

**MEDICAL OFFICE SPACE FOR LEASE**

**500 28<sup>TH</sup> AVENUE NORTH | NASHVILLE, TN**



# Property Overview

**43,045 SF**

Three story medical office building

## Location

Located in Nashville's Midtown Medical District, minutes from three major hospital campuses, with convenient access along the rapidly expanding Charlotte Pike–West Nashville corridor.

## Building

- New construction
- High-end exterior and interior finishes
- 2nd floor amenity deck
- Monument signage available
- Surgery center on-site

## Parking

- Free surface and covered parking deck
- Covered patient drop off

## Availabilities

First generation space / customizable build out

**Suite 200** | 4,106 RSF

**Suite 300** | 5,596 RSF

**Suite 315** | 2,738 RSF

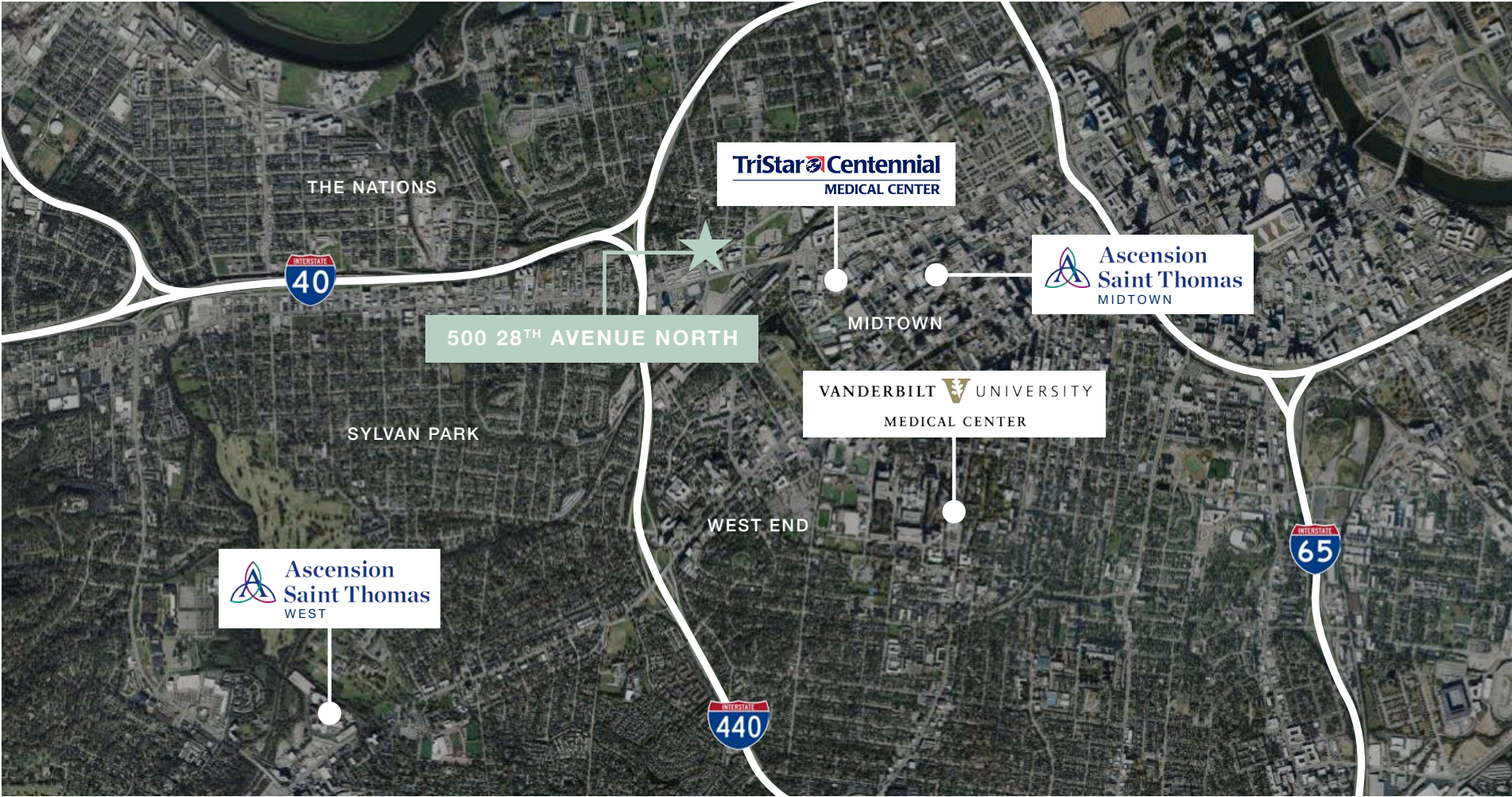
[PROPERTY PAGE](#)



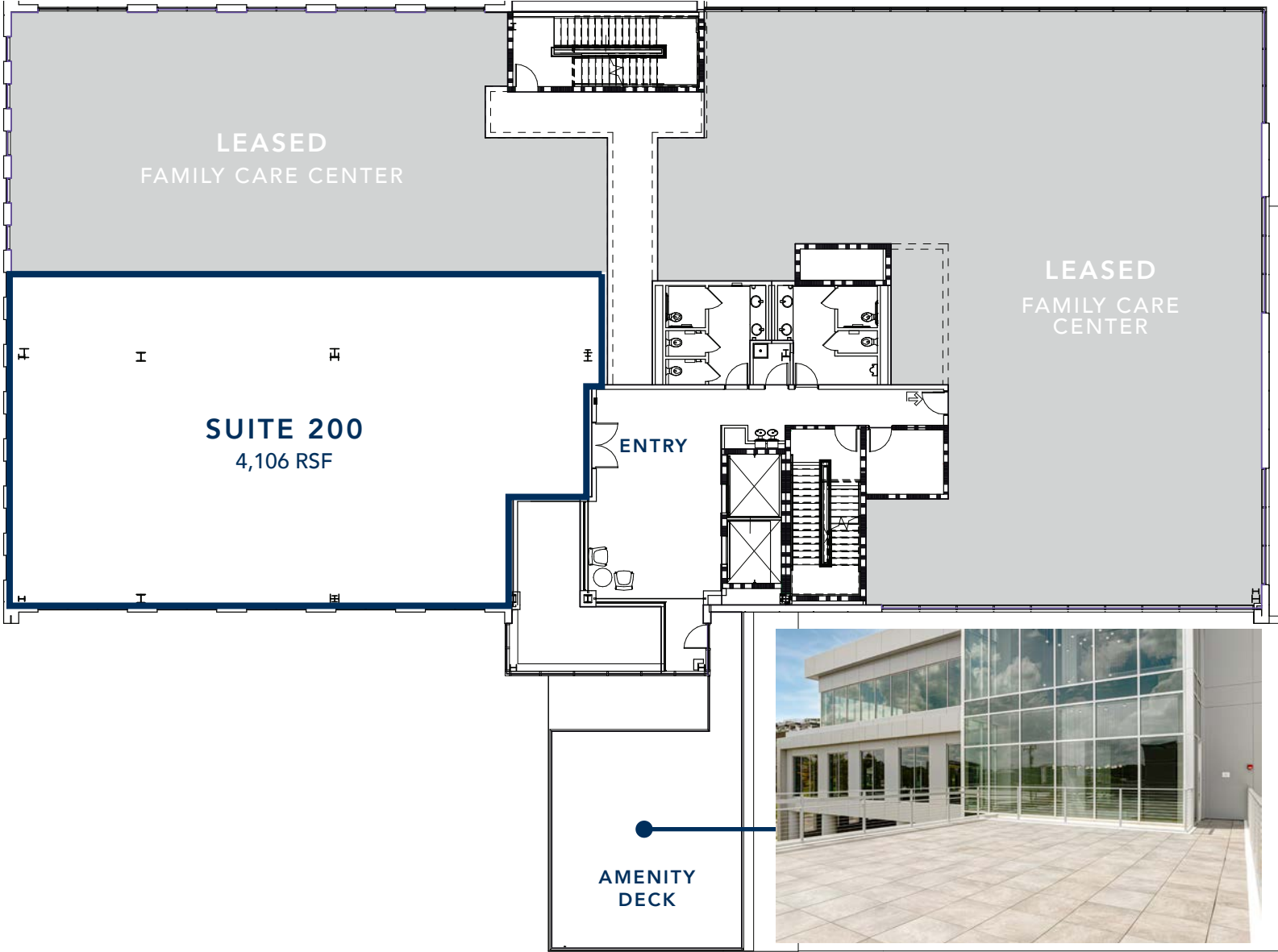
# Area Map

## Proximity Without Complexity

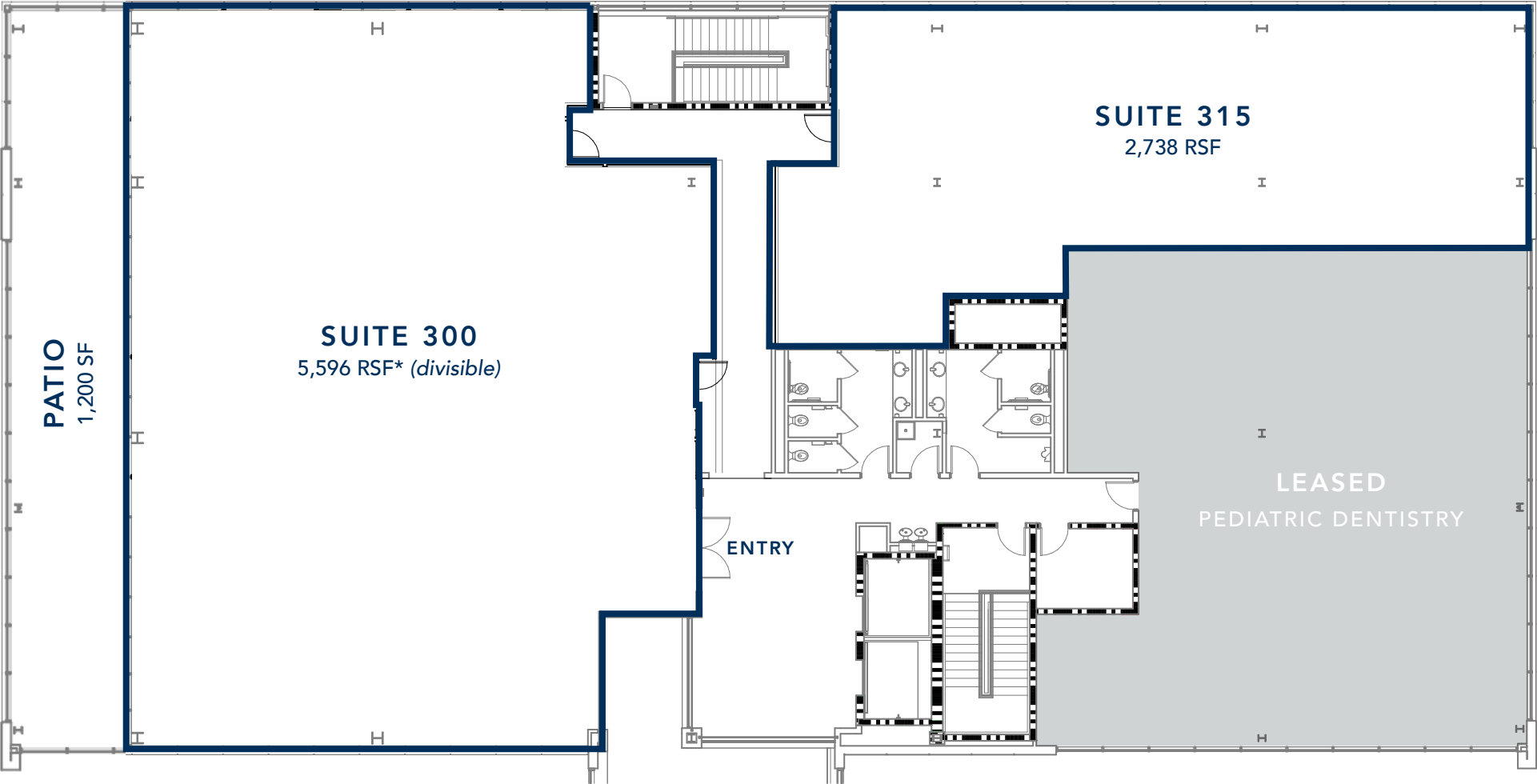
Located just minutes from HCA, Ascension, and Vanderbilt hospital campuses, offering convenient access without the congestion, navigation difficulties, or ground-lease constraints typical of on-campus locations.



# Second Floor



# Third Floor



# Gallery



# Demographics

	3 MILES	5 MILES	10 MILES
2024 Population	134,832	212,676	484,391
2029 Population Projection	138,189	241,360	493,615
Historical Population Growth (2020-2024)	4.4%	2.9%	0.4%
Avg Household Income	\$102,196	\$103,750	\$98,898

## INSURANCE MIX (5 MILES)

Employer Paid	57%
Direct Purchase	12%
Medicare	5%
Medicaid	11%
Multiple	15%

## TENANT MIX

Nashville Midtown Surgical
Oral Surgical Institute
Family Care Center
Pediatric Dentistry



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