

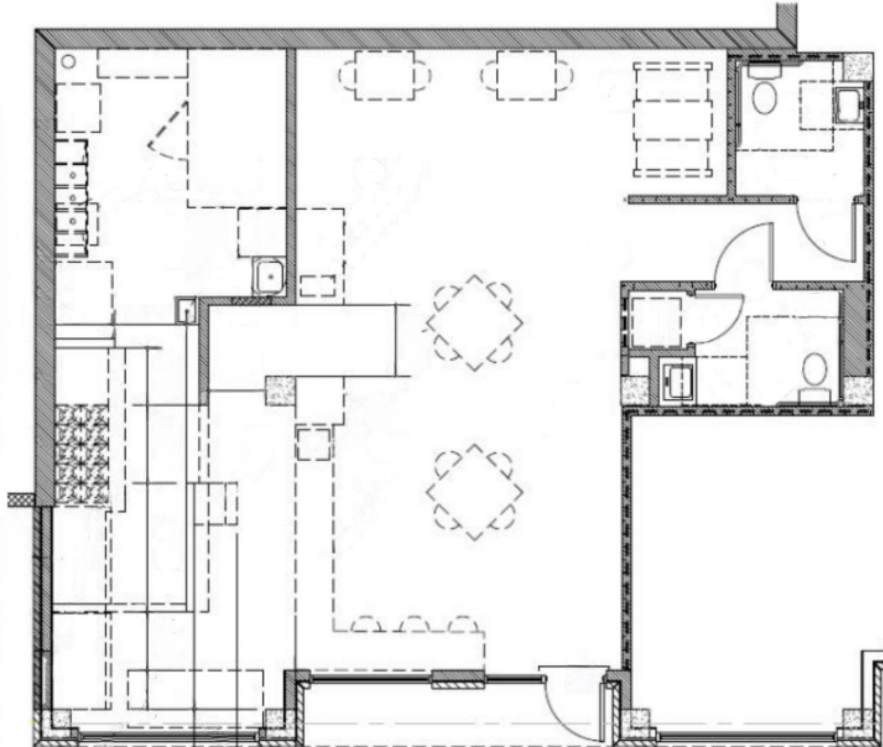
FOR LEASE

1896 Eastland Avenue, Nashville, TN 37206
Lockeland Springs | East Nashville | Turnkey Restaurant | Walden Apartments

★ 1896 EASTLAND AVE



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](#)

[LOOPNET](#)

[CREXI](#)

[3D TOUR](#)



LOCATION



LOCKELAND SPRINGS EAST NASHVILLE

This 1,318 SF plug and play restaurant opportunity offers 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.

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 | 9. Snooze AM Eatery | 17. Two Ten Jack |
| 2. Hawkers | 10. Lockeland Table | 18. Rose Pepper Cantina |
| 3. Butcher & Bee | 11. Pie Town Tacos East | 19. Bad Idea |
| 4. Joyland | 12. BoomBozz | 20. Edley's BBQ |
| 5. Dino's Bar & Grill | 13. The Treehouse | 21. Bar Taco |
| 6. Little Bites | 14. Duke's Noko | 22. Chopper |
| 7. Five Points Pizza | 15. Jeni's Ice Cream | 23. The Lipstick Lounge |
| 8. Smith & Lentz | 16. Five Daughters | 24. Rosemary Beauty Queen |

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 | 47. Amplify on Main |
| 42. The Russell | 48. Jolene |
| 43. Urban Cowboy | 49. Stacks on Main |
| 44. Reunion Hotel | 50. 5th and Main |
| 45. The Outrider by AvantStay | 51. Eastside Heights |
| 46. The Eighteen | 52. The Cleo |

PLANNED & CURRENT EAST NASHVILLE DEVELOPMENTS



ORACLE HQ



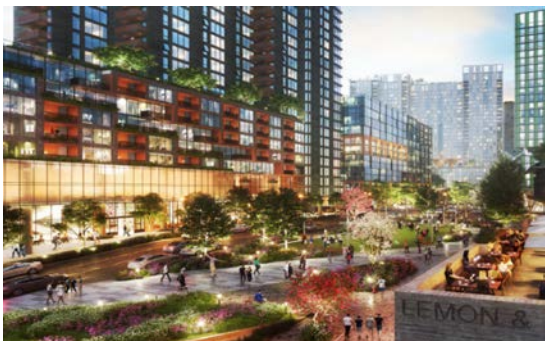
NEW TITANS STADIUM



PSC METALS REDEVELOPMENT



4TH & SHELBY



STATION EAST



RIVER NORTH



SOUTHERN LAND CO. / LINCOLN
TECH. REDEVELOPMENT



408 WOODLAND ST



RIVERCHASE



EASTLINE



RICHARD BUILDERS

GALLERY



1896 EASTLAND AVE

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

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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.