

**FOR SALE
OR LEASE**

2208 ELLISTON PLACE

NASHVILLE, TN

Incredible Retail Opportunity
Next Door to EXIT/IN



PROPERTY OVERVIEW

2208 Elliston Place
Nashville, TN 37203

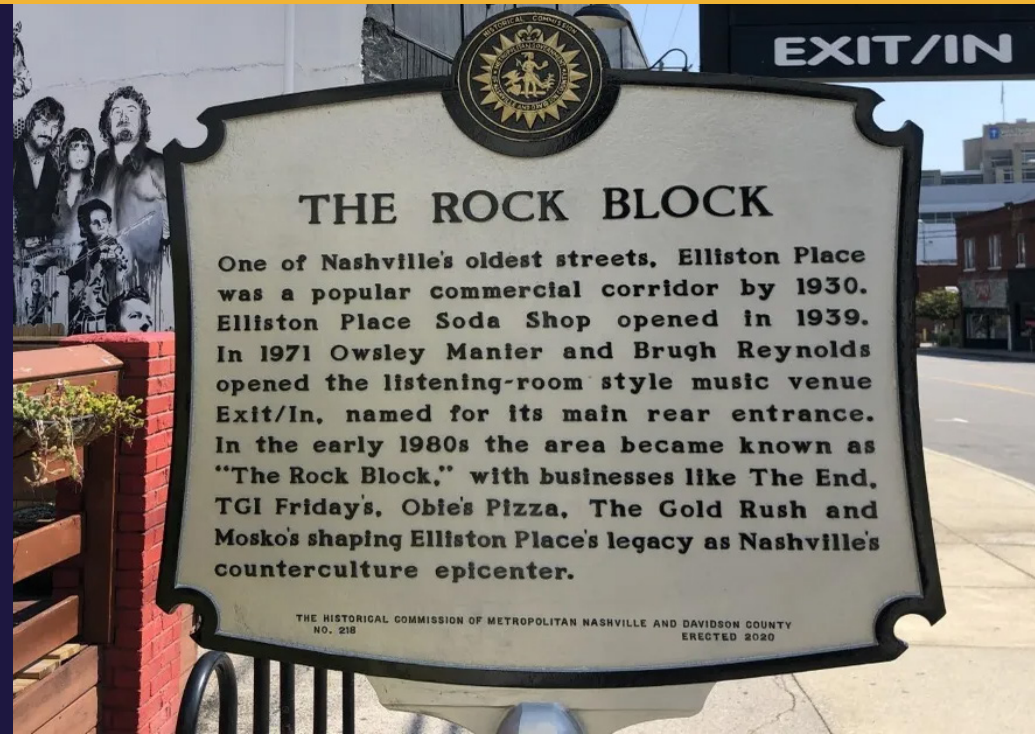
0.29 Acres
Approximately

Davidson
County

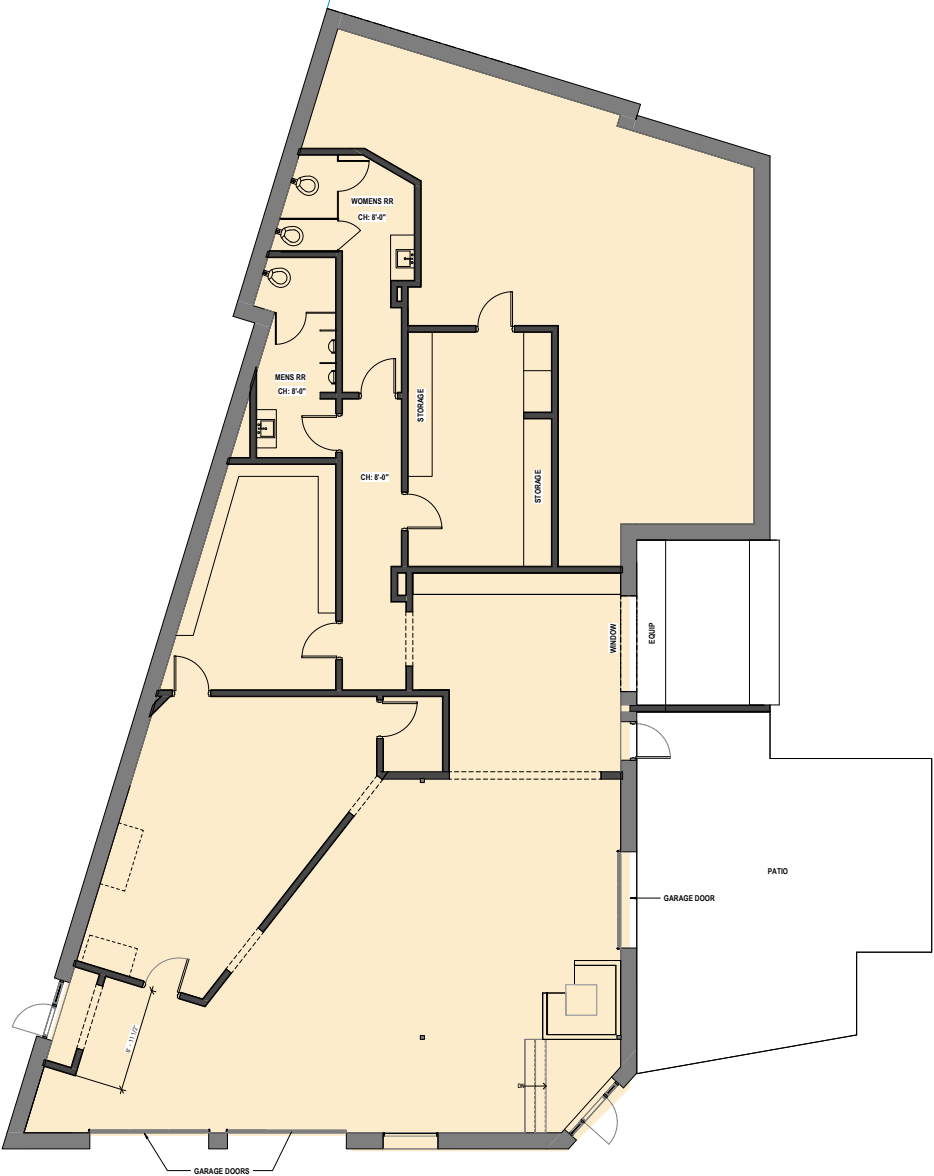
16 Parking Spots
On-Site

4,148 SF
Gross Leaseable Area

Commercial Services
Zoning



FLOOR PLAN



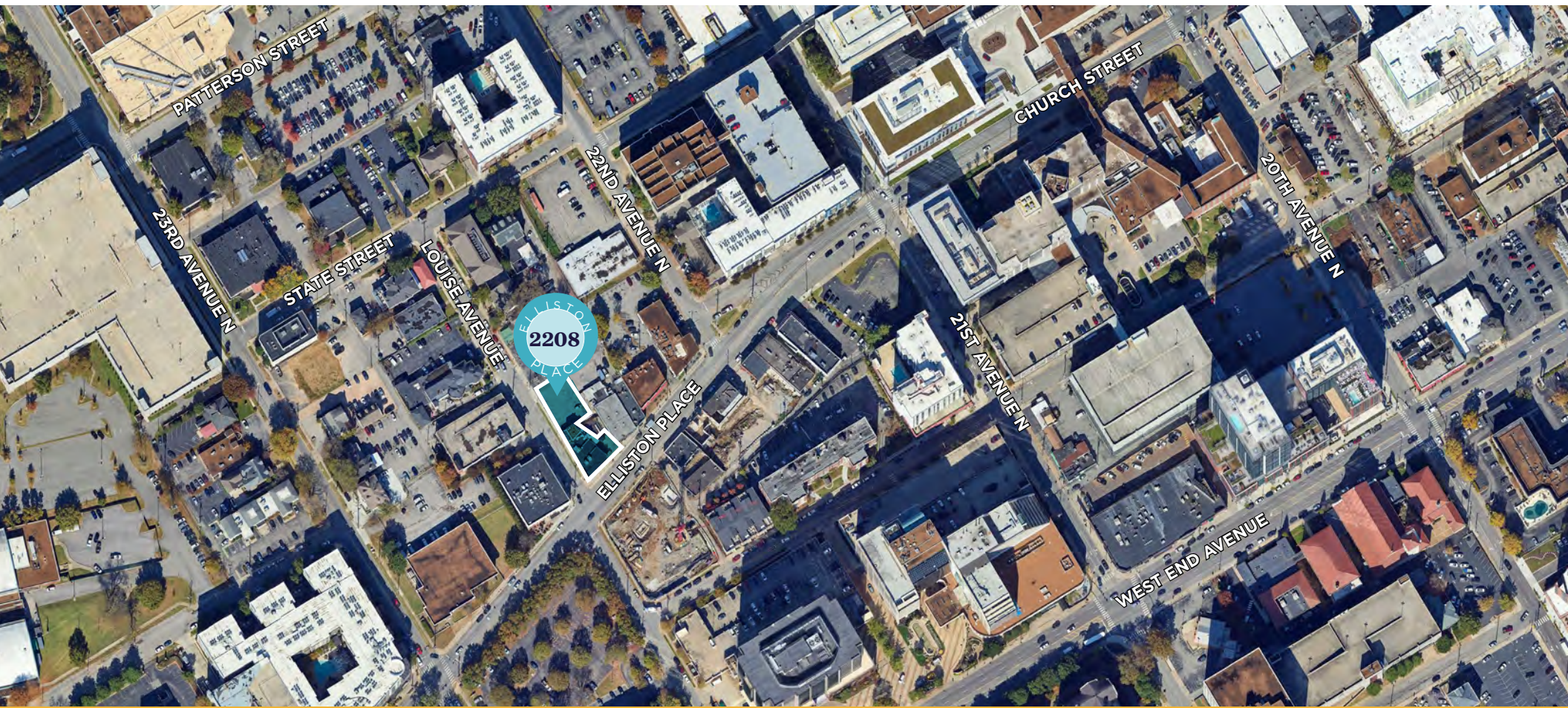
LOCATION MAP



MARKET OVERVIEW

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Employees	149,328	262,989	347,080
Total Population	28,023	151,464	259,069
Total Households	12,543	69,382	113,044
Average Household Income	\$87,137	\$98,895	\$99,461

STREET	TRAFFIC COUNTS
Elliston Place	19,446 VPD
West End Avenue	24,616 VPD
Charlotte Pike	25,461 VPD
21st Avenue N @ Church Street	4,884 VPD



AREA DEVELOPMENT

PROPOSED & NEW DEVELOPMENTS IN THE AREA



ROCK BLOCK FLATS



HOLIDAY INN



HILTON TEMPO



LOCAL MIDTOWN



19TH & CHURCH



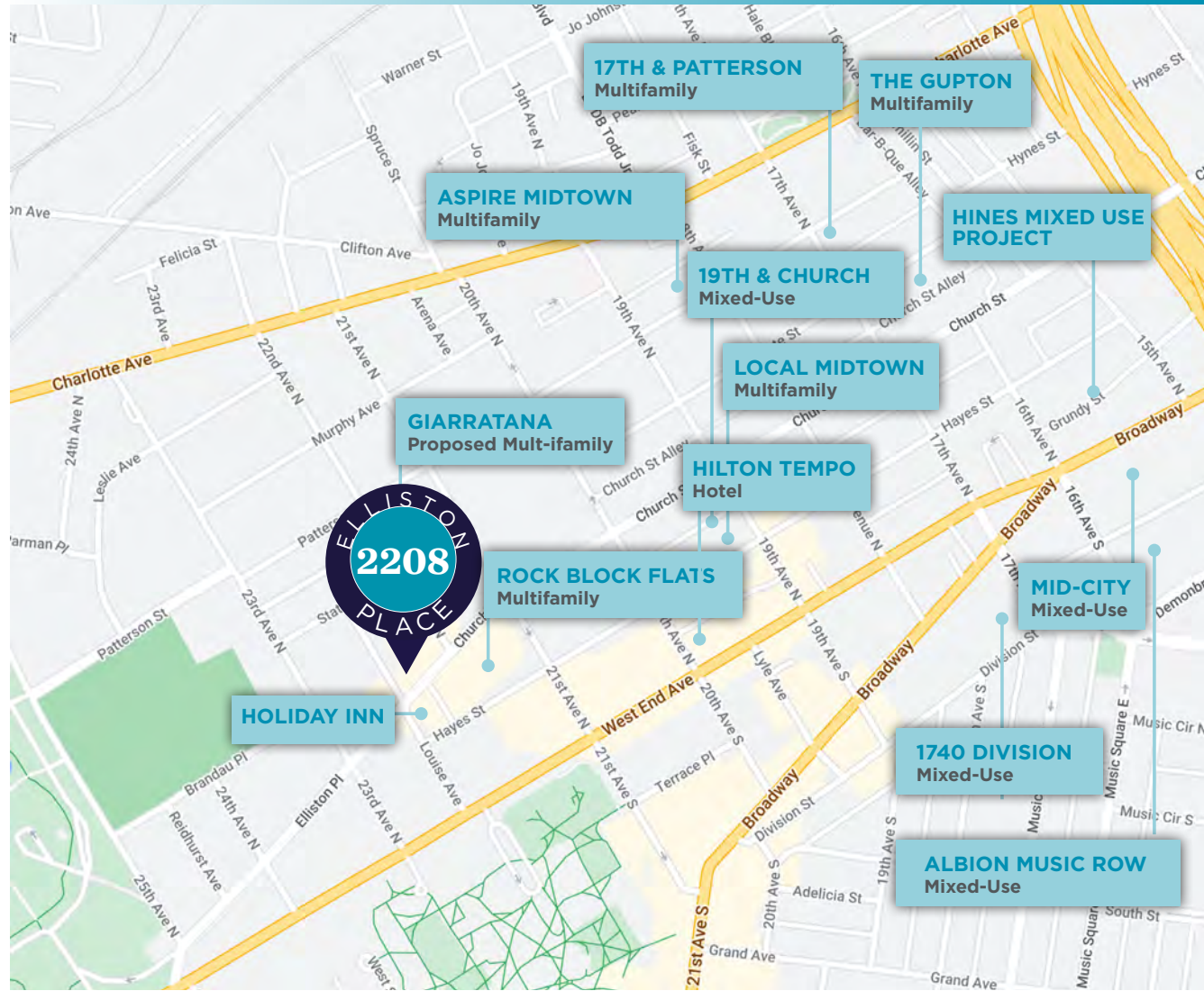
MID-CITY NASHVILLE



HINES MIXED USE PROJECT



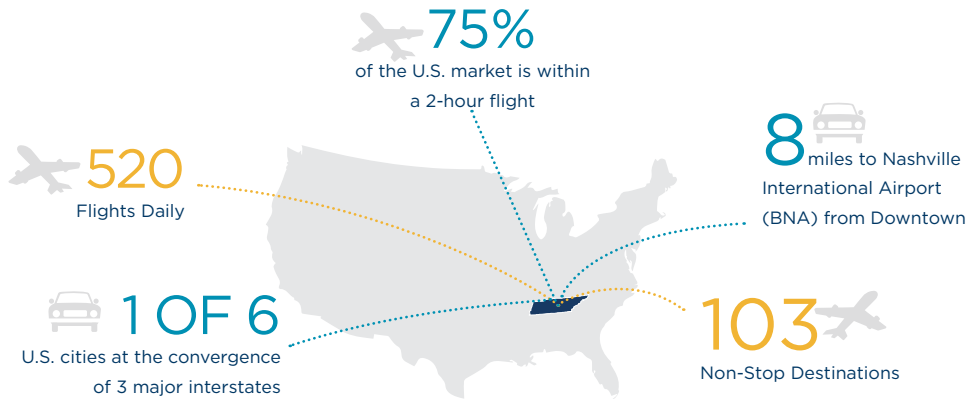
ASPIRE MIDTOWN



MARKET OVERVIEW

WHY NASHVILLE?

ACCESSIBILITY



Population
2,012,476
Nashville MSA



Unemployment
2.6%
Nashville MSA

EDUCATION

120K
Students Attend the Area's Colleges and Universities



60%
of College Graduates Remain in the Region

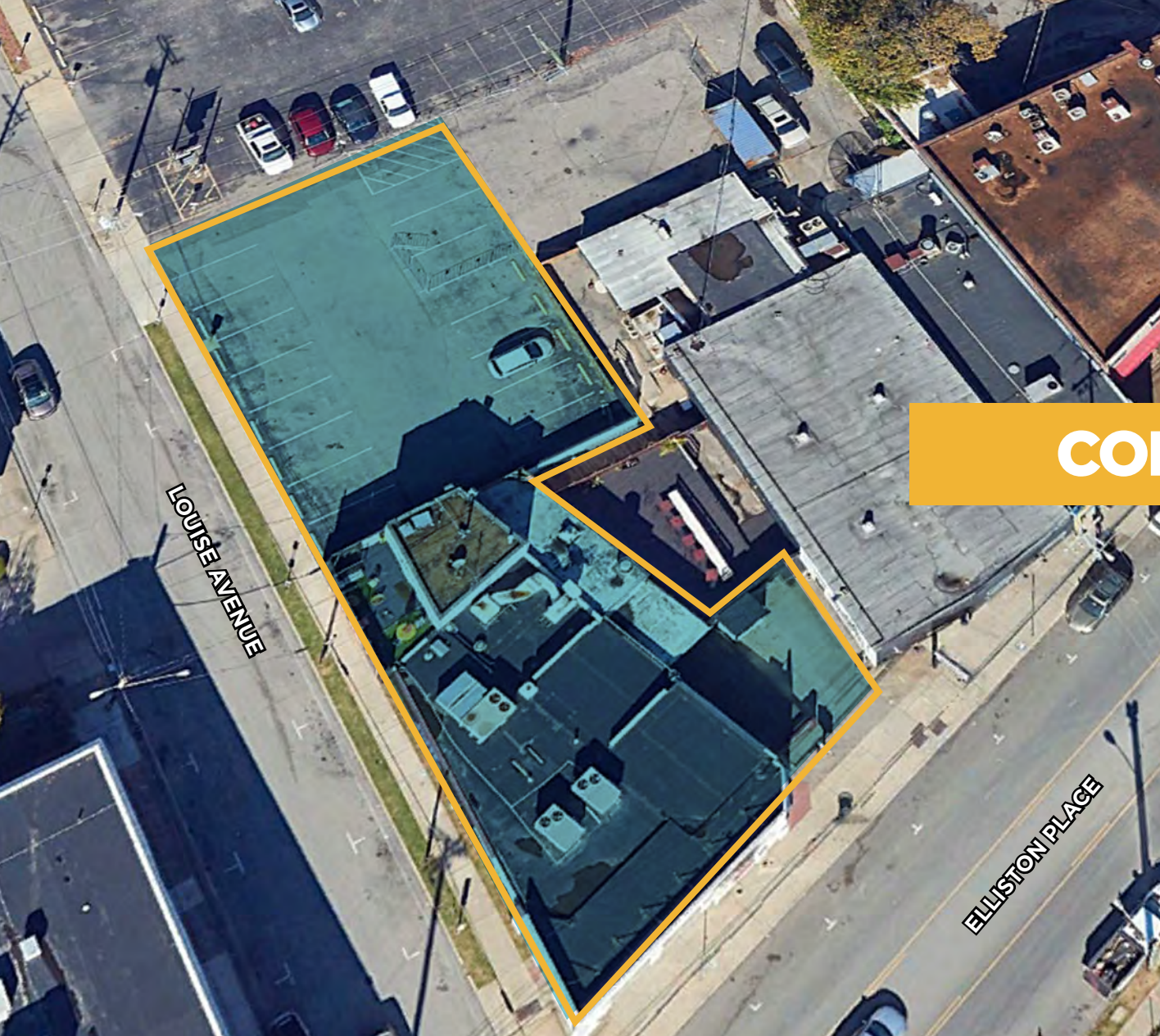


24
Accredited Four-year, Two-year, Tech Schools and Post Graduate Institutions



ACCOLADES

- NO. 1** Market for "Overall Real Estate Prospects"
- C&W RESEARCH, 2022
- NO. 2** Market for Growth of Highly Skilled Tech Workers
- C&W RESEARCH, 2022
- NO. 1** Best Leisure Destination in U.S.
- GLOBAL TRAVELER, 2024
- NO. 5** Fastest Growing Large Metro Population
- INSPECTION SUPPORT NETWORK, 2022
- NO. 5** America's Biggest Boomtown
- MAGNIFY MONEY
- TOP 3** Best City in the South
- TRAVEL & LEISURE, 2024
- TOP 10** City to Live in After the Pandemic
- WALLET HUB
- NO. 1** In Metropolitan Economic Strength
- SMART ASSET
- TOP 10** Best City in the U.S.
- CONDE NAST, 2023



**CUSHMAN &
WAKEFIELD**

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