



RETAIL PROPERTY FOR LEASE

# CAPITOL VIEW RESTAURANT SUBLEASE

408 11th Avenue North, Nashville, TN 37203

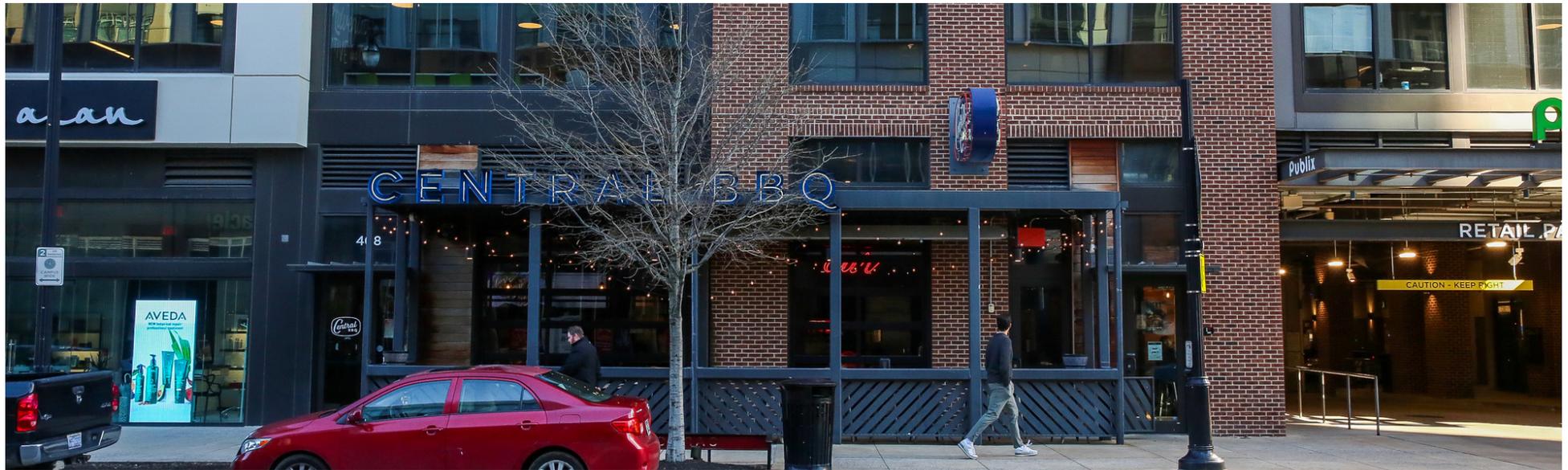
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**Baker Storey McDonald**  
 **Properties**

# CAPITOL VIEW - DO NOT DISTURB TENANT

408 11th Avenue North, Nashville, TN 37203



## PROPERTY DESCRIPTION

Capitol View is a premier Downtown Nashville retail destination in the heart of the North Gulch, featuring approximately 130,000 square feet of street-level retail and restaurant space within a dense, walkable mixed-use environment anchored by Publix.

## PROPERTY HIGHLIGHTS

- DO NOT DISTURB TENANT. +/- 3,484 SF restaurant available for sublease.
- Approved food uses: BBQ, Sushi, Greek, Chinese
- Dense daytime and residential population
- Access to nearly 25,000 employees within 0.5 mile
- Immediate access to I-40 and I-65 with multiple ingress/egress points, strong visibility along Charlotte Ave & 11th Ave, and +/- 100,000 ADT exposure



# CAPITOL VIEW - LOW AERIAL

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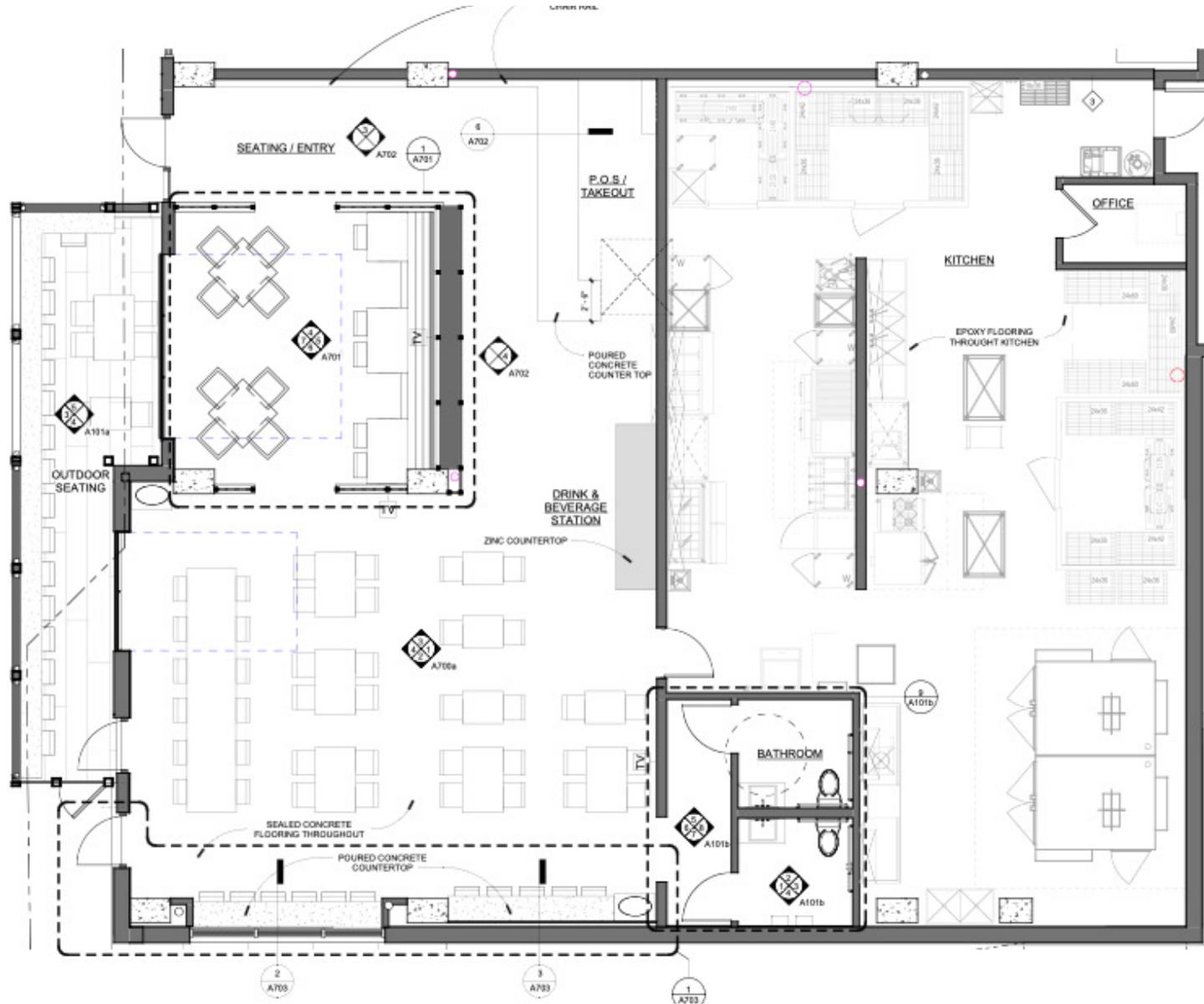
# CAPITOL VIEW - HIGH AERIAL

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# CAPITOL VIEW - FLOOR PLAN

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# CAPITOL VIEW

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,634	16,810	34,184
Average Age	30.6	30.2	30.2
Average Age (Male)	29.5	30.2	31.1
Average Age (Female)	30.6	30.8	30.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	2,414	10,891	19,465
# of Persons per HH	1.5	1.5	1.8
Average HH Income	\$105,768	\$109,891	\$109,340
Average House Value	\$476,726	\$432,684	\$518,401

TRAFFIC COUNTS	0.5 MILES	1 MILE	1.5 MILES
	/day		

