



NEW CONSTRUCTION! RETAIL SPACE OPPORTUNITY

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

Available SF: +/- 2,150 SF (w/additional patio)
Lease Rate: \$ 40.00 / SF
CAM: \$ 8.00 / SF, NNN

- Corner retail space with wrap-around patio in mixed-use building, including 10 live/work spaces and 44 apartments
- Located in the desirable Chestnut Hill neighborhood, adjacent to Wedgewood Houston and downtown Nashville
- Walking distance to the Live Nation headquarters, Soho House, and other new developments



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:
Avi Spielman, MSRED
615-905-6660 office
201-681-0611 mobile
aspielman@centenretail.com

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



AERIAL VIEW



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RETAIL SERVICES