
14. GRANDPA BAR - COFFEE & COCKTAILS
15. THE DETROIT COWBOY
16. HOTBOX FITNESS
17. THE RESTAURANT AT NELSON'S GREEN BRIER DISTILLERY
18. ZOZKITCHEN NASHVILLE
19. TRAP FUSION EXPRESS
20. JUST LOVE COFFEE CAFE
21. THE SOUTHERN ENGINE DELI
22. CORSAIR DISTILLERY & TAPROOM
23. MARATHON MUSIC WORKS
24. STREET INJERA AUTHENTIC EAST AFRICAN CUISINE
25. VEDELICIOUS, LLC
26. SKYBAR CAPITOL VIEW
27. POKEWORKS
28. CENTRAL BBQ CAPITOL VIEW
29. JINYA RAMEN BAR
30. PUBLIX SUPER MARKET
31. KEKE'S BREAKFAST CAFE
32. CONDADO TACOS
33. M.L.ROSE NEIGHBORHOOD PUB
34. DUNKIN'
35. MATTHEW WALKER COMPREHENSIVE HEALTH CENTER
36. CITIZENS SAVINGS BANK & TRUST



Strong Area Economics

Within a 15-Mile Radius



901,912
TOTAL POPULATION



37,321
TOTAL BUSINESSES



\$185,982
MEDIAN NET WORTH



635,929
TOTAL EMPLOYEES

LABOR DIVISION



69.1%
WHITE COLLAR

16.9%
BLUE COLLAR

14.1%
SERVICES

Source: GIS & Nashville Chamber of Commerce

Drive Times

4 MIN to I-65

5 MIN to I-40

6 MIN to Downtown Nashville

8 MIN to Midtown Nashville

10 MIN to Nashville
International Airport





DOWNTOWN

GERMANTOWN

FISK UNIVERSITY

MEHARRY
MEDICAL COLLEGE

DR DB TODD JR BLVD

MEHARRY BLVD

JEFFERSON ST



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