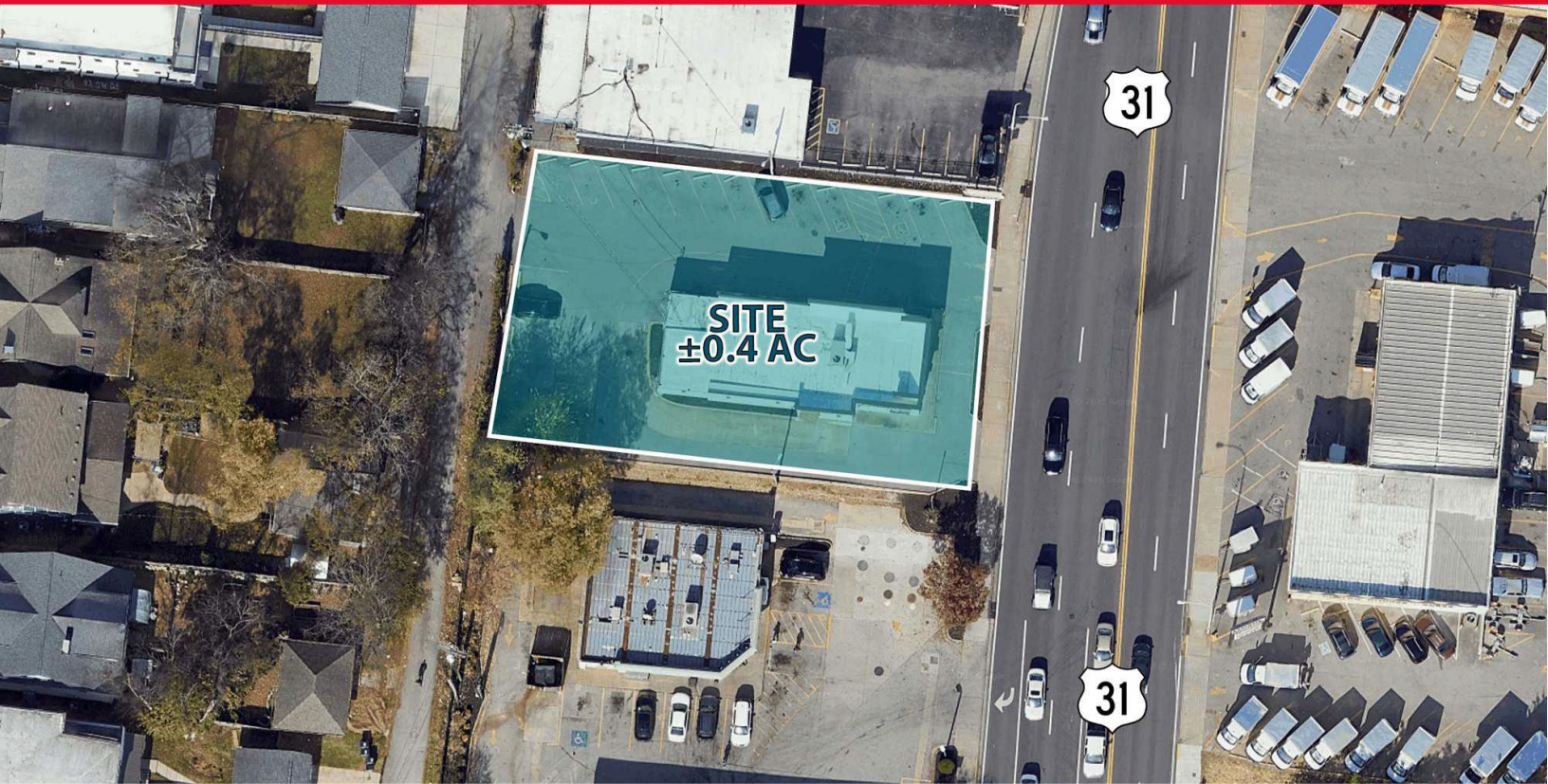


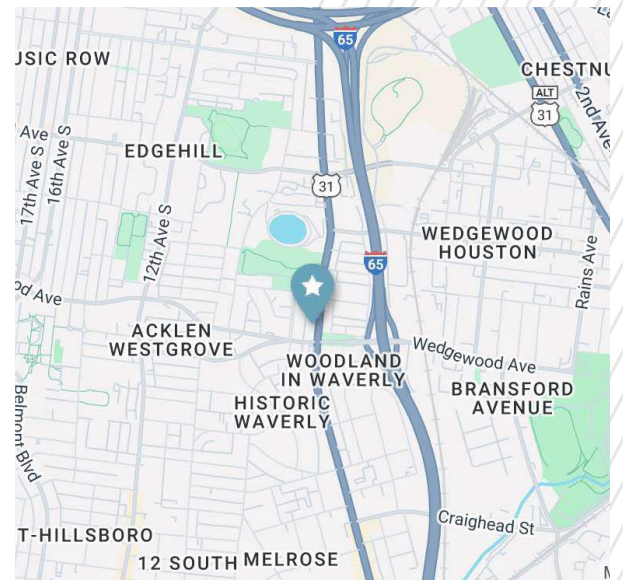
FOR SALE
1901 8th Avenue South
Nashville, Tennessee 37203



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	SIGNAGE TYPE	TBD
LAND SF	17,424	1-MILE (POP.)	16,370
YEAR BUILT	1982	3-MILE (POP.)	103,116
PARKING	18 Spaces	MED. INCOME	\$104,700
TRAFFIC COUNTS	19,630 VPD	SPACE USE	TBD



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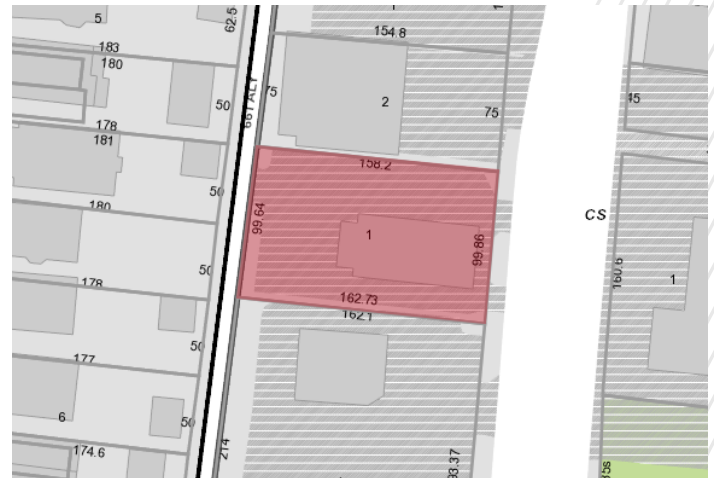
NASHVILLE, TENNESSEE

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.



LEGAL INFORMATION

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:

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