

# FOR LEASE

## 5,836 SF RETAIL SPACE

1524B DEMONBREUN ST | NASHVILLE, TN

STREAM®



# THE SPACE

Rare retail space available in Demonbreun Hill, located near the Music Row roundabout, Buddy Killen Circle, that connects Music Row to the Gulch and Midtown. The strip center is well-known for its restaurants, large patios and live music.

**5,836**

Square Feet

**2 MIN**

To Music Row

**73**

Walk Score

**3 MIN**

To Downtown

**17,157**

Average Daily Traffic

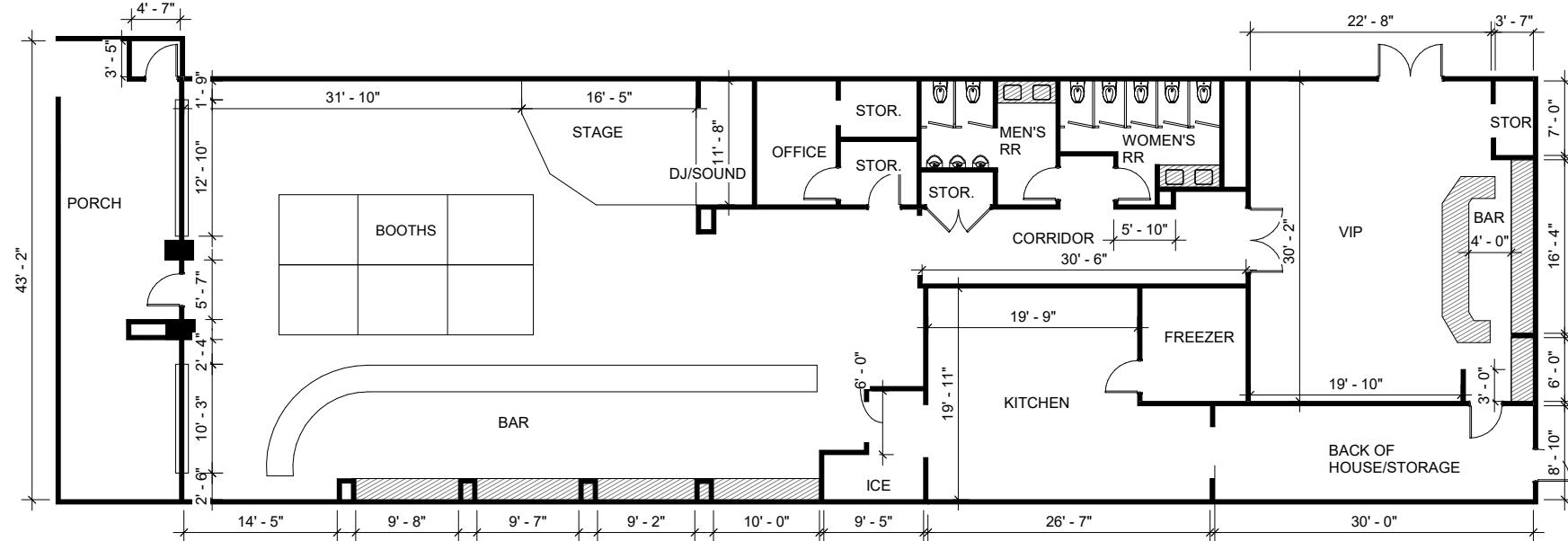
**5 MIN**

To The Gulch



# FLOOR PLAN

5,836 SF



# AREA OVERVIEW

Located just south of Downtown Nashville and next to The Gulch, Demonbreun Hill is a lively neighborhood known for its upbeat nightlife and social atmosphere. Spanning a quarter mile, it features outdoor patios, bars, and restaurants that create an energetic city feel.

Adjacent housing options include an upscale condo building and two modern apartment communities, ideal for those who want an active, walkable lifestyle close to Downtown, Midtown, and The Gulch.

## 1-MILE RADIUS

**29**

Median Age

**2.2%**

Unemployment Rate

**26,934**

Population

**\$129,623**

Average Household Income

**87,838**

Daytime Population

**\$787,739**

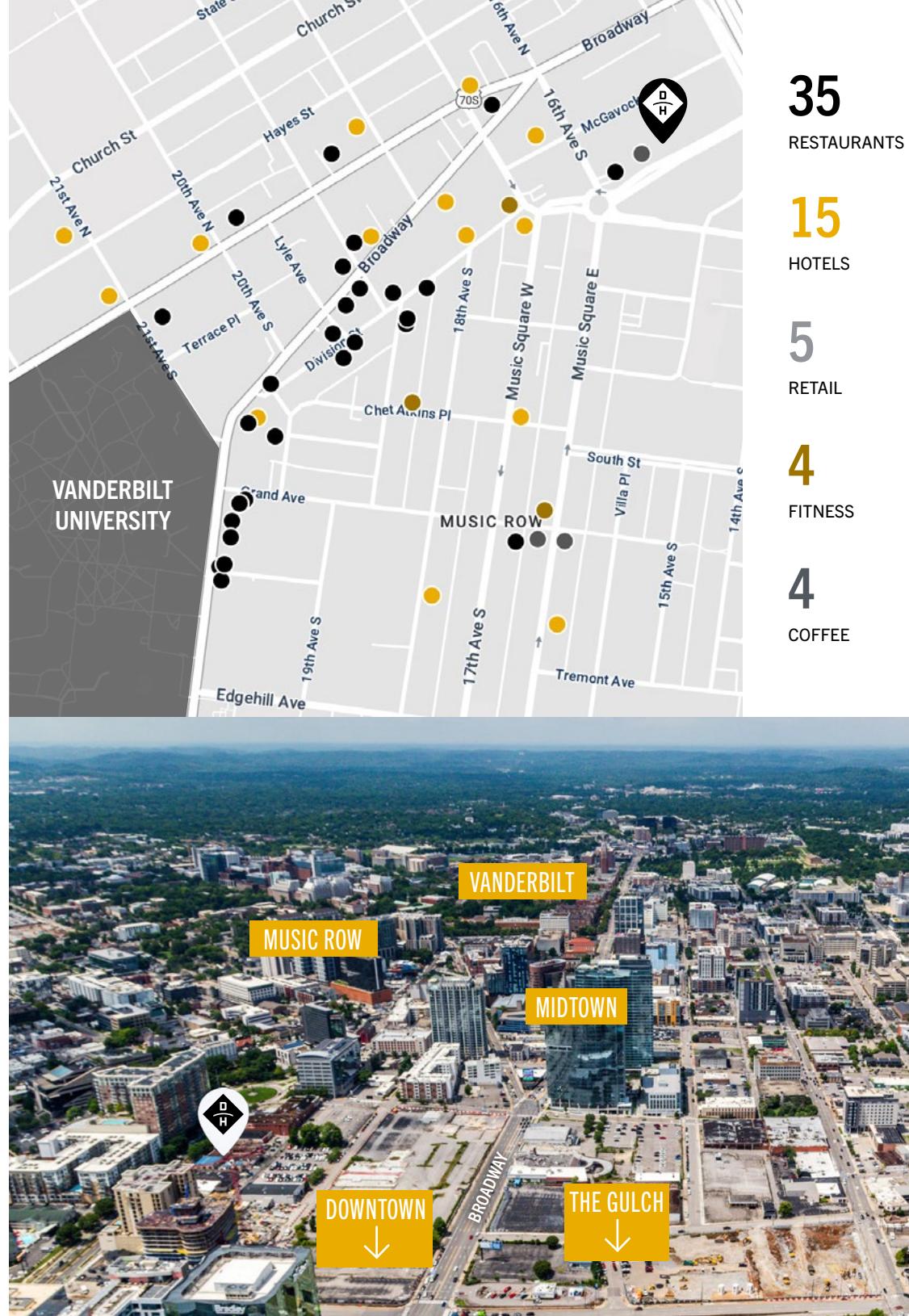
Average Home Value

**19,072**

Housing Units

**±7,260**

Hotel Keys





## NEARBY DEVELOPMENTS

### 1 THE MOTLEY

1,194 Units, 250 Keys,  
75,000 SF Retail/Office

### 2 ALBION MUSIC ROW

832 Units

### 3 MIDCITY NASHVILLE

1.3M SF Office, 1,602 Units,  
350 Keys, 123,000 SF Retail

### 4 VOCE

190 Condos, 120 Keys,  
60,000 SF Office

### 5 19TH & CHURCH

311 Units, 182 Keys,  
5,750 SF Retail

### 6 THE GUPTON

304 Units

### 7 HILTON TEMPO

161 Keys

### 8 REED DISTRICT

300,000 SF Office/Retail  
300 Units



For more information, contact:

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