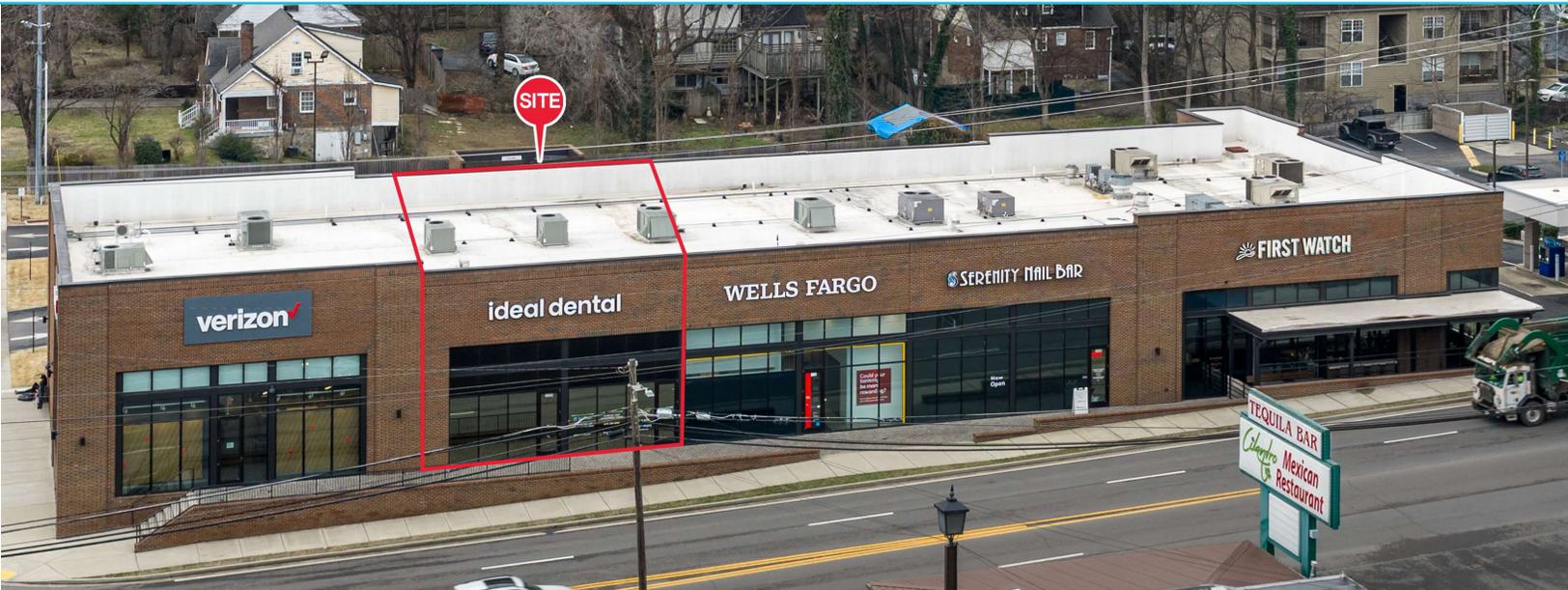


FOR SUBLEASE

# 2335 8TH AVENUE SOUTH

Nashville, TN 27204



±2,468 SF | TURNKEY DENTAL, MEDICAL, RETAIL-MEDICAL, OR RETAIL OPPORTUNITY

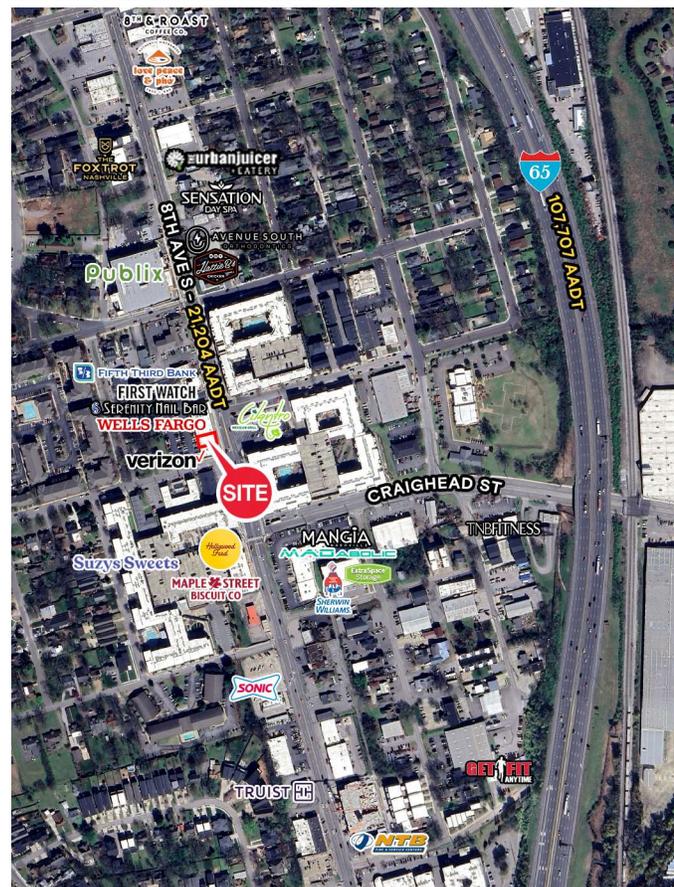
## Property Overview

### HIGHLIGHTS

- ±2,468 SF former dental office buildout
- Turnkey infrastructure for dental or medical users
- Easily convertible for retail-medical or retail concepts
- Prominent frontage on high-traffic 8th Avenue South
- Excellent signage opportunity
- Located in the heart of Melrose
- Surrounded by dense, high income residential neighborhoods
- Strong daytime population driven by proximity to Downtown, Vanderbilt, Berry Hill & Wedgewood -Houston
- Established, walkable retail corridor with strong consumer traffic

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	16,334	111,174	249,499
HOUSEHOLDS	7,160	51,784	112,146
DAYTIME EMPLOYEES	10,291	212,332	283,110
AVERAGE HH INCOME	\$172,666	\$153,634	\$147,653



EXCLUSIVE RETAIL LEASING

**KATZ & ASSOCIATES**

RETAIL REAL ESTATE ADVISORS

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