

GROUND FLOOR RETAIL AVAILABILITY

701 Douglas Avenue - Nashville, TN 37207



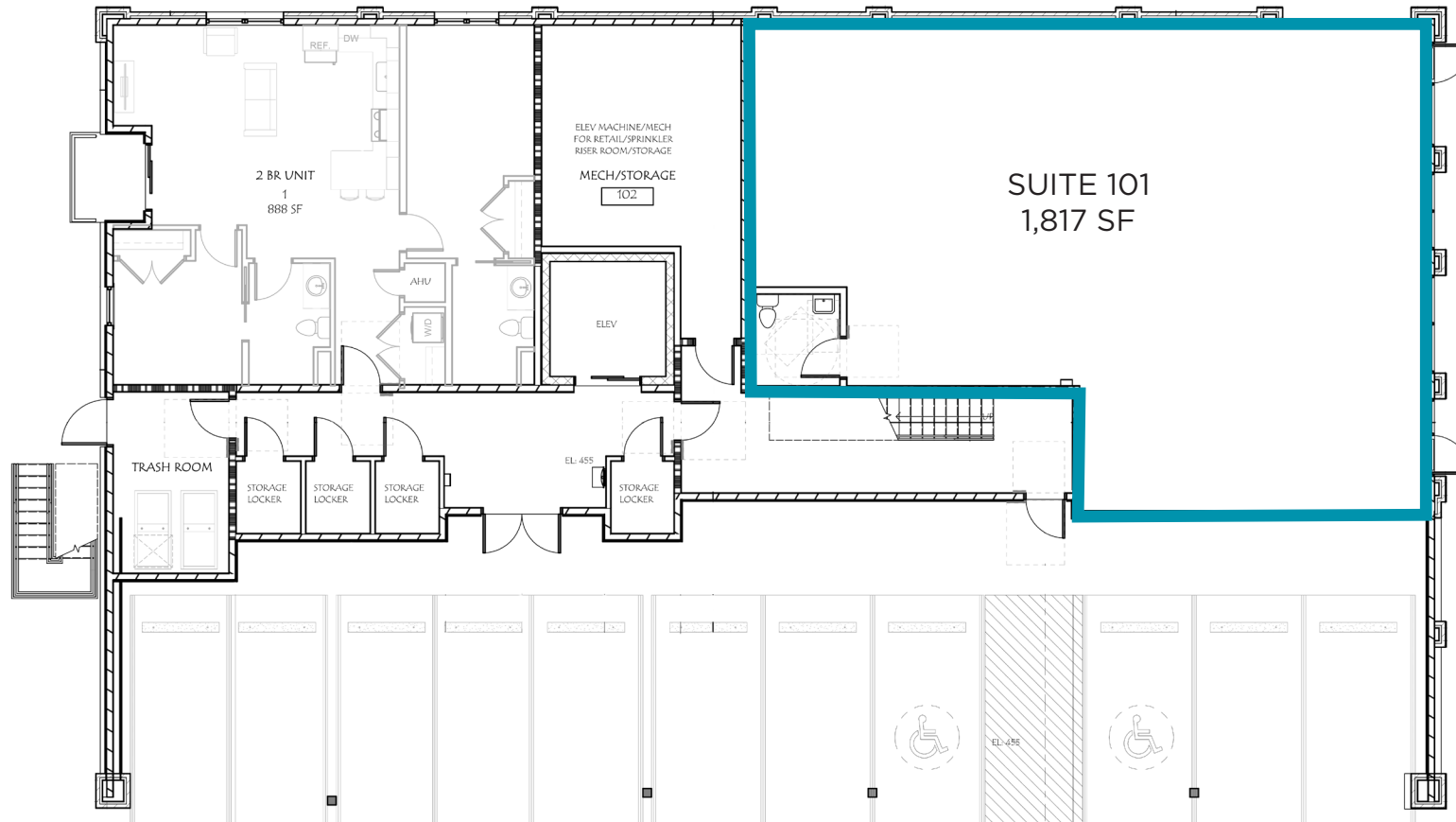
AVAILABLE SUITE

FOR LEASE

1,817 SF + 1,000 SF Dedicated Patio Space



SPACE OVERVIEW



THE DEVELOPMENT

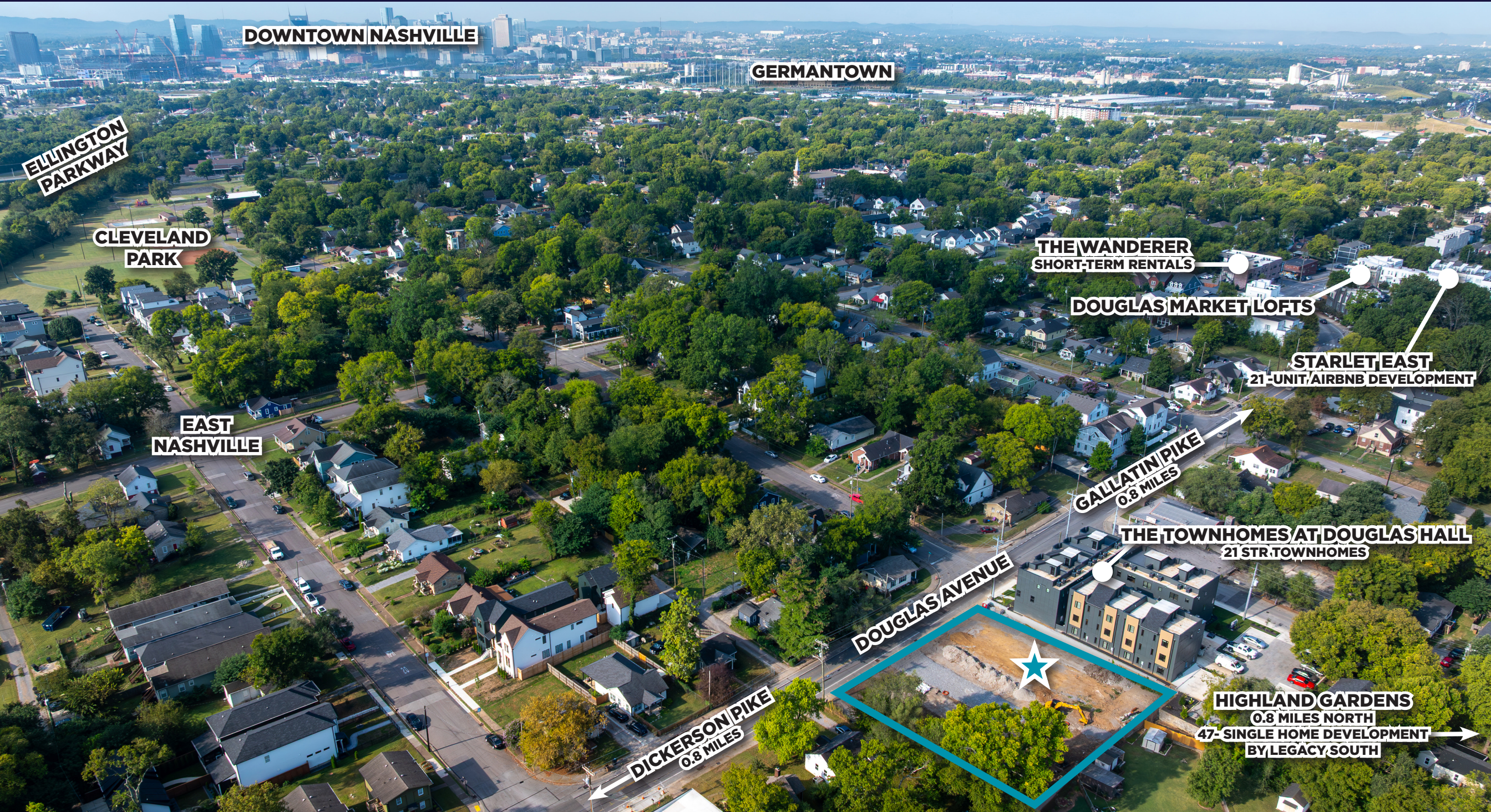
- 21 townhomes
- 15 condos
- Phase 3 will have 10+ additional residences + 3,000 SF F&B tenant
- Total completed project will have ±50 residences

SUITE 101

BUILDING TYPE	Mixed Use
LEASE TYPE	Direct
SPACE SIZE	1,817 SF + 1,000 SF of Patio Space
FLOOR	On 1 of 3



LOCATION OVERVIEW



DEMOGRAPHICS & AMENITIES MAP



TOTAL POPULATION

- 1 mile: 14,513
- 3 miles: 95,665
- 5 miles: 221,777



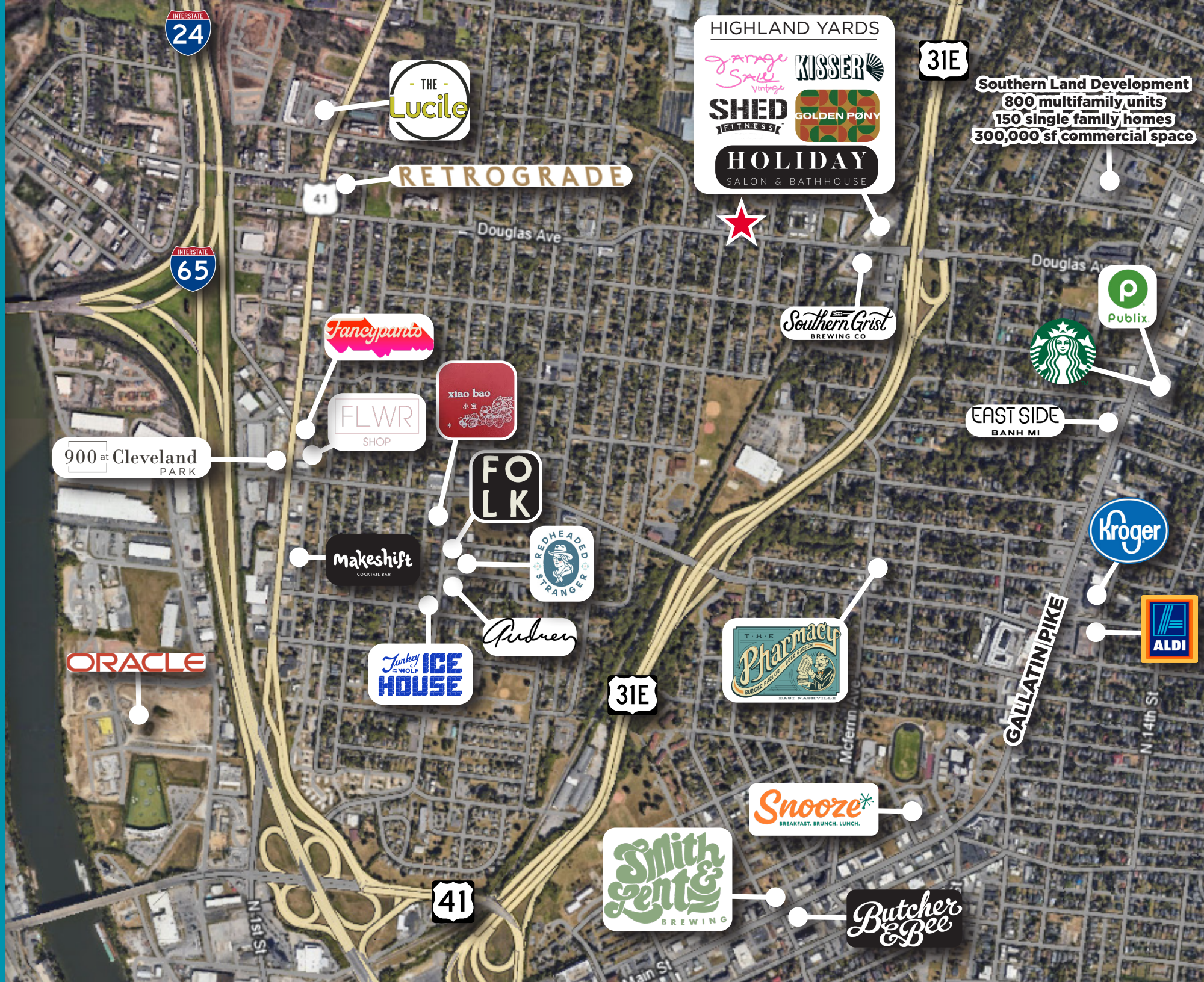
DAYTIME POPULATION

- 1 mile: 10,276
- 3 miles: 126,566
- 5 miles: 403,804



AVG HOUSEHOLD INCOME

- 1 mile: \$89,256
- 2 miles: \$84,695
- 5 miles: \$76,614



1 MIN (0.3 MI)



DOUGLAS AVENUE

56,928 ADT WITHIN UNDER HALF A MILE OF THE PROPERTY



KIPPER WORTHINGTON
Senior Director
+1 615 301 2894
kipper.worthington@cushwake.com

ALEX GOODMAN
Senior Associate
+1 615 301 2809
alex.goodman@cushwake.com

1033 Demonbreun, Suite 600
Nashville, TN 37203 | USA
cushmanwakefield.com



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.