



**FOR LEASE**

**Prominent Retail & Office  
Opportunity in East Nashville**

**4,586 SF Available**

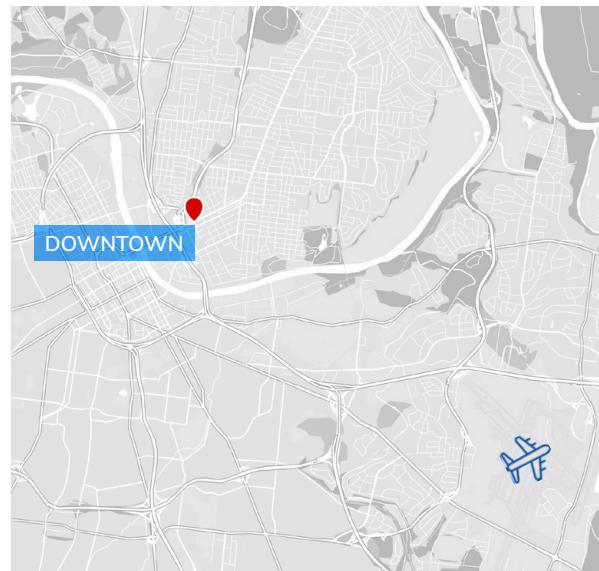
**9,855 SF Total Building Size**

**600 MAIN STREET | NASHVILLE, TN 37206**

**STREAM**<sup>®</sup>

# Property Overview

600 Main Street presents a versatile retail or office opportunity in the heart of East Nashville. With 4,586 SF available in a 9,855 SF building, this property combines visibility, accessibility, and a strong neighborhood presence. Positioned on Main Street, it offers tenants the ability to capture both local residents and the growing East Nashville workforce.



## HIGHLIGHTS



Prominent East Nashville location on Main Street, surrounded by established dining, shopping, and residential growth



4,586 SF available



9,855 SF total building size



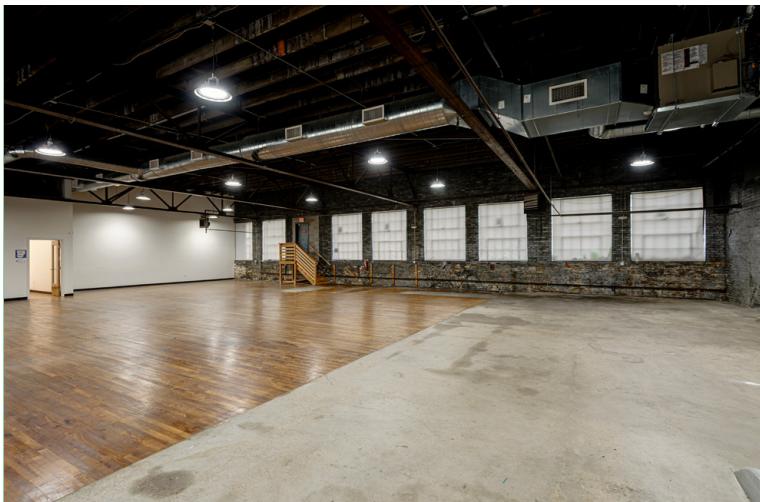
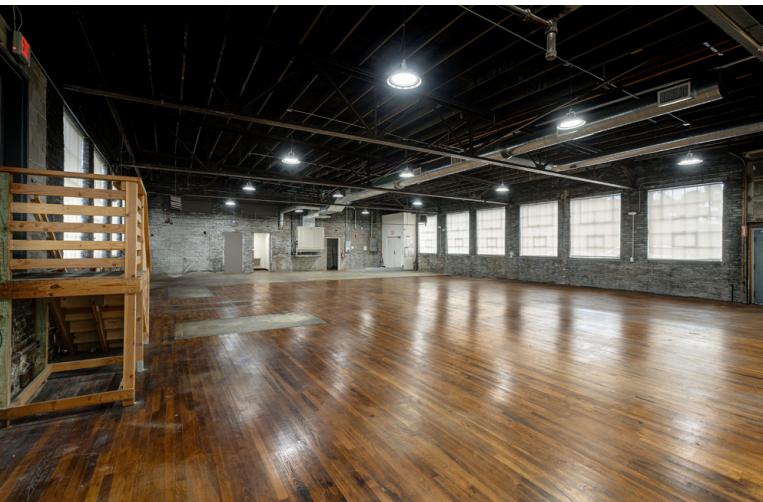
Immediate access to Ellington Parkway and I-24, minutes from Downtown Nashville and Nashville International Airport



Flexible use for retail or office



Highly accessible for customers and employees



# Area Demographics

 **32.7**  
MEDIAN AGE

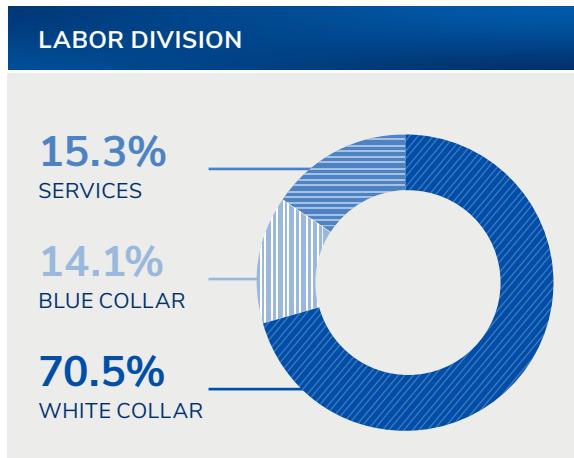
 **16,206**  
TOTAL BUSINESSES

 **246,608**  
TOTAL POPULATION

 **366,512**  
TOTAL EMPLOYEES

 **\$120,965**  
AVG. HOUSEHOLD INCOME

 **\$537,558**  
MEDIAN HOME VALUE



Source: Esri forecasts for 2025 and 2030

## Drive Times

**2 MINS**  
ACCESS TO I-24

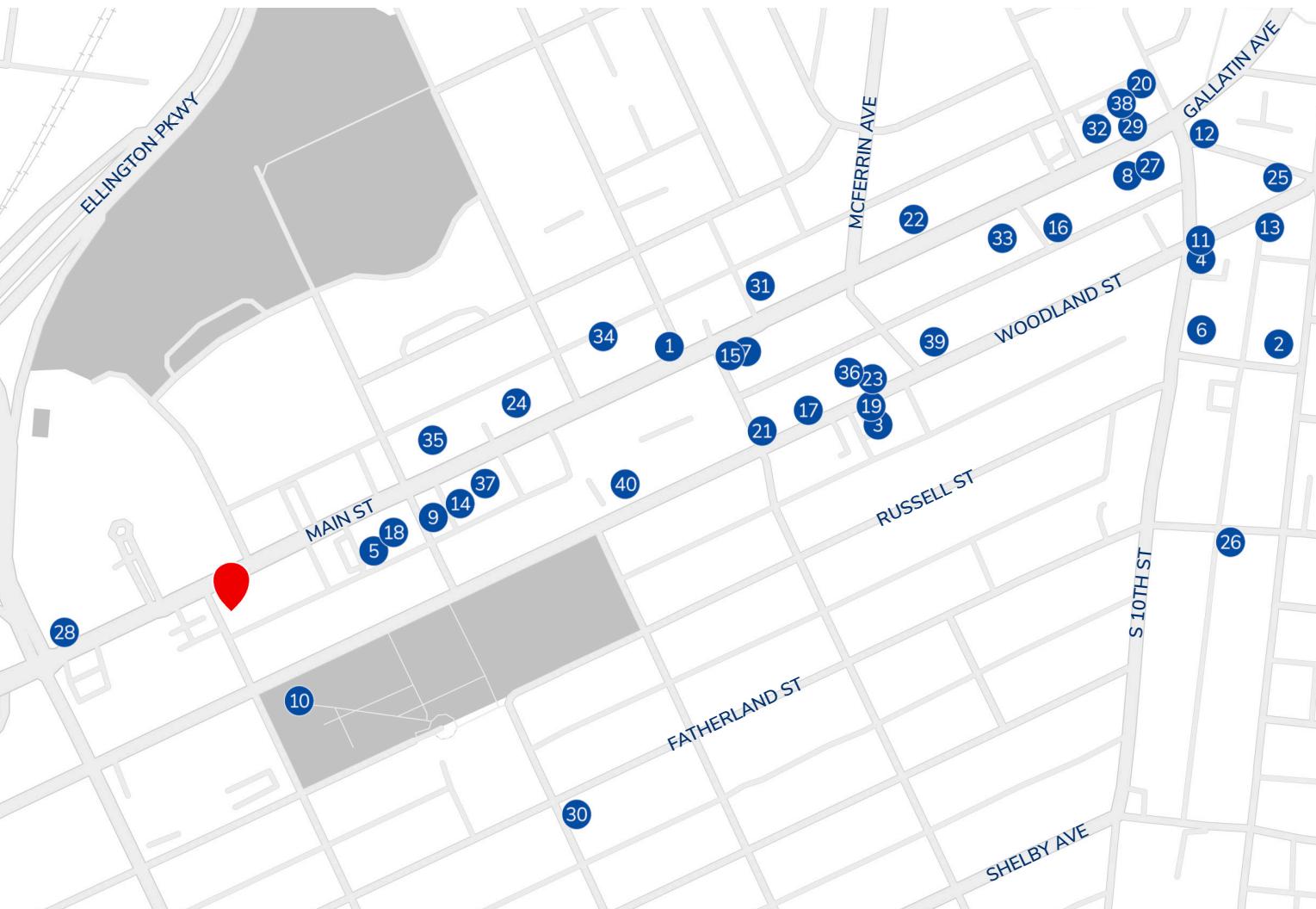
**7 MINS**  
DOWNTOWN  
NASHVILLE

**9 MINS**  
NASHVILLE  
INTERNATIONAL  
AIRPORT

**12 MINS**  
MIDTOWN  
NASHVILLE

# Nearby Amenities & Developments

1. ALL-DAY CAFÉ AT WAYMORE'S	15. GULLY BOYZ	29. RADISH KITCHEN
2. BAD IDEA	16. GYM 5	30. SKY BLUE CAFE
3. BAD LUCK BURGER CLUB	17. HARAZ COFFEE HOUSE	31. SMITH & LENTZ BREWING & PIZZA
4. BARTACO	18. HAWKERS ASIAN STREET FOOD	32. SNOOZE, AN A.M. EATERY
5. BOLTON'S SPICY CHICKEN & FISH	19. HONEYTREE MEADERY	33. STOKE HAUS BREWING & BBQ
6. BOOMBOZZ CRAFT PIZZA	20. HUGH-BABY'S	34. SUBLIMINAL COFFEE COMPANY
7. BUTCHER & BEE	21. JOYLAND RESTAURANT	35. SUBWAY
8. CILANTRO MEXICAN GRILL	22. KOI SUSHI & THAI	36. THE BASEMENT EAST
9. EAST PARK DONUTS & COFFEE	23. LAKESIDE LOUNGE	37. THE HEALING GARDEN
10. EAST RECREATION CENTER	24. LOVE AND EXILE BAR	38. TURMERIC & CO
11. EDLEY'S BAR-B-QUE	25. MARGOT CAFE & BAR	39. UP-DOWN NASHVILLE
12. EMMY SQUARED PIZZA	26. MIJO GORDITO	40. YEAST NASHVILLE
13. FIVE POINTS PIZZA	27. NOBLE'S EAST NASHVILLE	
14. GREKO GREEK STREET FOOD	28. NOIR KITCHEN & COCKTAILS	





FOR MORE INFORMATION, CONTACT:

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