

**LEASE**

# 1531 Jones Avenue

**1531 JONES AVENUE**

Nashville, TN 37207

**PRESENTED BY:**

**AMANDA HAYES**

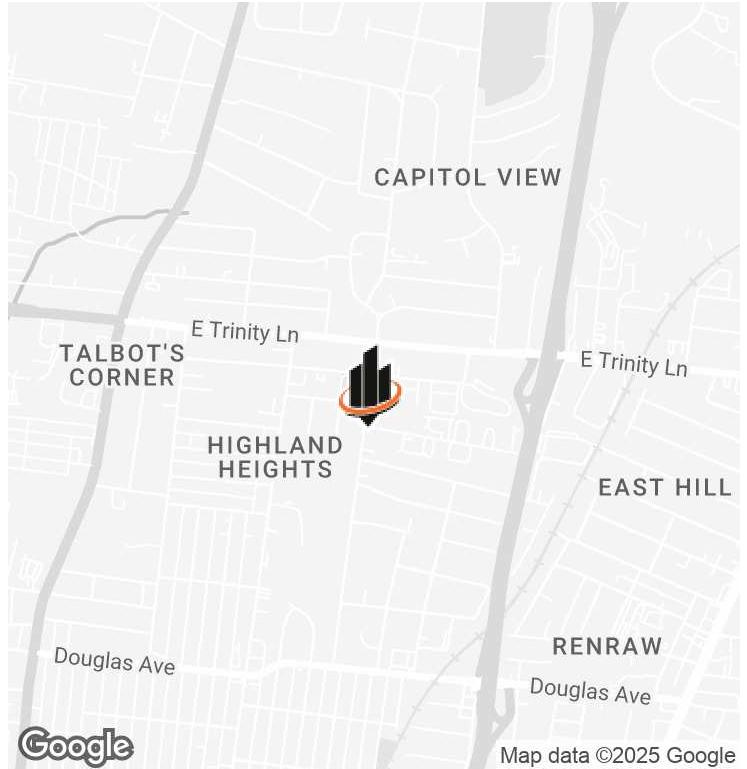
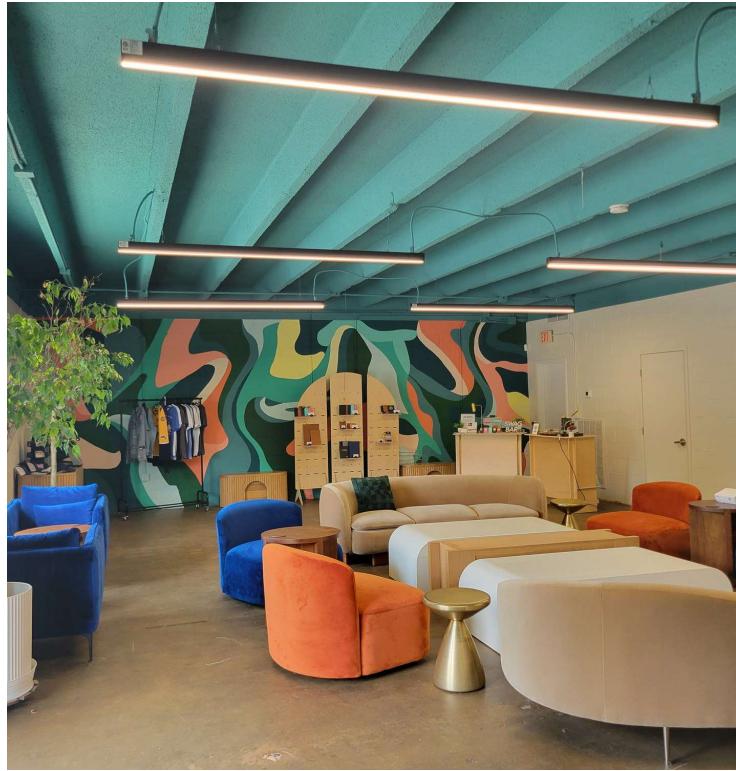
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# PROPERTY SUMMARY



## OFFERING SUMMARY

LEASE RATE:	\$35/SF
AVAILABLE SF:	3,432 SF

## PROPERTY OVERVIEW

Bring your business to life in this flexible 3,000+ SF space at 1531 Jones Avenue, right in the heart of East Nashville's community-driven neighborhood. This property features a bright, open floor plan with large windows that flood the space with natural light, making it an inviting setting for customers and staff alike.

With four bathrooms, ample parking, and the ability to demise the space for multiple users, this property offers adaptability for a wide range of concepts. It's an ideal fit for a local coffee shop, boutique fitness studio, family-friendly business, or creative retail use looking to engage directly with the vibrant East Nashville community.

Imagine your business here today—benefiting from the visibility, functionality, and neighborhood energy that make East Nashville one of the city's most desirable markets.

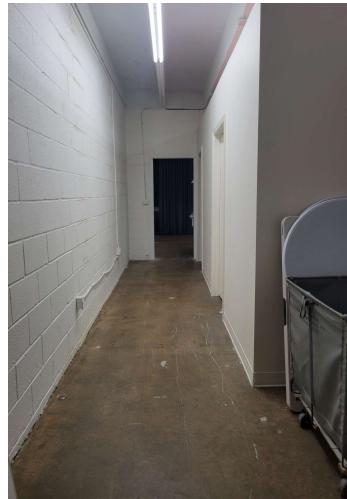
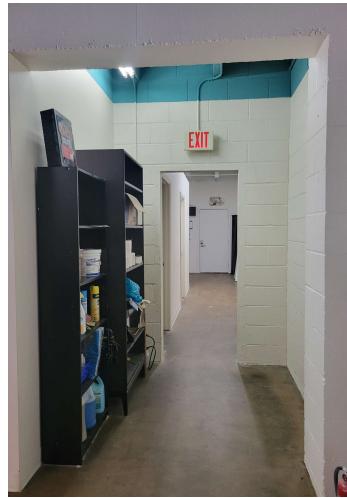
## PROPERTY HIGHLIGHTS

- ±3,000 SF of flexible space (divisible for multiple users)
- 4 bathrooms for convenience and multi-tenant use
- Ample parking to accommodate customers and staff

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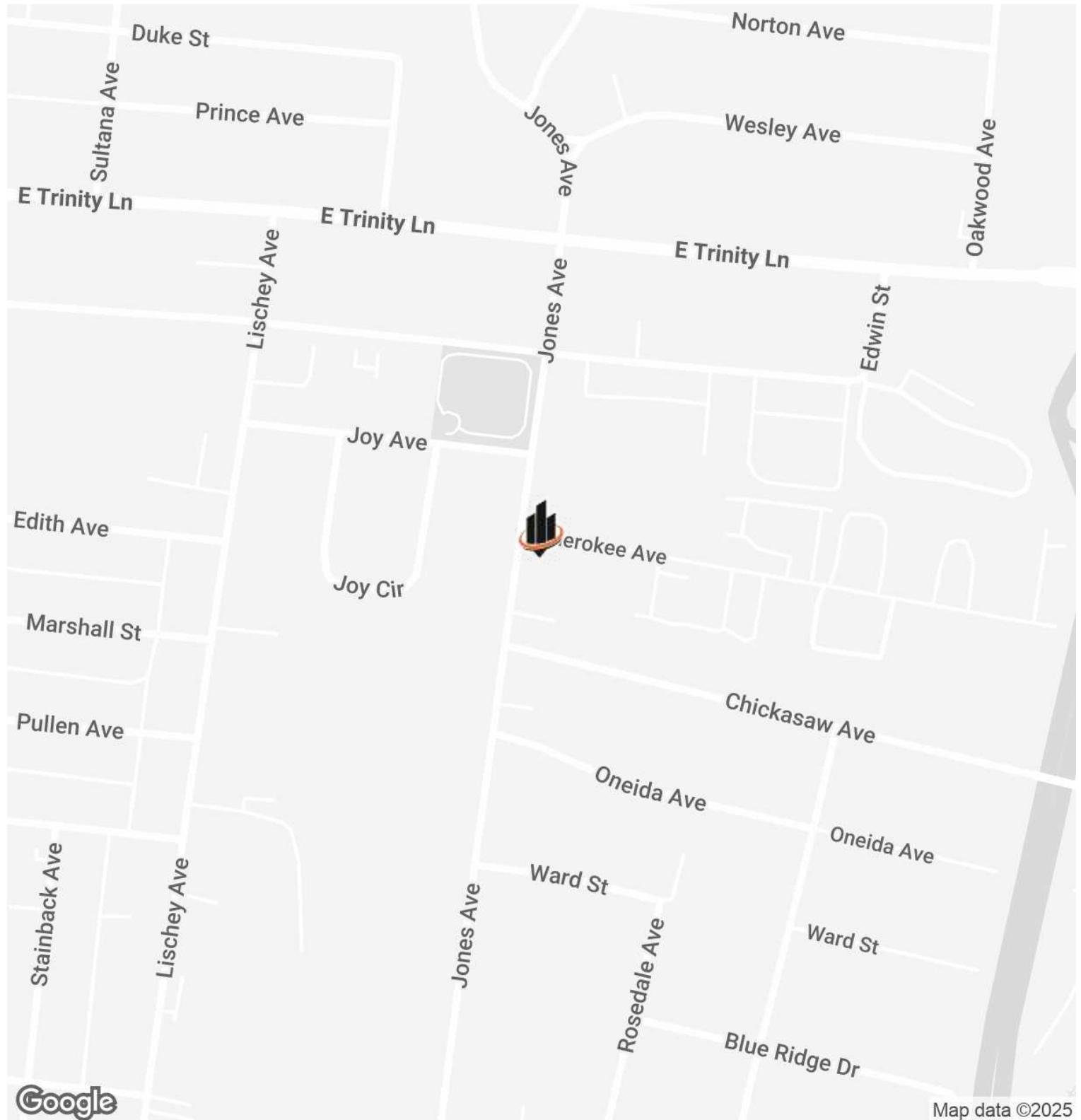
## ADDITIONAL PHOTOS



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## LOCATION MAP

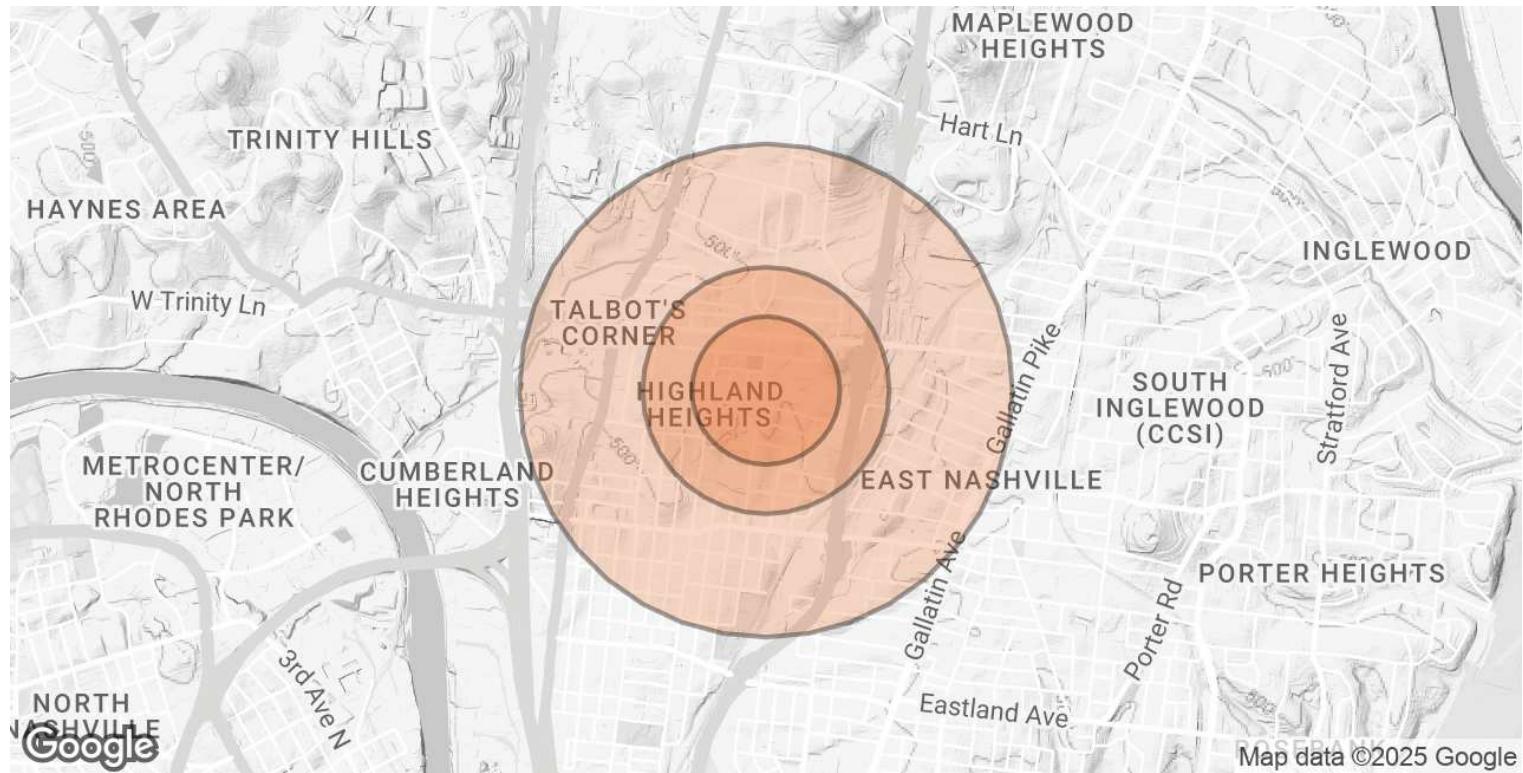


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# DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	505	2,381	11,590
<b>AVERAGE AGE</b>	36	35	35
<b>AVERAGE AGE (MALE)</b>	35	35	34
<b>AVERAGE AGE (FEMALE)</b>	36	36	36
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	216	1,013	4,767
<b># OF PERSONS PER HH</b>	2.3	2.4	2.4
<b>AVERAGE HH INCOME</b>	\$84,971	\$86,089	\$87,883
<b>AVERAGE HOUSE VALUE</b>	\$511,119	\$500,189	\$454,337

Demographics data derived from AlphaMap

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