

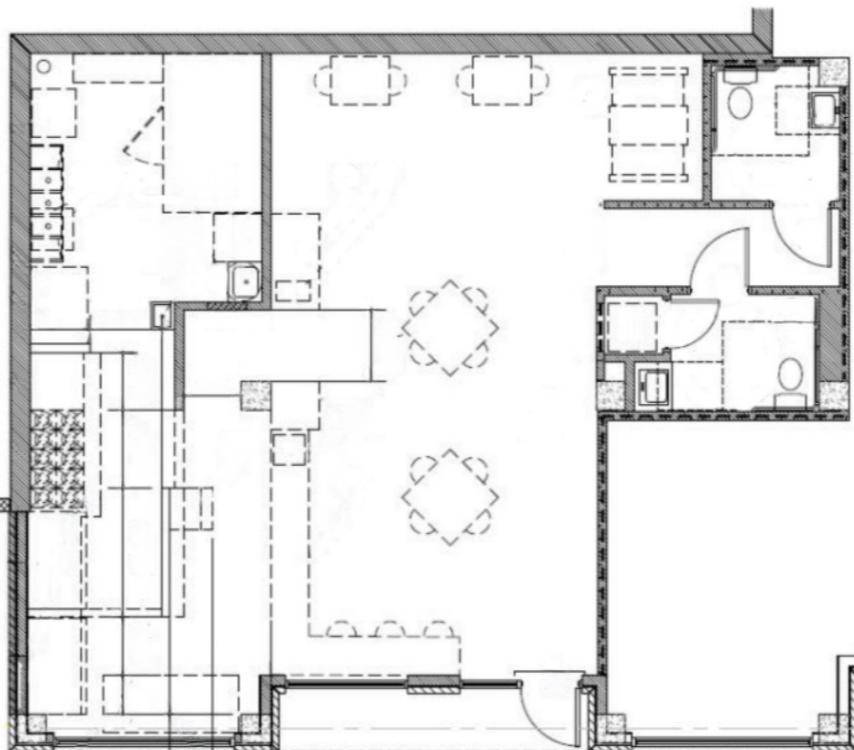
FOR LEASE

1882 + 1896 Eastland Avenue, Nashville, TN 37206

Lockeland Springs | East Nashville | Turnkey Restaurant | Retail | Walden Apartments



PROPERTY OVERVIEW



OFFERING SUMMARY

Lease Rate: Negotiable

Lease Structure: Triple Net ("NNN")

Lease Term: 3+ Years

Availability: 1,318 SF turnkey restaurant

PROPERTY CHARACTERISTICS

Parcel ID: 083-06-0C-013.00-CO

Building Size: 124,146 SF

Frontage: 30' along Eastland Avenue

Year Built: 2008

Zoning: SP (Specific Plan) | OV-UZO

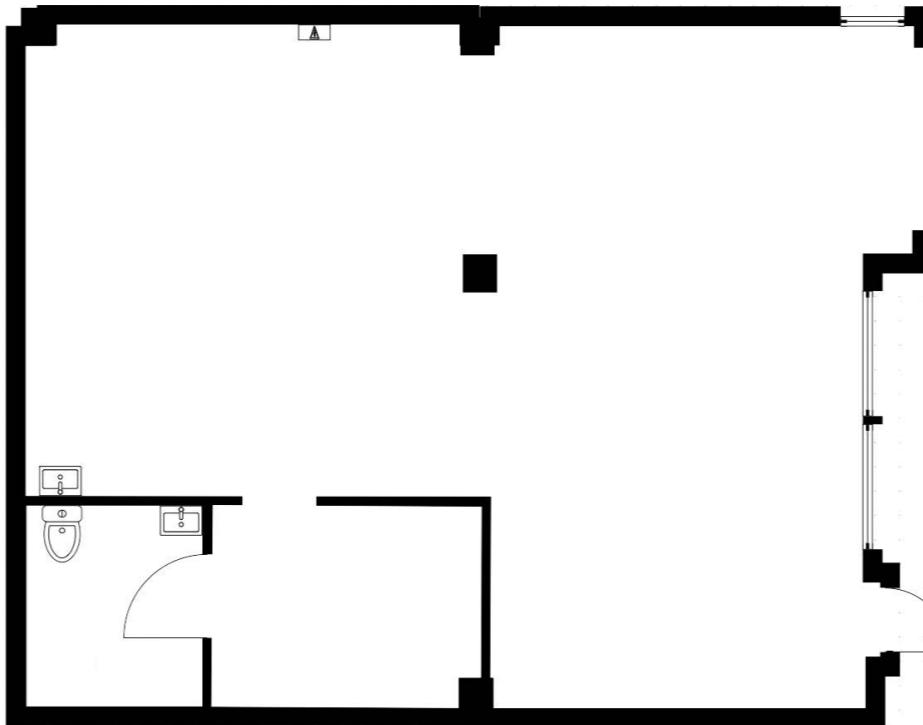
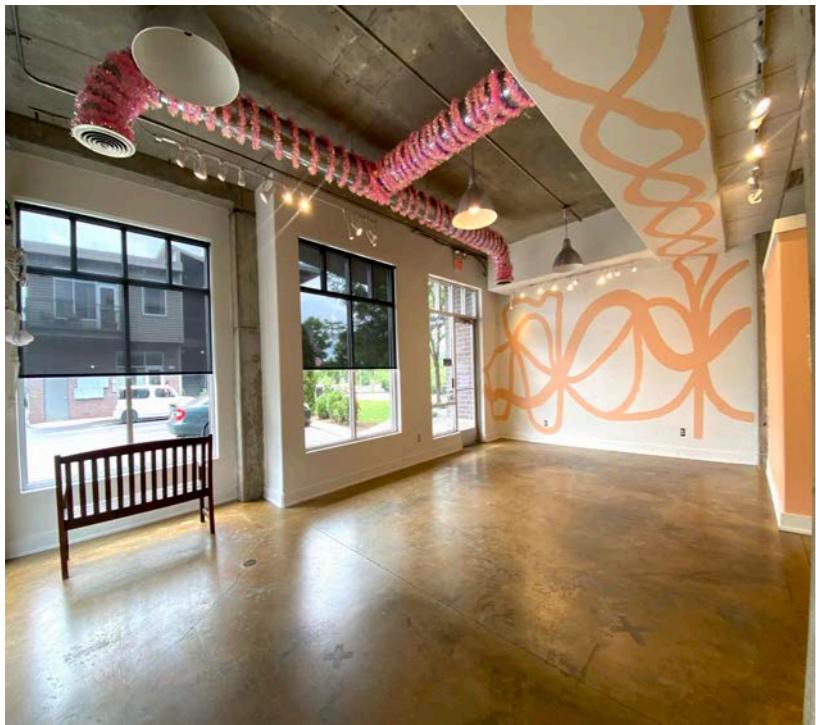
Equipment List: Hood/vent, grease trap, other commercial kitchen equipment

[SAGEMONT PROPERTY PAGE](#)

[CREXI](#)

[3D TOUR](#)

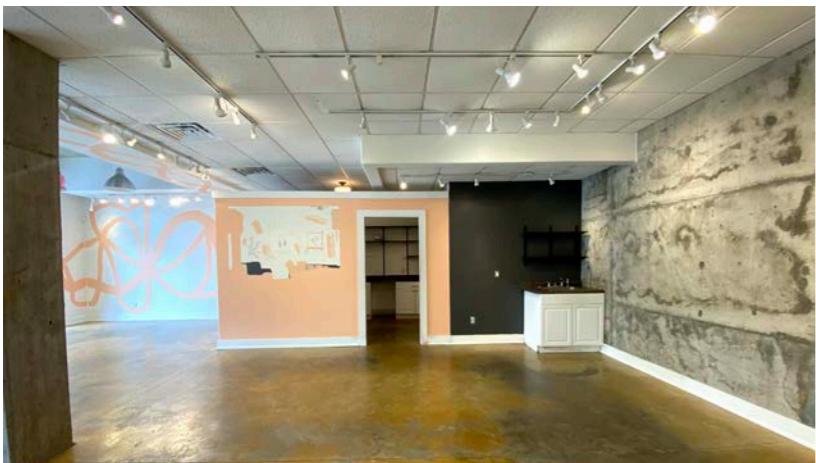
PROPERTY OVERVIEW



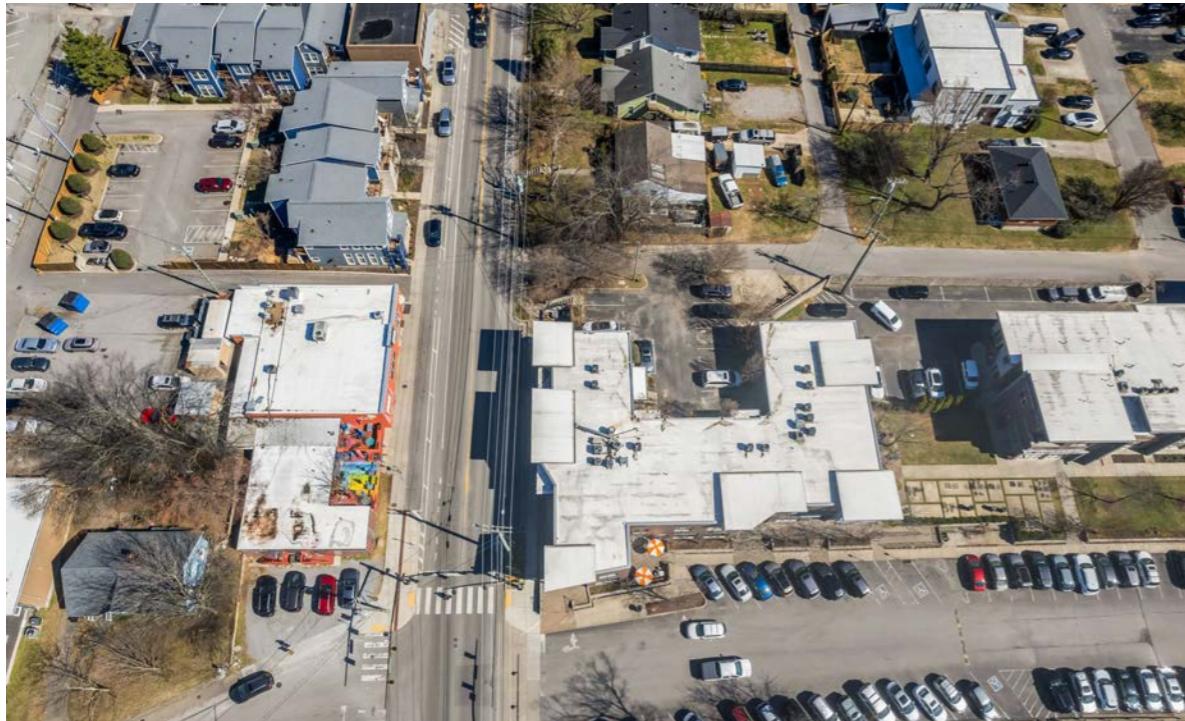
PROPERTY CHARACTERISTICS

Availability: 1,150 SF Retail Space
For Lease

[SAGEMONT PROPERTY PAGE](#)



LOCATION



LOCKELAND SPRINGS EAST NASHVILLE

1896 offers a 1,318 SF plug-and-play restaurant opportunity with prime visibility along Eastland Avenue within the Walden Apartments development, situated on the border of the Lockeland Springs and Eastwood neighborhoods in thriving East Nashville.

1882 features a 1,150 SF retail space ideal for boutique, service, or specialty retail users seeking a highly walkable, established corridor.

DEMOGRAPHICS

Category	1-Mile	3-Mile	5-Mile
Population	13,341	74,880	198,746
Households	5,901	38,406	100,133
Avg. HH Income	\$118,961	\$92,421	\$84,851
Daytime Employment	3,468	84,259	318,398
Consumer Spending (Food + Alcohol)	\$53,009,714	\$296,910,198	\$730,572,473



AREA MAP



FOOD & BEVERAGE:

- 1. Love and Exile Bar
- 2. Hawkers
- 3. Butcher & Bee
- 4. Joyland
- 5. Dino's Bar & Grill
- 6. Little Bites
- 7. Five Points Pizza
- 8. Smith & Lentz
- 9. Snooze AM Eatery
- 10. Lockeland Table
- 11. Pie Town Tacos East
- 12. BoomBozz
- 13. The Treehouse
- 14. Duke's Noko
- 15. Jeni's Ice Cream
- 16. Five Daughters
- 17. Two Ten Jack
- 18. Rose Pepper Cantina
- 19. Bad Idea
- 20. Edley's BBQ
- 21. Bar Taco
- 22. Chopper
- 23. The Lipstick Lounge
- 24. Rosemary Beauty Queen
- 25. Hunter's Station
- 26. Yeast Nashville
- 27. Haraz Coffee House
- 28. Velvet Taco
- 29. Donut Distillery

ENTERTAINMENT:

- 30. East Recreation Center
- 31. Basement East
- 32. Top Golf
- 33. The Five Spot
- 34. Estelle
- 35. 80/20 Social
- 36. YMCA

GROCERY:

- 37. Turnip Truck
- 38. Aldi
- 39. Kroger
- 40. Publix

HOTELS/STR/MULTIFAMILY:

- 41. Waymore's Guest House & Casual Club
- 42. The Russell
- 43. Urban Cowboy
- 44. Reunion Hotel
- 45. The Outrider by AvantStay
- 46. The Eighteen
- 47. Amplify on Main
- 48. Jolene
- 49. Stacks on Main
- 50. 5th and Main
- 51. Eastside Heights
- 52. The Cleo

PLANNED & CURRENT EAST NASHVILLE DEVELOPMENTS



ORACLE HQ



NEW TITANS STADIUM



PSC METALS REDEVELOPMENT



4TH & SHELBY



STATION EAST



RIVER NORTH



SOUTHERN LAND CO. / LINCOLN
TECH. REDEVELOPMENT



408 WOODLAND ST



RIVERCHASE



EASTLINE



RICHARD BUILDERS

GALLERY



1882 + 1896 EASTLAND AVE

1,150-1,318 SF For Lease | Lockeland Springs | East Nashville | Turnkey Restaurant | Retail | Walden Apartments

For more information or to schedule a tour, please reach out to:

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615.601.0630

Sagemont Real Estate LLC has been exclusively retained to market 1896 Eastland Avenue for lease. The information contained herein has been obtained from sources deemed reliable; however, it is not guaranteed. Prospective buyers and tenants are encouraged to conduct their own independent due diligence to verify all details.