

Retail 24/7.

Downtown Retail/Office Location

835 4th Avenue South: Nashville, TN 37210

Size: 5,285 SF (Can be sub-divided)

- 1st Floor: 3,103 SF
- 2nd Floor: 2,182 SF
- Highly visible Downtown / SoBro location
- Blocks from New Convention Center
- Ample on site parking
- Multiple Ingress/Egress points
- Interstate Visibility I-40 (110,000+ - ADT)
- Signage available with interstate exposure
- Ideal for Office, Retail, Restaurant, Fitness, Business Services, Event Space, Catering

FOR LEASE



FOR MORE INFORMATION PLEASE CONTACT

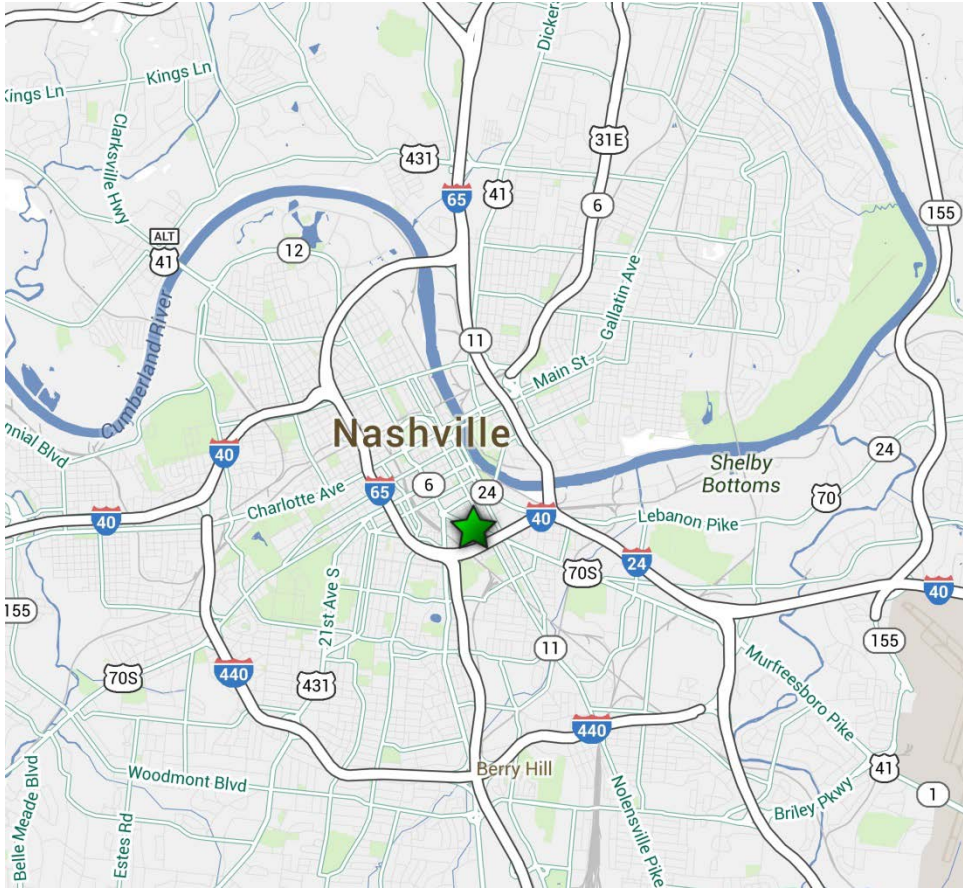
James B. Foley, CCIM
Owner Agent
CBRE, INC.

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CBRE

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NOW AVAILABLE :: 835 4th Avenue South:: Nashville, TN



Demographics	1 mile	3 mile	5 mile
2014 EST. POPULATION	9,834	90,722	215,157
2014 EST. AVG. HOUSEHOLD INCOME	\$42,118	\$52,414	\$59,376
2014 EST. DAYTIME POPULATION	41,785	244,126	349,407
2019 PROJ. POPULATION	10,485	95,429	225,279

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