

# NEW RETAIL IN THE NATIONS

±6,223 TOTAL SF WITH FLEXIBLE LAYOUTS | DELIVERY Q4 2026



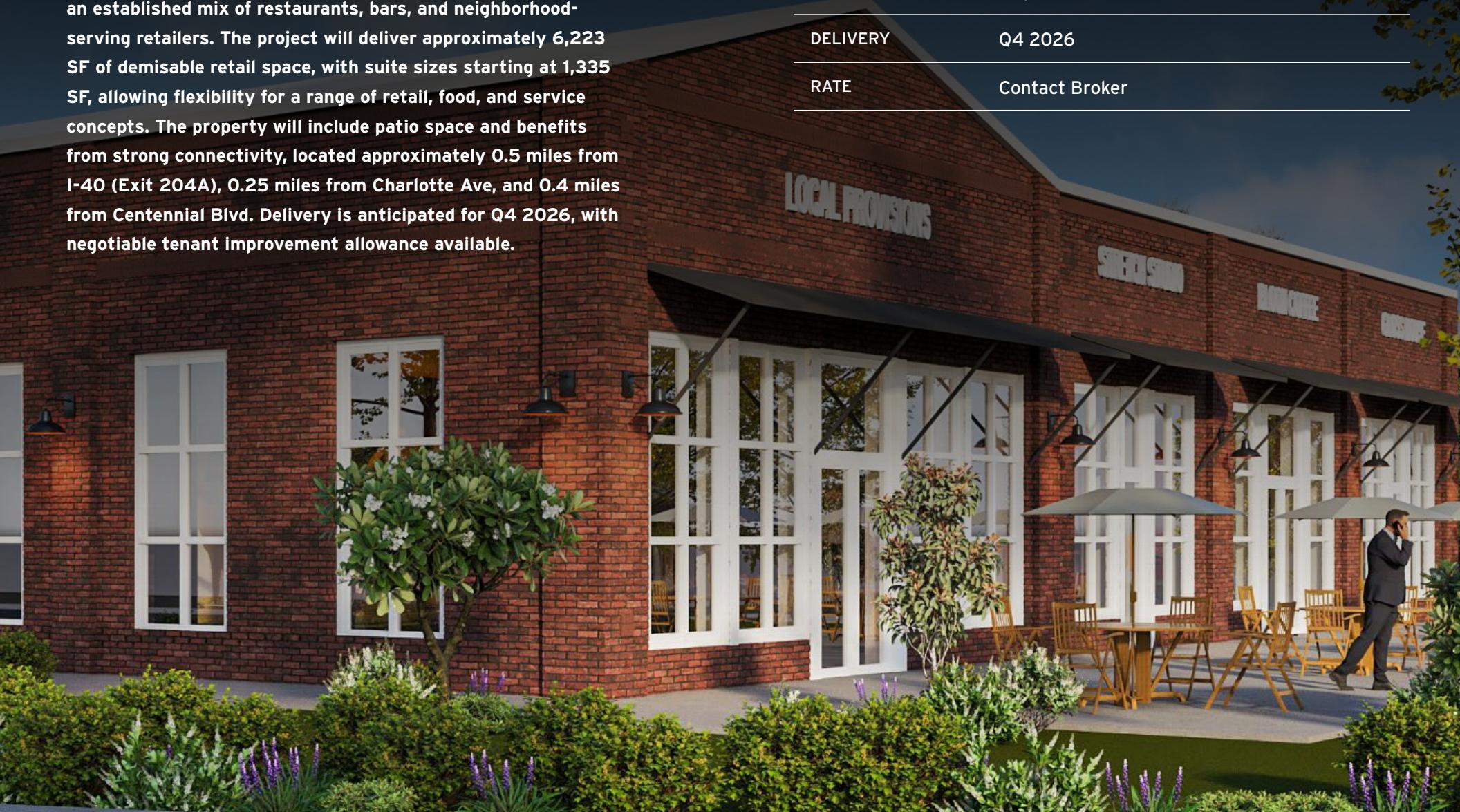
SOUTHEAST VENTURE

# OPPORTUNITY

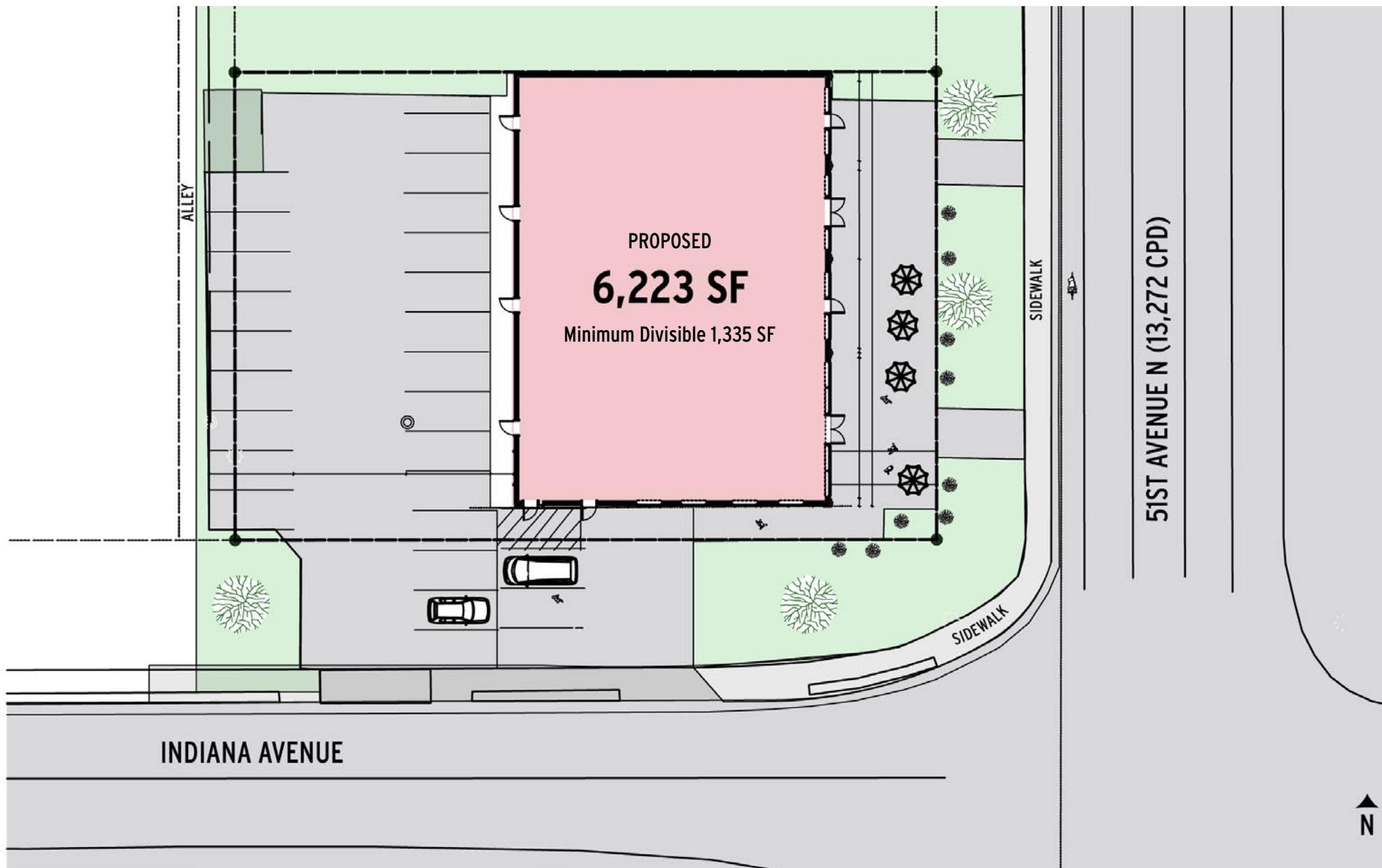
Located in the heart of The Nations, this new retail development will offer a highly visible leasing opportunity surrounded by an established mix of restaurants, bars, and neighborhood-serving retailers. The project will deliver approximately 6,223 SF of demisable retail space, with suite sizes starting at 1,335 SF, allowing flexibility for a range of retail, food, and service concepts. The property will include patio space and benefits from strong connectivity, located approximately 0.5 miles from I-40 (Exit 204A), 0.25 miles from Charlotte Ave, and 0.4 miles from Centennial Blvd. Delivery is anticipated for Q4 2026, with negotiable tenant improvement allowance available.

## PROPERTY SUMMARY

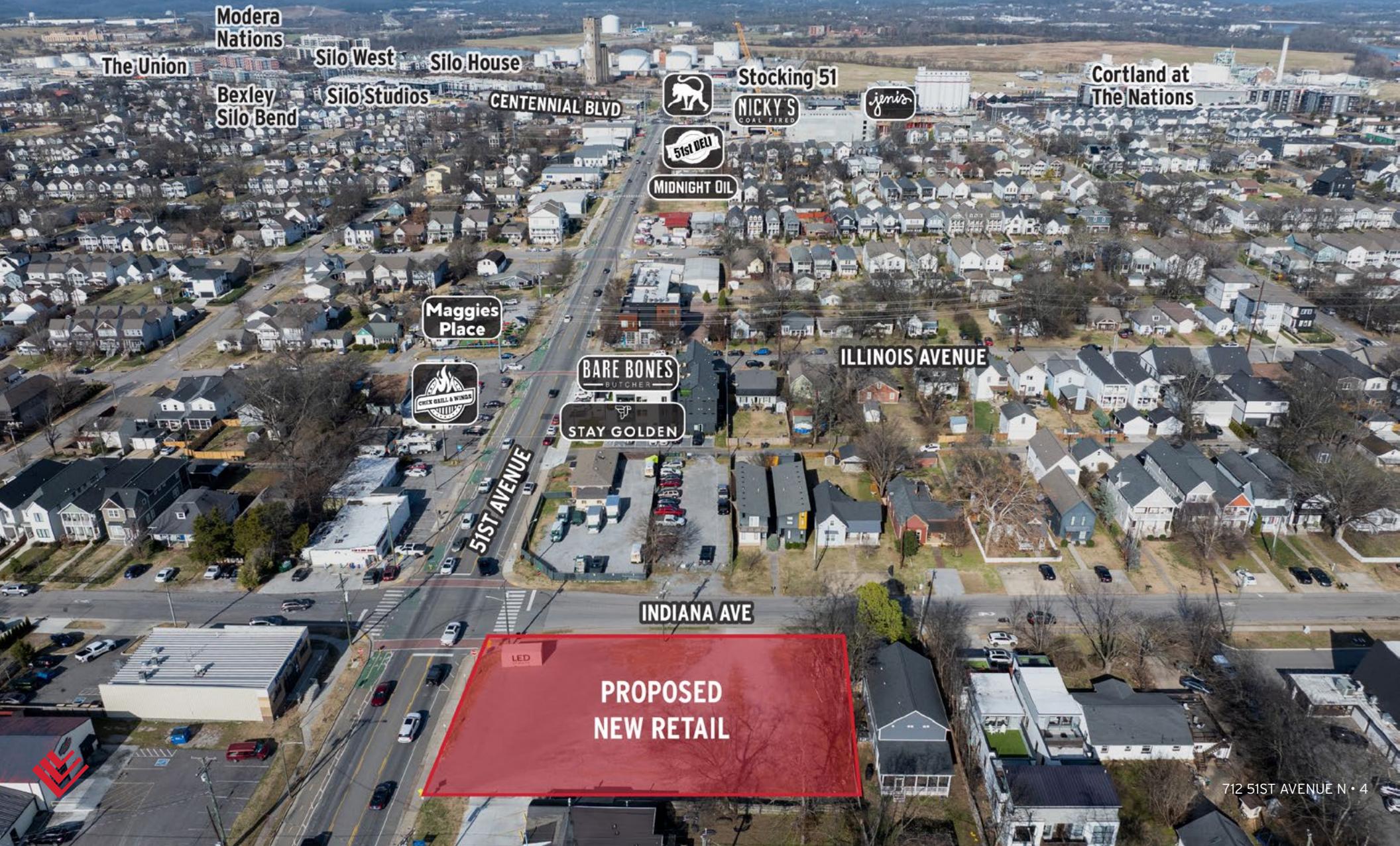
ADDRESS	712 51st Avenue North, Nashville, TN 37209
BUILDING SIZE	$\pm$ 6,223 SF <i>demisable</i>
DELIVERY	Q4 2026
RATE	Contact Broker



# SITE PLAN



## POINTS OF INTEREST / NORTH



## POINTS OF INTEREST / EAST



# THE NATIONS

One of Nashville's most dynamic urban neighborhoods, the Nations is known for its vibrancy and surging growth. The neighborhood boasts many of the city's best dining and drinking spots as well as some of Nashville's most coveted breweries.



**FOR MORE  
INFORMATION,  
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