

FOR LEASE

City Heights

2600 CLIFTON AVENUE, NASHVILLE, TN 37209

CRAVE

2600 CLIFTON AVE



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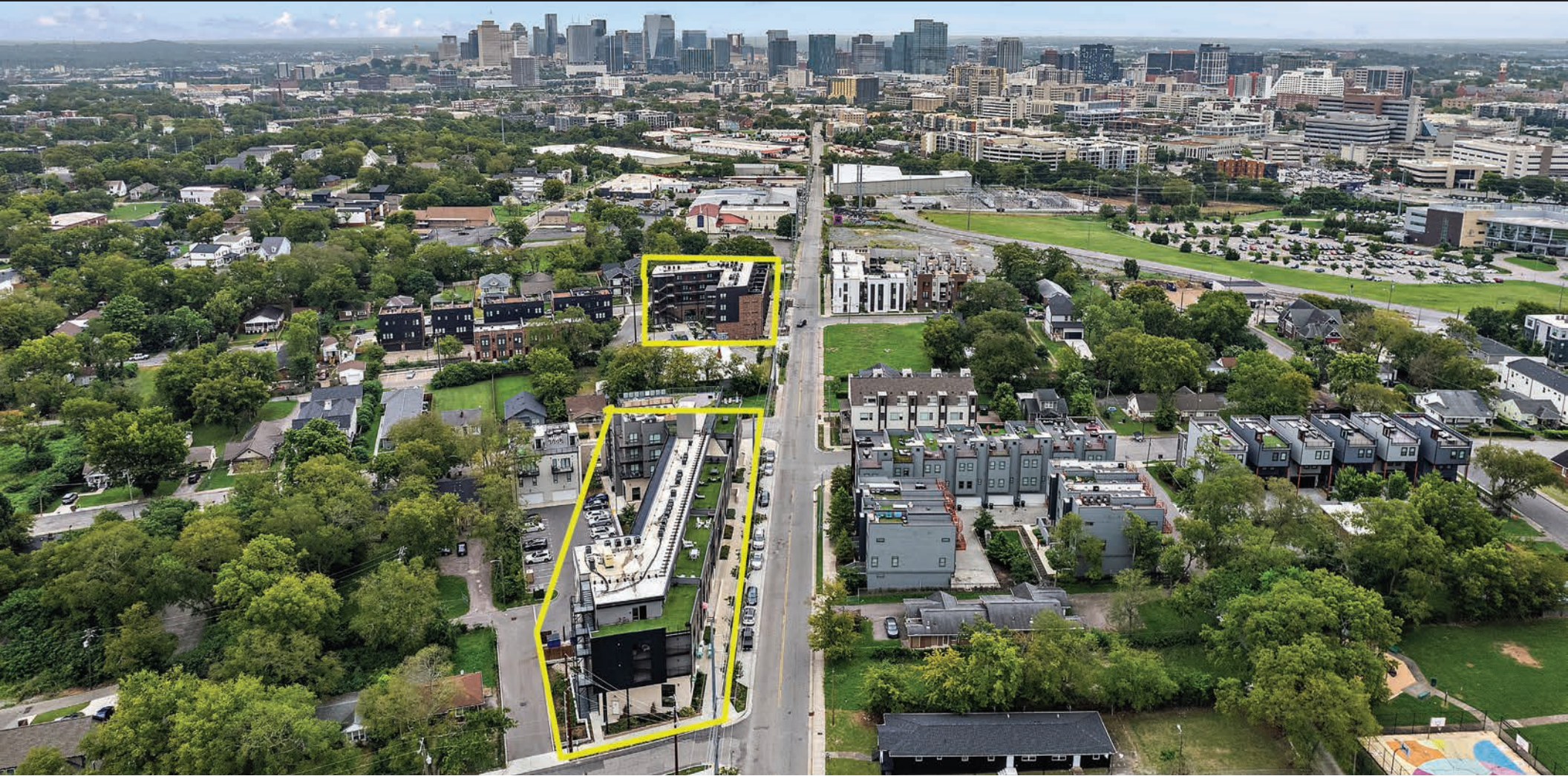
THE
REAL EQUITY
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COMPASS RE COMMERCIAL

4031 ASPEN GROVE DRIVE, SUITE 400, FRANKLIN TN 37067 | O 615.475.5616

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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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Delivery Date
Immediate

Merchandising Ideas

 Restaurant/Bar

 Retail



Current Tenant Build Outs

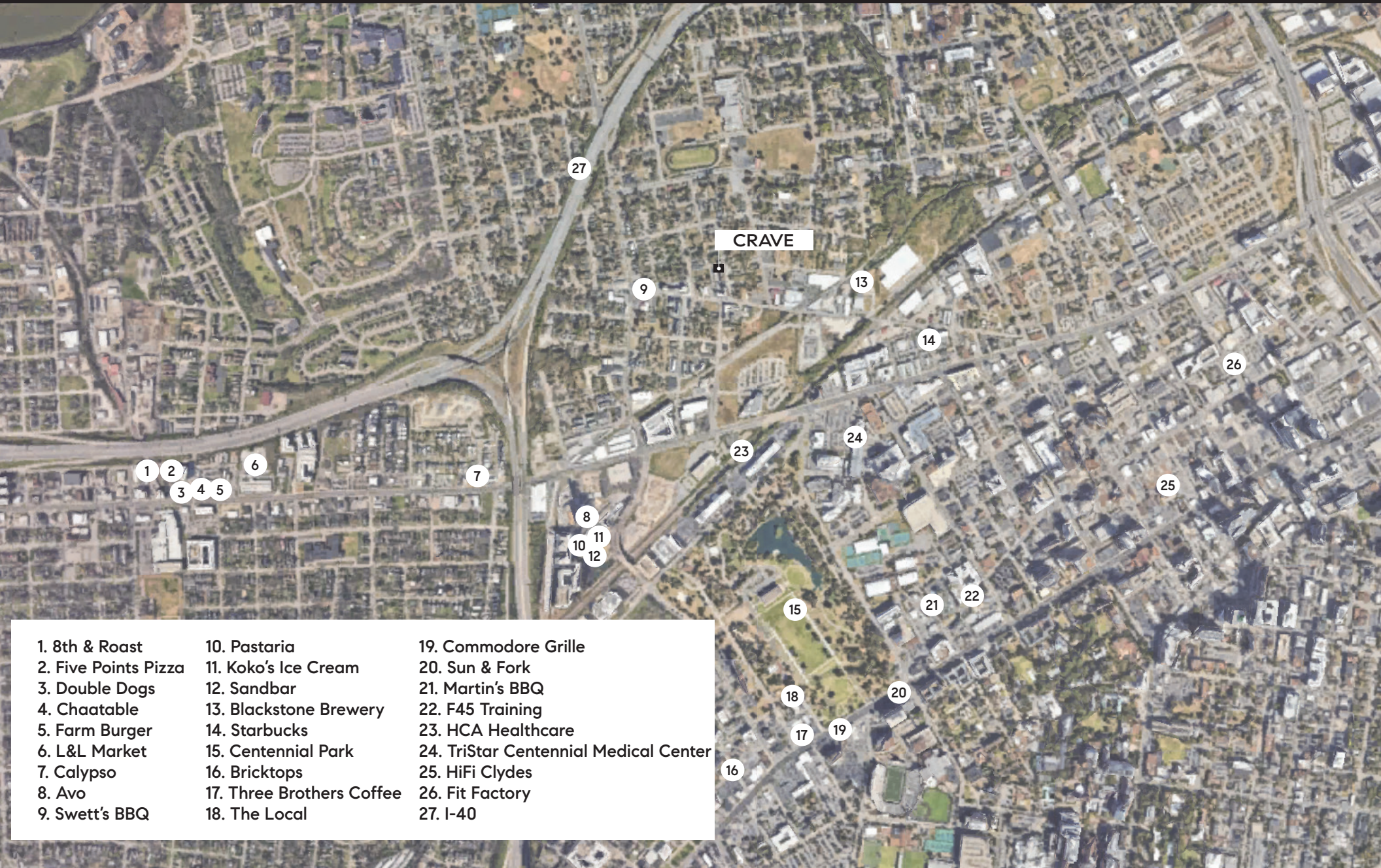
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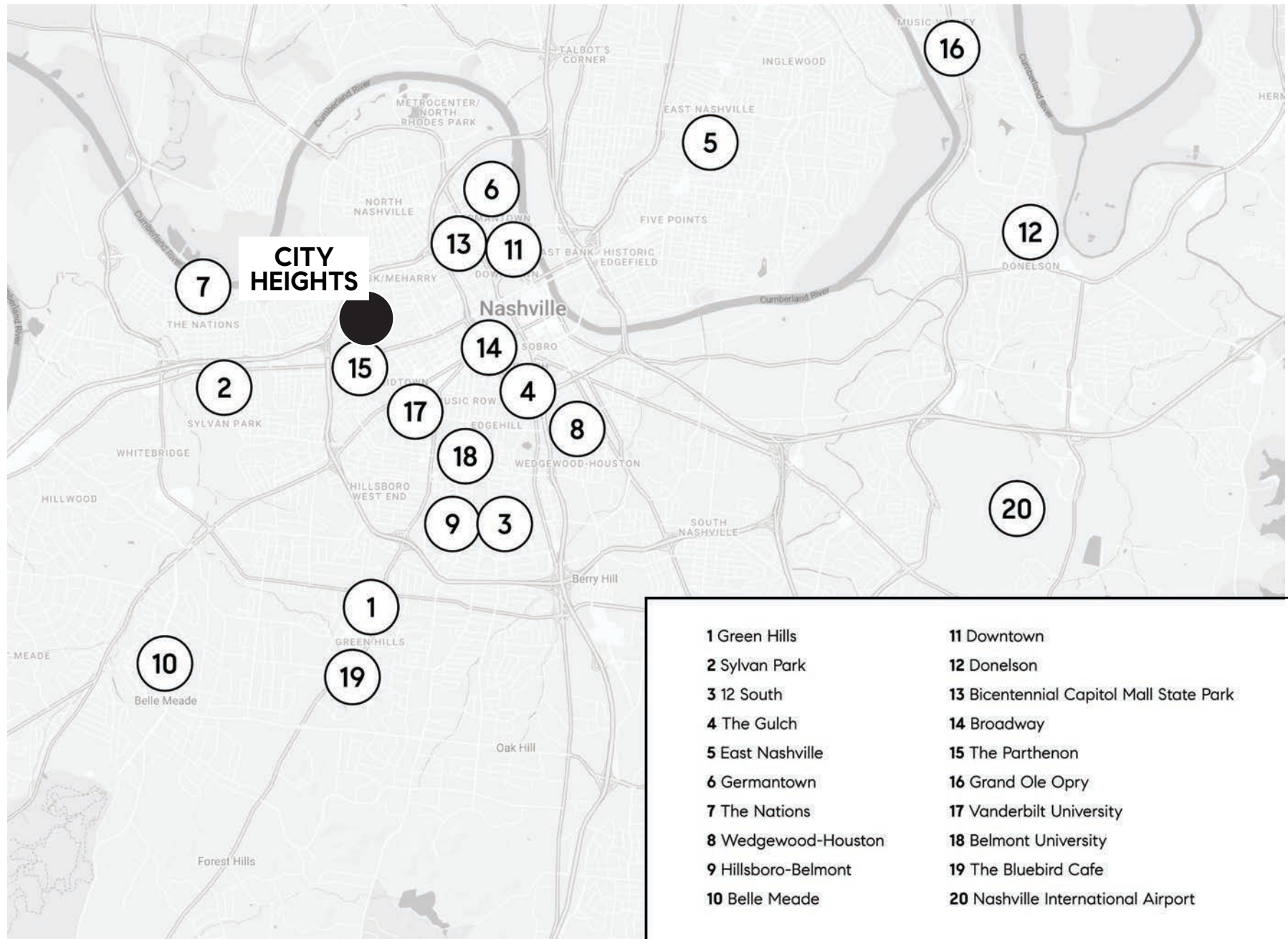
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- | | | |
|----------------------|---------------------------|---------------------------------------|
| 1. 8th & Roast | 10. Pastaria | 19. Commodore Grille |
| 2. Five Points Pizza | 11. Koko's Ice Cream | 20. Sun & Fork |
| 3. Double Dogs | 12. Sandbar | 21. Martin's BBQ |
| 4. Chaatable | 13. Blackstone Brewery | 22. F45 Training |
| 5. Farm Burger | 14. Starbucks | 23. HCA Healthcare |
| 6. L&L Market | 15. Centennial Park | 24. TriStar Centennial Medical Center |
| 7. Calypso | 16. Bricktops | 25. HiFi Clydes |
| 8. Avo | 17. Three Brothers Coffee | 26. Fit Factory |
| 9. Swett's BBQ | 18. The Local | 27. I-40 |

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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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