



# For Lease

**2301 12th Avenue S**

NASHVILLE, TN 37204

SPACE TYPE:

**2<sup>nd</sup> Floor Office or Retail**

AVAILABLE:

**2,440 SF**

# Boutique 12South Office or Retail Opportunity

Located at the northern end of 12South, this space offers prime visibility in one of Nashville's most walkable districts, just moments from Sevier Park. Surrounded by top retail and dining, the property blends character and functionality with exposed brick, hardwood floors, and modern lighting, ideal for both team and client-facing use.

- Prime, walkable 12South location
- Exposed brick and hardwood floors
- Modern lighting
- Private outdoor patio
- Front and rear access
- Signage opportunity







# Area Demographics

WITHIN 3-MILE RADIUS

112,761

TOTAL POPULATION

\$101,075

MEDIAN HOUSEHOLD INCOME

10,490

TOTAL BUSINESSES

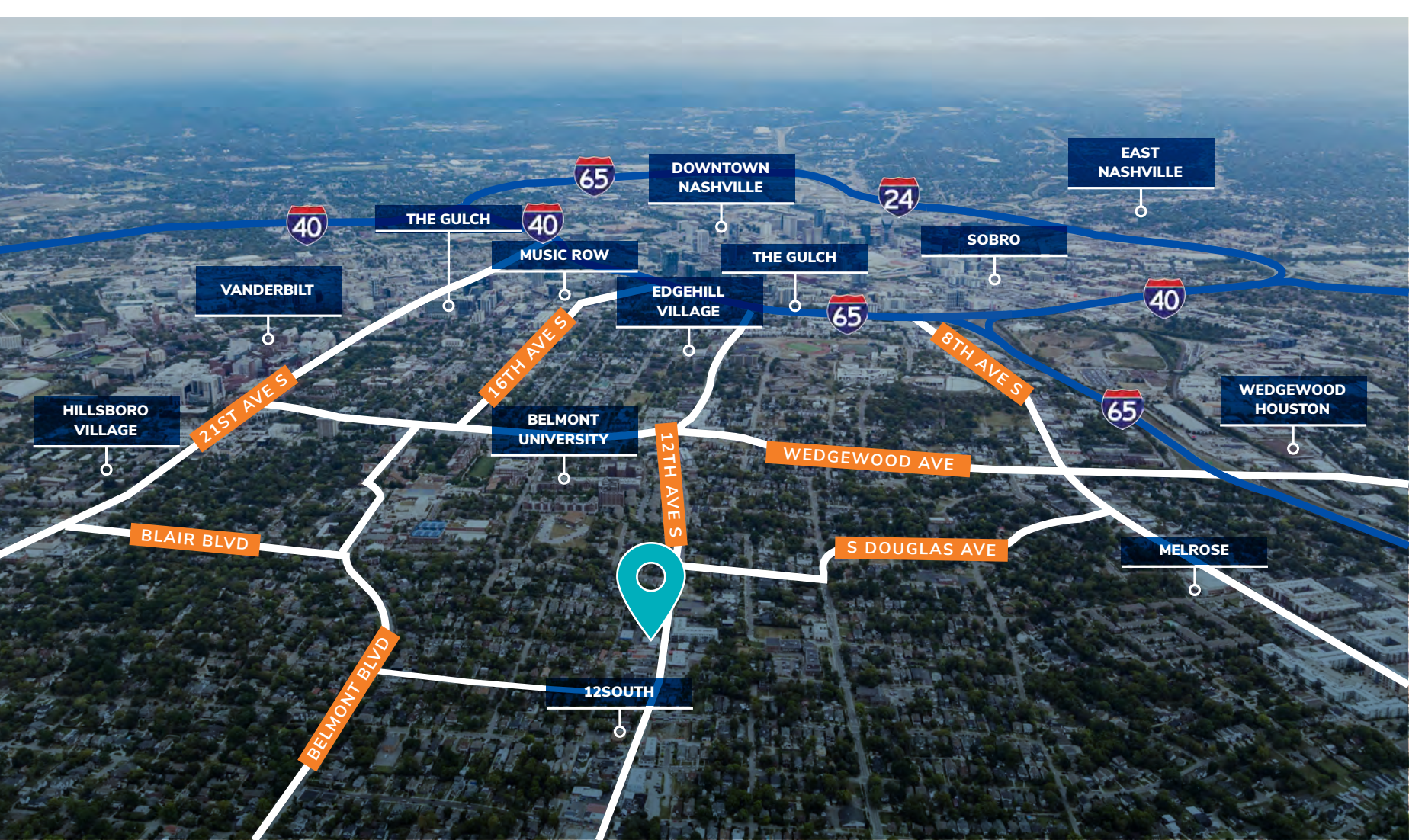
268,594

TOTAL EMPLOYEES

## LABOR DIVISION



# Nashville's Most Accessible Neighborhood



**4 mins**  
TO I-65

**5 mins**  
TO I-440

**6 mins**  
TO I-40

**8 mins**  
TO DOWNTOWN

# 12South Amenities and Retail Corridor



## ASHWOOD AT 12 SOUTH



### RESTAURANTS

1. LOCUST
2. THE SALTY DONUT
3. JENI'S SPLENDID ICE CREAMS
4. FONDA ON 12TH
5. POSTINO 12SOUTH
6. 12SOUTH TAPROOM AND GRILL
7. BOTTLE CAP
8. PLAYDATE FUNBAR
9. THE BUTTER MILK RANCH
10. FIVE DAUGHTERS BAKERS
11. EMBERS SKI LODGE
12. WANNA SPOON CEREAL BAR
13. OFELIA
14. URBAN GRUB
15. FROTHY MONKEY
16. STITCH AT CLAYTON AND CRUME
17. BARTACO
18. WHITE BISON COFFE
19. BLUE MONKEY SHAVED ICE
20. HEARTS
21. EDLEY'S BAR-B-QUE
22. THE HENRY
23. BURGER UP
24. EPICE

### SHOPPING

1. LOVESHACK FANCY
2. GORJANA
3. JUDITH BRIGHT JEWELRY
4. SAVNT VINTAGE
5. EMERSON GRACE
6. VINNIE LOUISE
7. STAG PROVISIONS
8. AWAY
9. FAHERTY
10. WHITE'S MERCANTILE
11. FWD CLOTHING CO,
12. MODA BOUTIQUE
13. FINNLEYS
14. IMOGENE+WILLIE
15. COPPERS 12SOUTH
16. DRAPER JAMES
17. STONEY CLOVER LANE
18. MARINE LAYER
19. MADEWELL
20. SERENDIPITY
21. CRUE
22. PLANET COWBOY

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