

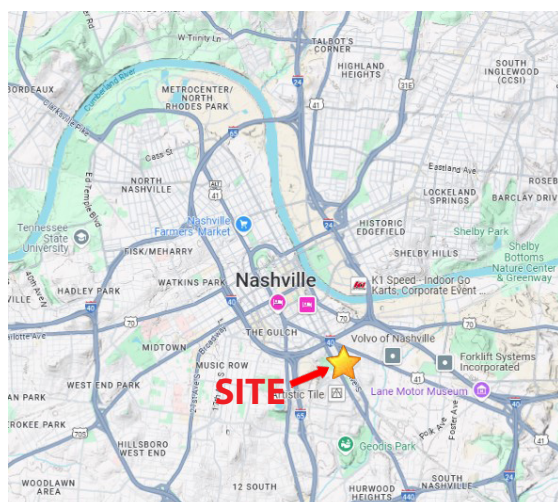


## NEW CONSTRUCTION! RETAIL SPACE OPPORTUNITY

### 3rd Avenue South & Mildred Shute Ave. 305 Mildred Shute Ave. Nashville, TN 37210

**Available SF:** +/- 2,150 SF  
(w/additional patio)  
**Lease Rate:** \$ 40.00 / SF  
**CAM:** \$ 8.00 / SF, NNN

- Corner retail space with wrap-around patio in mixed-use building, including 10 live/work spaces and 44 apartments
- Located in the desirable Chestnut Hill neighborhood, adjacent to Wedgewood Houston and downtown Nashville
- Walking distance to the Live Nation headquarters, Soho House, and other new developments



Demographics	1 mile	3 mile	5 mile
<b>Population</b>	19,926	129,434	264,074
<b>Avg HH Income</b>	\$ 107,379	\$ 122,983	\$ 128,185
<b># of Households</b>			

Source: SitesUSA.com

For more information, contact:

**Avi Spielman, MSRED**  
**615-905-6660 office**  
**201-681-0611 mobile**  
**aspielman@centenretail.com**

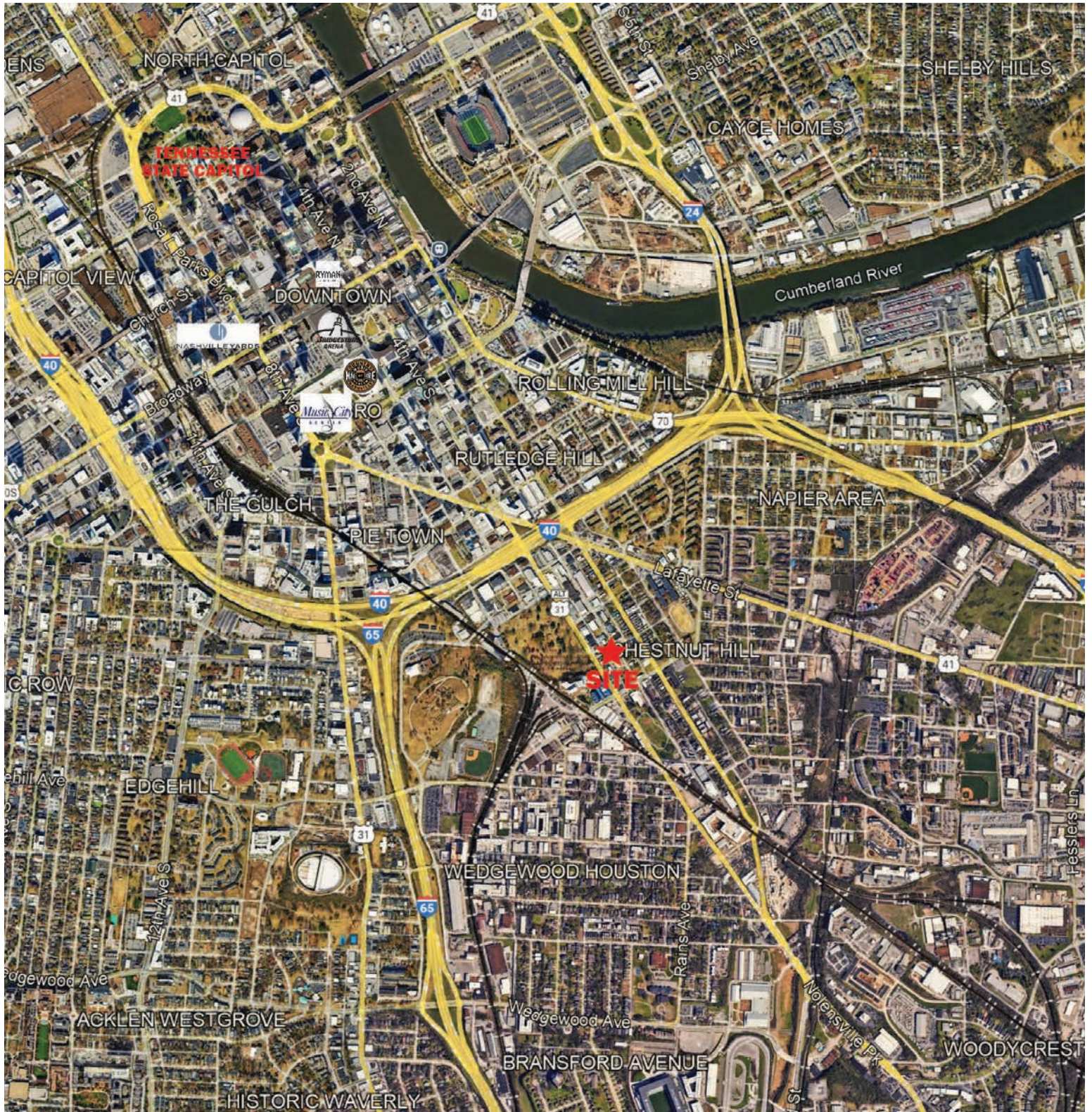
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**RETAIL SERVICES**



# AERIAL VIEW



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