

BANKERS ALLEY

RETAIL

PRINTERS & BANKERS ALLEY
215 - 217 3RD AVENUE N

OJAS | RUBICON

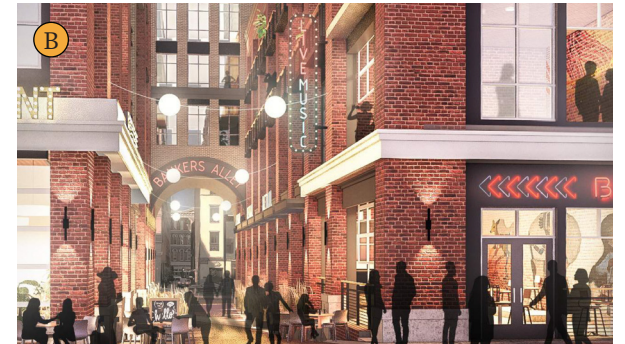
RETAIL / FOOD & BEVERAGE | FOR LEASE

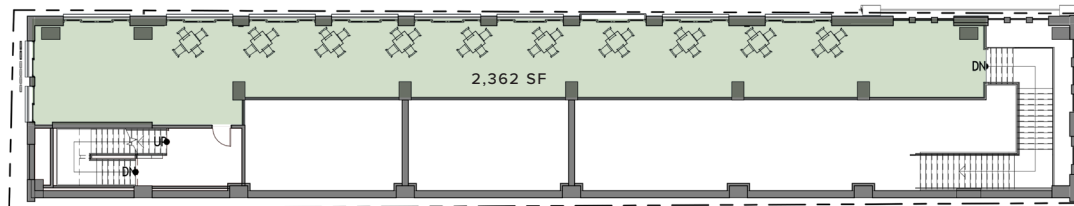
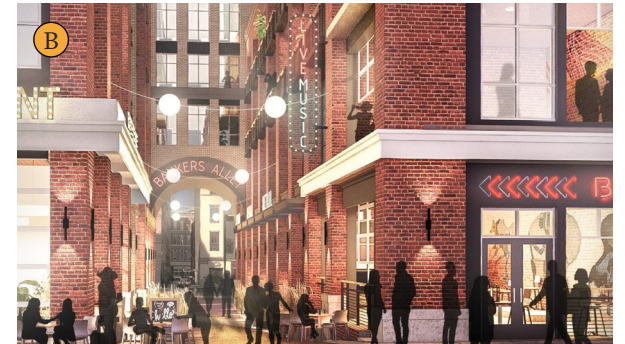
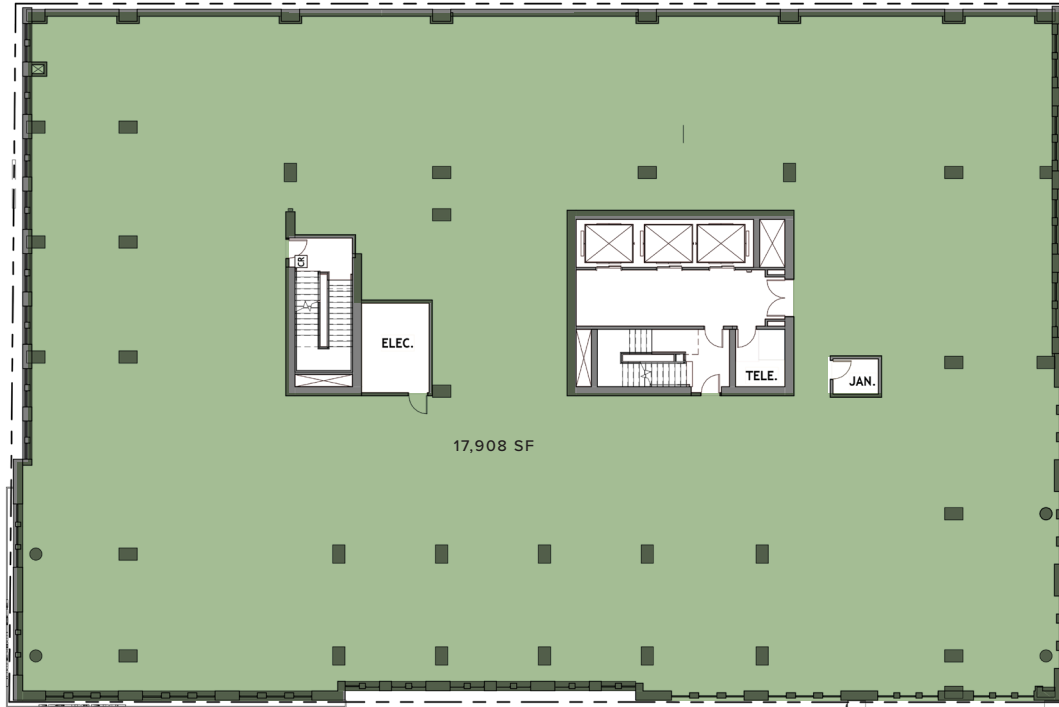
This area is home to hot spots like 5th & Broadway, The Arcade, and Printers Alley. It is also in close proximity to events occurring at Bridgestone, Nissan Stadium, The Ryman, and Ascend Ampitheatre. There are also an abundance of boutique hotels surrounding the site. Downtown is very walkable and also home to the state capitol. People living downtown call high rise apartments and condos home.

PROPERTY DETAILS
















Space Available	LEVEL ONE
	4,055 SF North Building
	3,704 SF North Building
	4,578 SF North Building
	LEVEL TWO
	2,362 SF South Building
Ceiling Heights	Between 13'-4" and 20'-4"

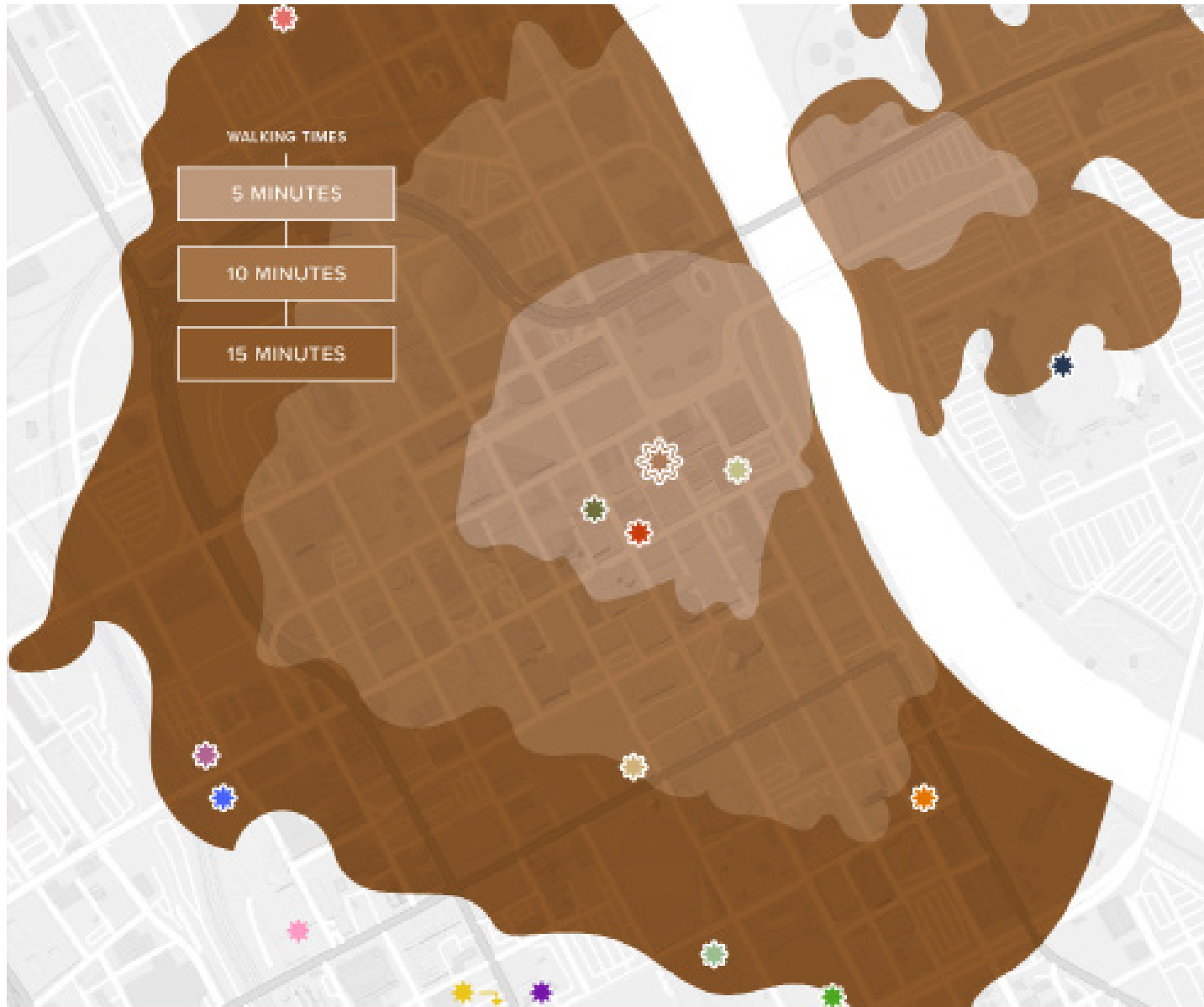



















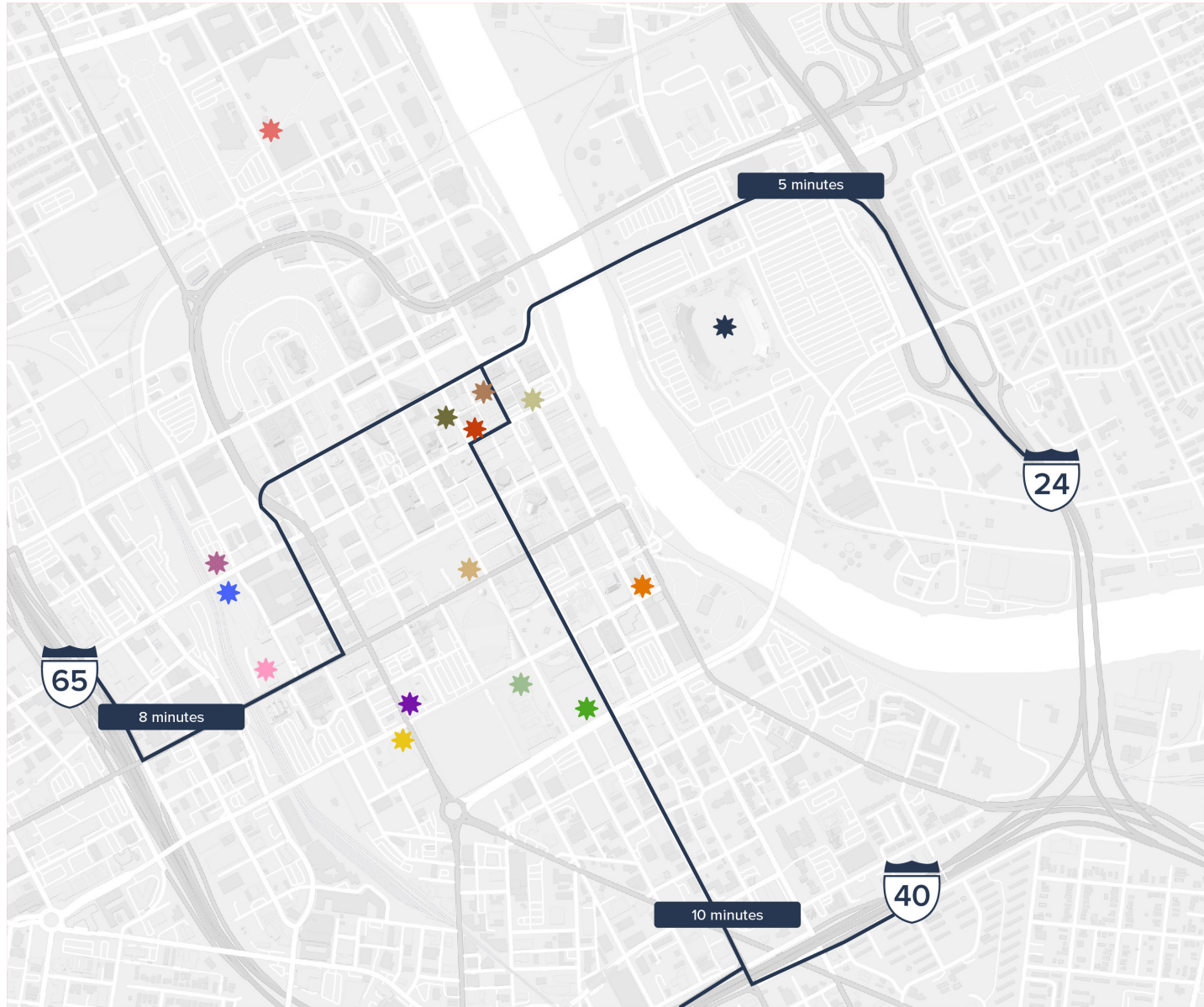



















-  SUBJECT PROPERTY
-  2ND AVENUE RENOVATIONS
-  THE ARCADE
-  FIFTH & BROADWAY
-  NISSAN STADIUM
-  MUSIC CITY CENTER
-  AMAZON OFFICES
-  SOUNDS STADIUM
-  NASHVILLE YARDS
-  FOUR SEASONS
-  OMNI
-  1 HOTEL
-  DREAM HOTEL
-  GRAND HYATT
-  JW MARRIOTT



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GROWTH

Nashville has ranked within the top 10 largest metros for job growth and population growth for the past eight years.
- *Nashville Chamber*

CORPORATE HEADQUARTERS

Nissan North America, Bridgestone Americas, Mitsubishi Motors North America, AllianceBernstein and iHeartMedia.

FRIENDLY

In 2022 *Conde Nast Traveler* named Nashville one of the top 10 friendliest cities in the U.S.

YOUNG

The median age is young at 34

LOW COST OF LIVING

The cost of living in Nashville is 3% lower than the national average.

STRONG HOUSING MARKET

Home values in Nashville have increased by 31.0% over the last year. 85% over the past 5 years. Days on market is 25.
- *Greater Nashville Realtors*

CREATIVE SPIRIT

Nashville has the largest concentration of the music industry per capita in the United States.

#1

In economic strength
- *Ranking by Policom*

WHERE PEOPLE WANT TO BE

The diversity of industry, lifestyle, job opportunities and lower cost of living make it a place people want to live and where businesses want to invest.

JOB GROWTH

The Nashville region's job growth has been in the top 5% of all metro areas in the country over the last 5-year period.
- *2019 Book of Lists Regional Chamber*

TOP 10 MARKET

Nashville boasts one of the top ten commercial real estate markets of 2021.
- *National Association of Realtors*

VIBRANT

Locals and visitors know Nashville has a fun lifestyle, and food and entertainment are a big part of its culture.

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