

**LEASE**

# Rare East Nashville Direct 3-yr Retail Lease

**1531 JONES AVENUE**

Nashville, TN 37207

**PRESENTED BY:**

**JANA TRUMAN**

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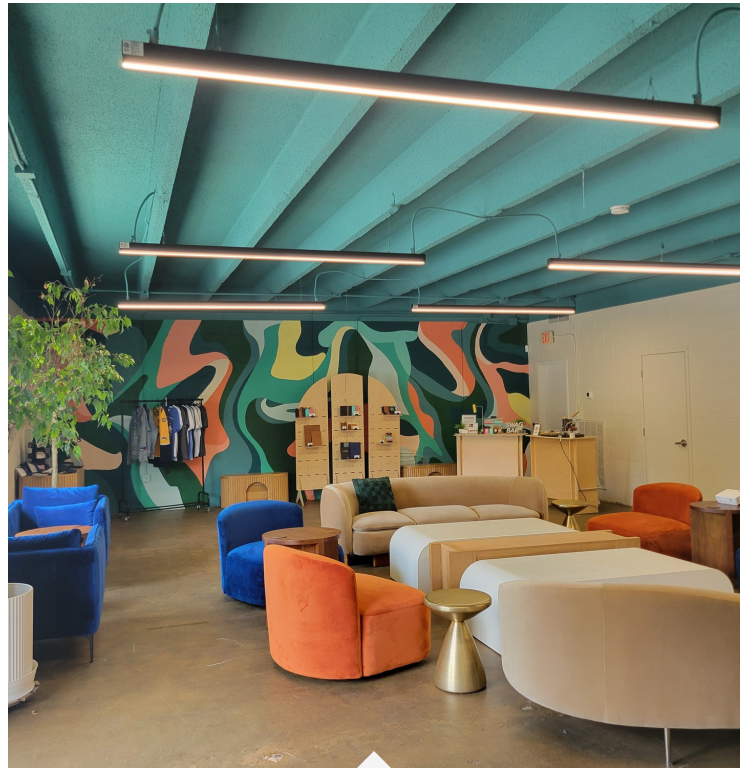
## PROPERTY DETAILS & HIGHLIGHTS

<b>BUILDING NAME</b>	Rare East Nashville Direct 3-yr Retail Lease
<b>PROPERTY TYPE</b>	Retail
<b>PROPERTY SUBTYPE</b>	Street Retail
<b>APN</b>	071120M90000CO
<b>BUILDING SIZE</b>	3,432 SF
<b>LOT SIZE</b>	0.34 Acres
<b>YEAR LAST RENOVATED</b>	2019
<b>NUMBER OF FLOORS</b>	1
<b>PARKING SPACES</b>	14

Rare Direct short lease of 3-years for Retail to help you get a kick start without the long term commitment. Bring your business to life in this flexible 3,432 SF space at 1531 Jones Avenue, right in the heart of East Nashville's community-driven neighborhood. This property features a bright, open floor plan with large windows that flood the space with natural light, making it an inviting setting for customers and staff alike. Ceiling height is mostly 12' with a few areas where it is 9. Space would be an ideal boutique, fitness studio or creative office. Only family-friendly uses allowed by the landlords-no alcohol, no vape, cigars or hookah. No convenience stores.

With four bathrooms, ample parking, and the ability to demise the space for multiple users, this property offers adaptability for a wide range of concepts. It's an ideal fit for a local coffee shop, boutique fitness studio, family-friendly business, or creative retail use looking to engage directly with the vibrant East Nashville community.

Imagine your business here today—benefiting from the visibility, functionality, and neighborhood energy that make East Nashville one of the city's most desirable markets.

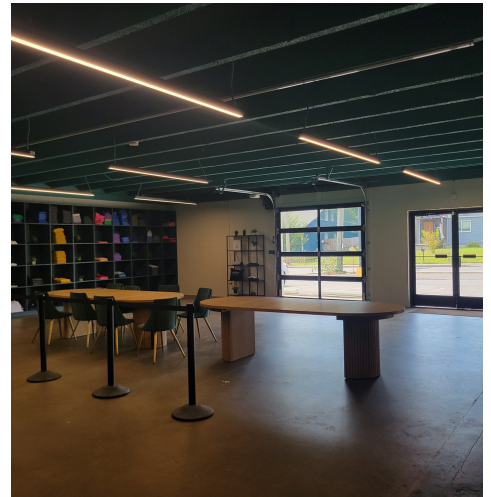
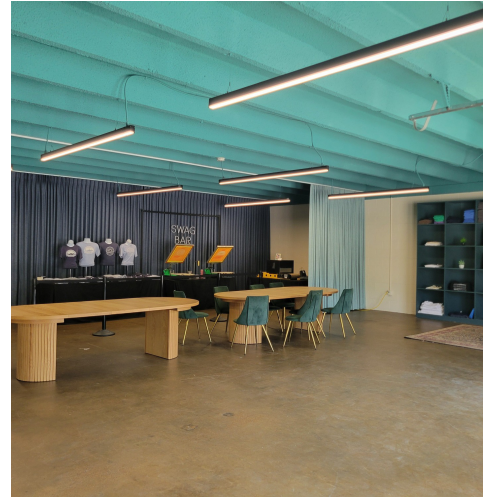


- Very rare 3-year direct lease available
- ±3,432 SF
- 4 bathrooms for convenience
- Ample parking to accommodate customers and staff
- Open floor plan with large windows and abundant natural light
- Ideal for a coffee shop, boutique gym, family-friendly retail, or creative office
- Located in the heart of East Nashville's vibrant, community-oriented neighborhood
- Easy access to Gallatin Pike, Ellington Parkway, and Downtown Nashville
- Perfect for businesses looking to engage with the local community

### JANA TRUMAN

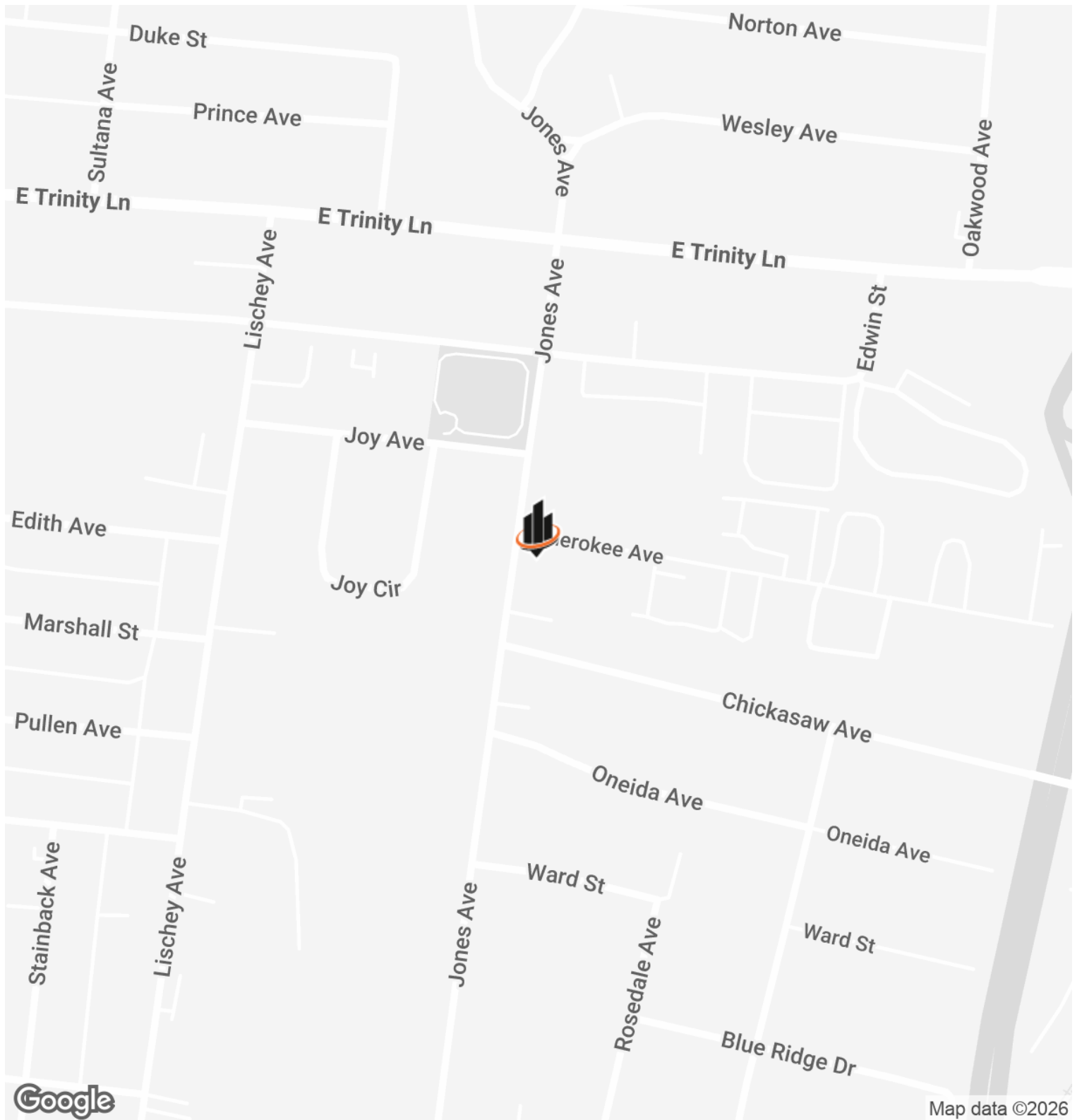
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# ADDITIONAL PHOTOS



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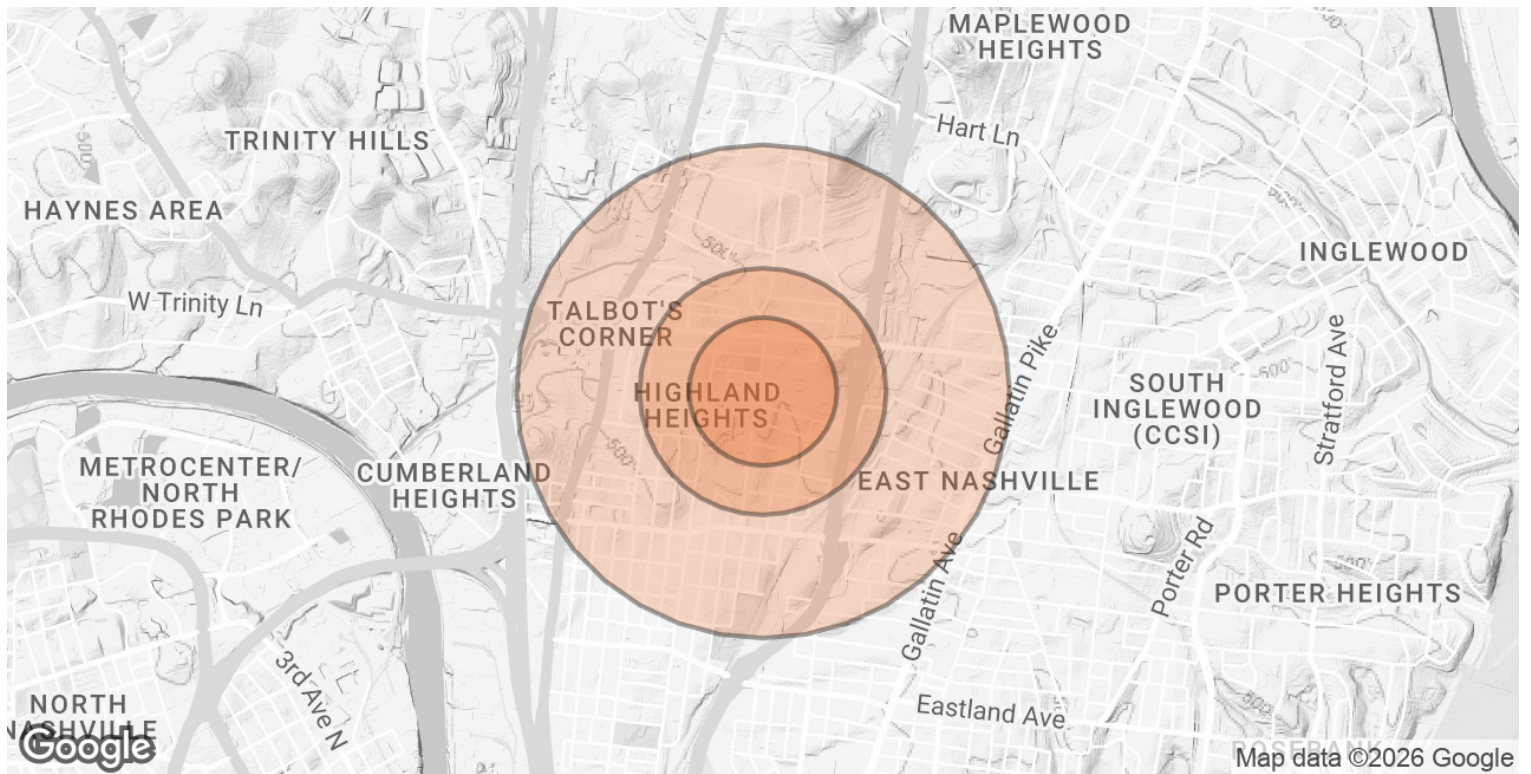
# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	505	2,381	11,590
AVERAGE AGE	36	35	35
AVERAGE AGE (MALE)	35	35	34
AVERAGE AGE (FEMALE)	36	36	36

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	216	1,013	4,767
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$84,971	\$86,089	\$87,883
AVERAGE HOUSE VALUE	\$511,119	\$500,189	\$454,337

Demographics data derived from AlphaMap

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