

FOR LEASE

±2,000 SF Retail Space in the Sylvan Park Neighborhood

CHARLES
HAWKINS CO.
Commercial Real Estate Services



422 ACKLEN PARK DR
NASHVILLE, TN

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FOR LEASE RETAIL SPACE

**SIZE**

±2,000 SF

ZONED

CS (Commercial Service)

LOCATION

Great location adjacent to the Nations & West End in the vibrant Sylvan Park neighborhood

NEW PRICING

\$24/SF NNN

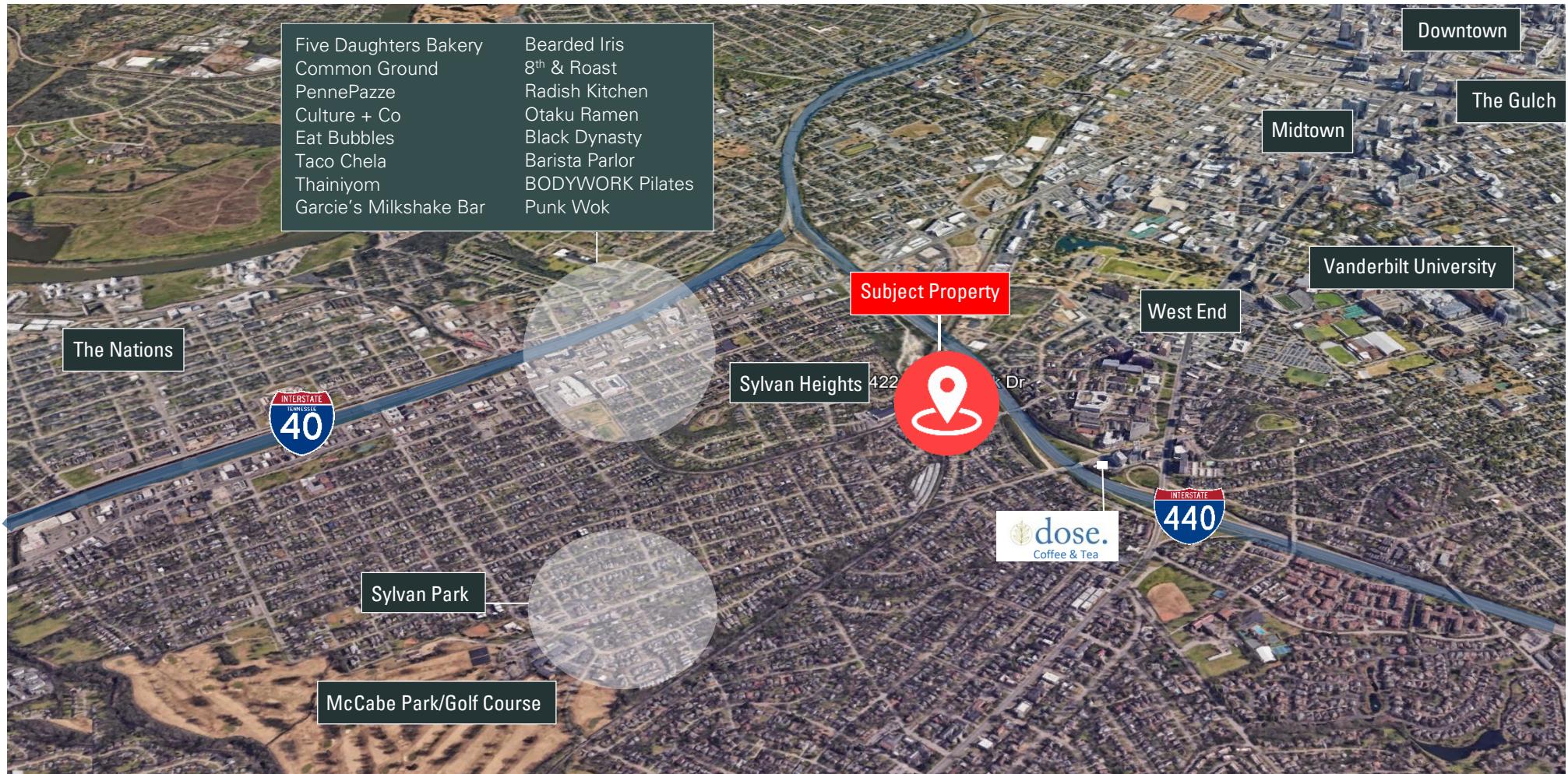
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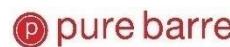
WALKABILITY



AERIAL



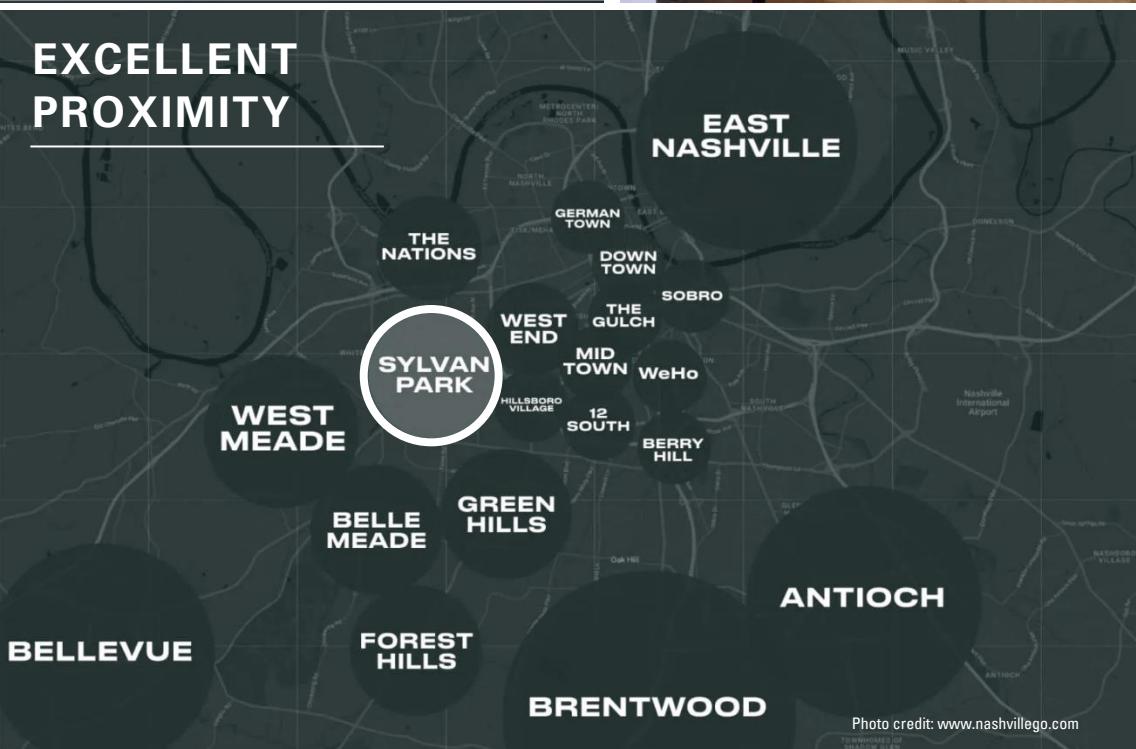
SOME NEIGHBORING RETAILERS



SYLVAN PARK



EXCELLENT PROXIMITY



CHARMING NEIGHBORHOOD

Located southwest of downtown, Sylvan Park is a quaint and quiet neighborhood that is a largely residential area brimming with locally owned restaurants, bars, and shops. This vibrant neighborhood has become a convenient choice for college students and working professionals because of its versatility and walkability. It offers a variety of great places to dine and socialize in a family-friendly environment.

The neighborhood's main thoroughfare is Murphy Road, which ends at McCabe Park, home to McCabe Golf Course and the surrounding Richland Creek Greenway. The Nations and West End neighborhoods border either side of Sylvan Park.

- 99** Friendliness
- 76** Affordability
- \$119K** Average Income
- 75%** Homeowners
- #2** Friendliest neighborhood in Nashville

Demographic Information

Population

65,007 people live within a 2-mile radius with an average annual income of \$104,428.

Young professional population

33.9 median age within a 1-mile radius

64% of the population within a 1-mile radius has a bachelor's or advanced degree

	2 Miles	5 Miles
Population	65,007	223,139
Households	29,442	101,480
Income	\$104,428	\$107,700
Spending	\$877M	\$3B

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