

FOR LEASE

# City Heights

2600 CLIFTON AVENUE, NASHVILLE, TN 37209



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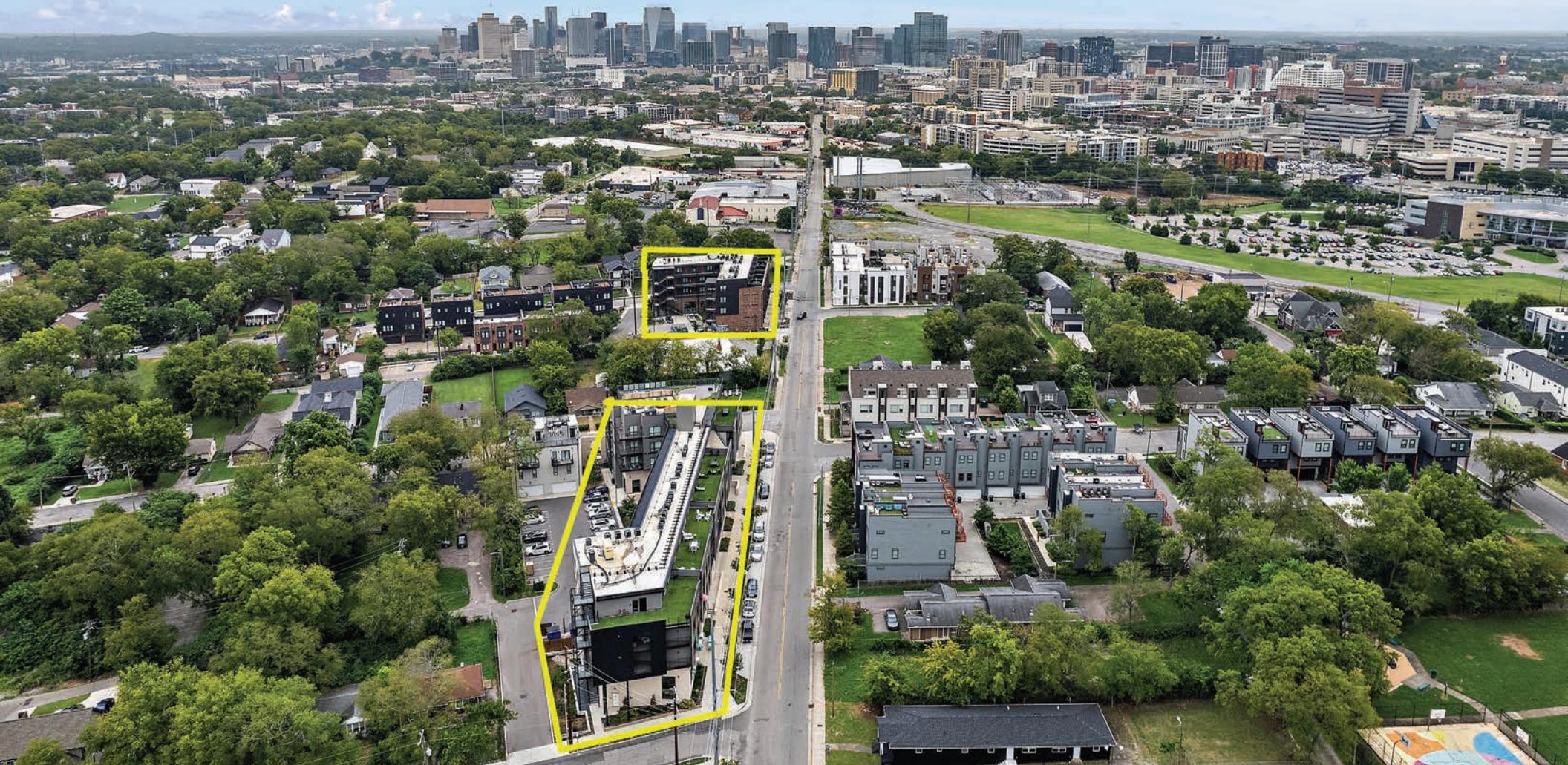
THE  
**REAL EQUITY**  
GROUP

# COMPASS RE COMMERCIAL

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## ABOUT CITY HEIGHTS

City Heights is a rapidly growing district ideally positioned near some of Nashville's most iconic neighborhoods, such as Midtown, The Gulch, Sylvan Park, and The Nations. Its strategic location and growing popularity among residents make it an excellent opportunity for commercial businesses to invest. The area's increasing residential density and proximity to key urban centers create a vibrant market with strong demand for a variety of services and retail options. Current tenants at City Heights include Burn Boot Camp, Retrograde Coffee, A-ROI by Smiley Thai, and Sanctuary Salon.

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**CRAVE**  
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Delivery Date  
Immediate

Merchandising Ideas

- Restaurant/Bar
- Retail



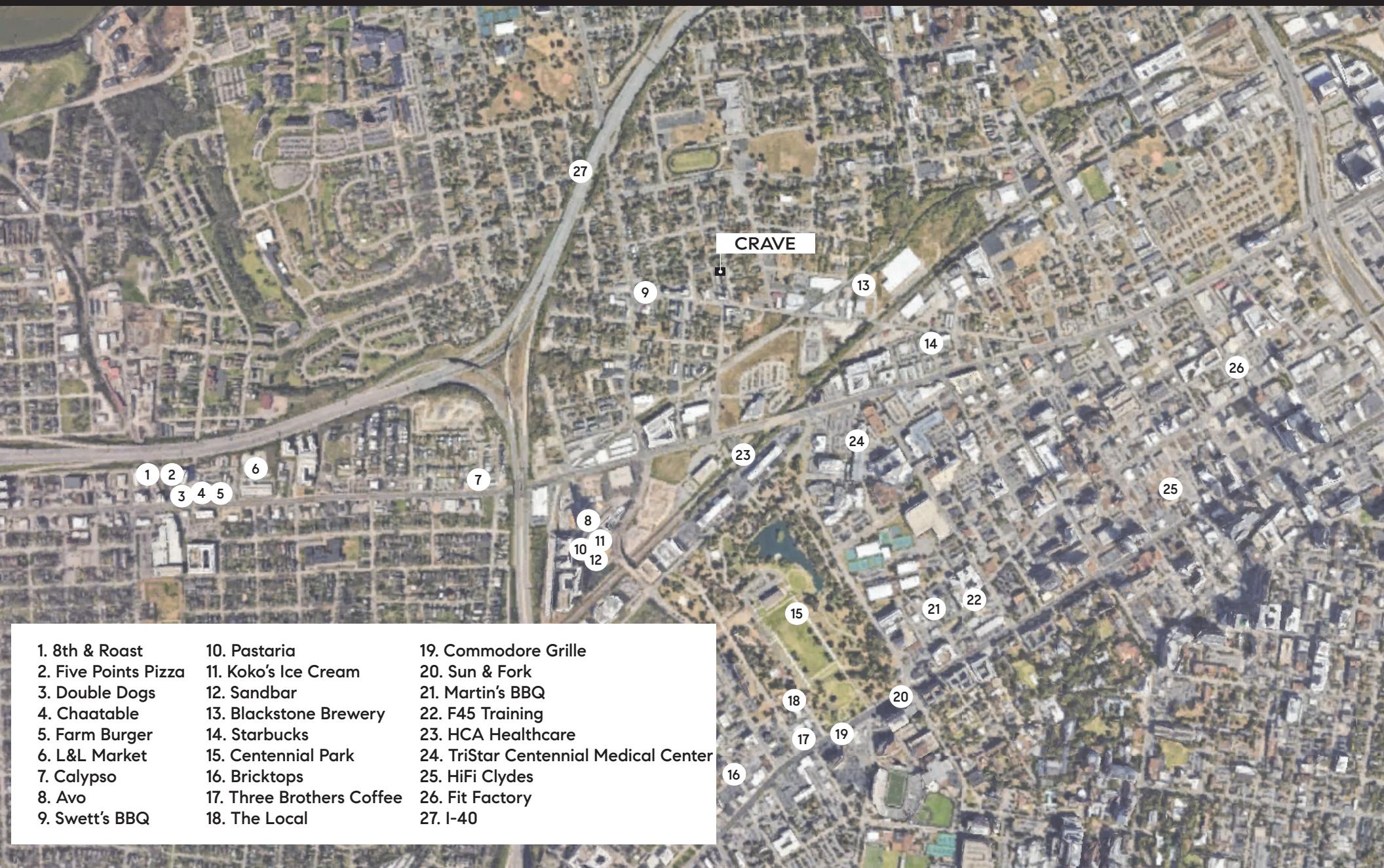
# Current Tenant Build Outs

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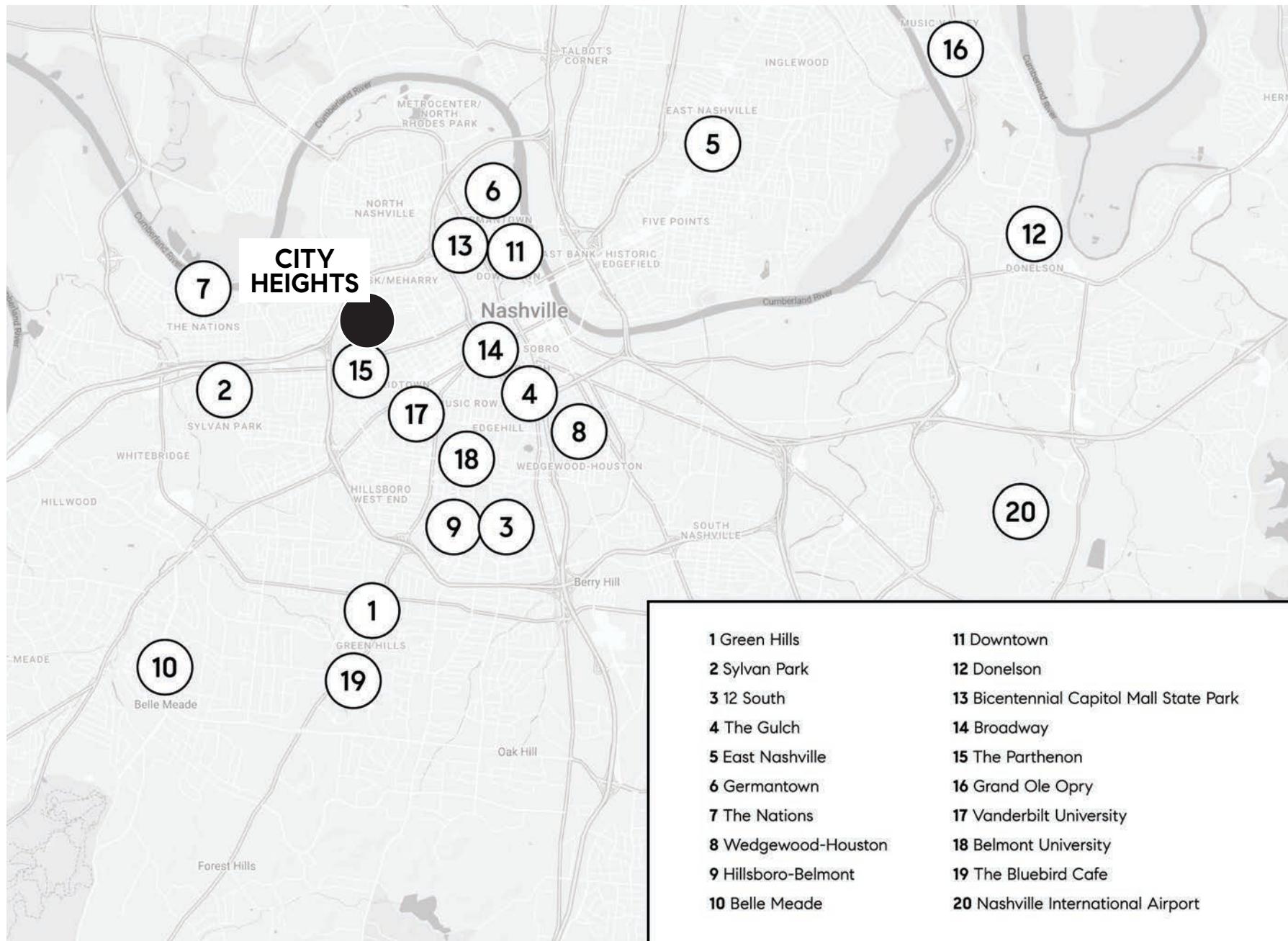


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# Market Insights

**#10**

Fastest growing MSA

**16%**

Year-over-year  
population growth  
since 2010

**2.0%**

Cost of living less than  
the national average.  
Ranks among the lowest  
for cost of living.

**12M**

People live within a  
2.5 hour drive  
of Nashville

**#7**

Fastest growing city  
in the US (Forbes)

**#15**

Ranked best place  
for business and  
careers in 2019  
(Forbes)

**#4**

Fastest job growth  
post-COVID  
according to U.S.  
Bureau of Labor

**#1**

Metro area for top cities  
Americans are moving  
to (realtor.com)

**70%**

Of retail space  
in mixed use  
developments under  
construction is pre-  
leased

**75%**

Of the U.S. market is  
within a 2-hour flight

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