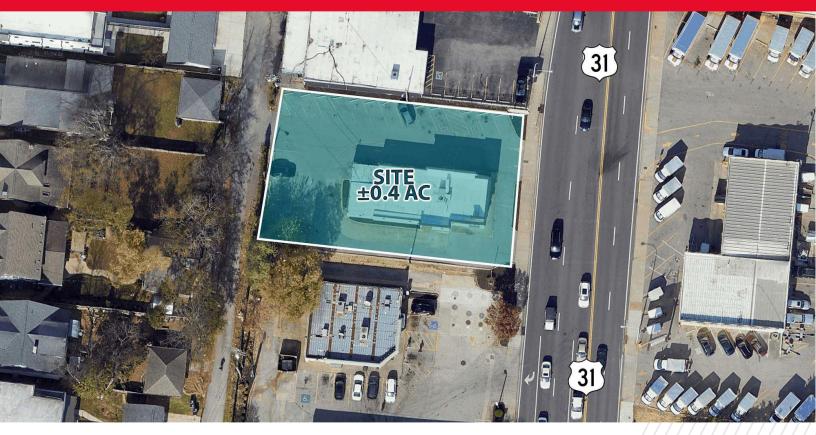




FOR SALE 1901 8th Avenue South Nashville, Tennessee 37203

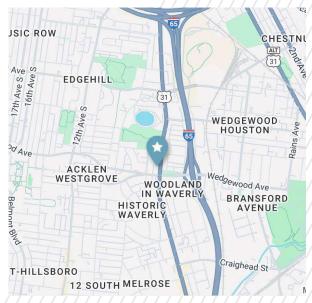


PROPERTY HIGHLIGHTS

Cushman & Wakefield partnered with Franklin Street are pleased to present qualified investors the opportunity to acquire the single-story retail building in Nashville, Tennessee. The site is strategically positioned in the heart of Nashville offering excellent accessibility and development potential.

BUILDING SF	2,217 SF
LAND SF	17,424
YEAR BUILT	1982
PARKING	18 Spaces
TRAFFIC COUNTS	19,630 VPD

SIGNAGE TYPE	TBD
1-MILE (POP.)	16,370
3-MILE (POP.)	103,116
MED. INCOME	\$104,700
SPACE USE	TBD



JEFF SCHEIDEGGER

Account Manager +1 314-384-8662 Jeff.scheidegger@cushwake.com

MARSHALL DURRETT

Managing Director +1 737 279 9850 Marshall.Durrett@franklinst.com

LAURA FRETWELL

Senior Associate +1 737 932 8279 Laura.Fretwell@franklinst.com

DARRON KATTAN

Managing Director +1 813 658 3355 Darron.kattan@franklinst.com

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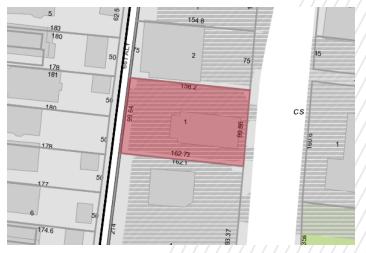
NASHVILLE, TENNESSEE

Nashville, TN, has experienced significant economic growth, becoming a vibrant hub for business and employment. The city's diverse economy is driven by sectors like healthcare, music and entertainment, finance, education, and tourism. Renowned for its healthcare industry, Nashville hosts major organizations like HCA Healthcare and Vanderbilt University Medical Center. The dynamic music scene fuels numerous job opportunities, while the financial sector expands with major institutions. Furthermore, Nashville's strong educational infrastructure and thriving tourism industry bolster its job market, attracting a skilled workforce and fostering a dynamic business environment.



TAX PARCEL ID	105-10-0-364.00
2024 RE TAXES	\$20,856.84
ZONING	C25 – One Story general Retail Store





RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

JEFF SCHEIDEGGER

Account Manager +1 314-384-8662 Jeff.scheidegger@cushwake.com

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