

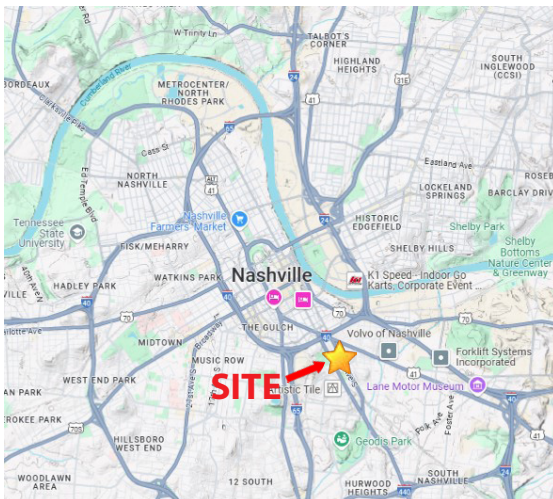


NEW CONSTRUCTION! LIVE/WORK OPPORTUNITY

**3rd Avenue South & Mildred Shute Ave.
305 Mildred Shute Ave. Nashville, TN 37210**

Available SF: 1,400 SF
700 SF retail, 700 SF apartment
Lease Rate: \$ 35.00 / SF
CAM: \$ 4.00 PSF (commercial only), NNN

A unique and versatile property offering a perfect live/work set up in a prime location at the corner of 3rd Avenue South and Mildred Shute Ave. This property features 700 SF ground floor, retail space, ideal for a variety of businesses, and a spacious 700 SF apartment in the back, providing comfortable living quarters just steps away from your work. This property offers you the perfect blend of convenience and functionality. Located in the desirable Chestnut Hill neighborhood adjacent to Wedgewood Houston and downtown. Walking distance to the Live Nation HG, Soho House and other new developments Reserved, secure parking available for tenants.



Demographics	1 mile	3 mile	5 mile
Population	19,926	129,434	264,074
Avg HH Income	\$ 107,379	\$ 122,983	\$ 128,185
# of Households			

Source: SitesUSA.com

For more information, contact:

Dilyse Clifton
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**USE CODE: FLYER25
TO SCHED FREE TOUR**

2505 21st Avenue South, Suite 201 | Nashville, TN 37212 | www.centennialretail.com

The information contained herein was obtained from sources believed reliable; however, Centennial Retail Services makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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AERIAL VIEW



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