

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

Erin Badaracco
Vice President
C: (615) 406-4096
ebadaracco@charleshawkinsco.com

Michael W. Groos
First Vice President
O: (615) 345-7218
mgroos@charleshawkinsco.com

Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100, Nashville, TN 37204
O: (615) 256 - 3189
www.charleshawkinsco.com

**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

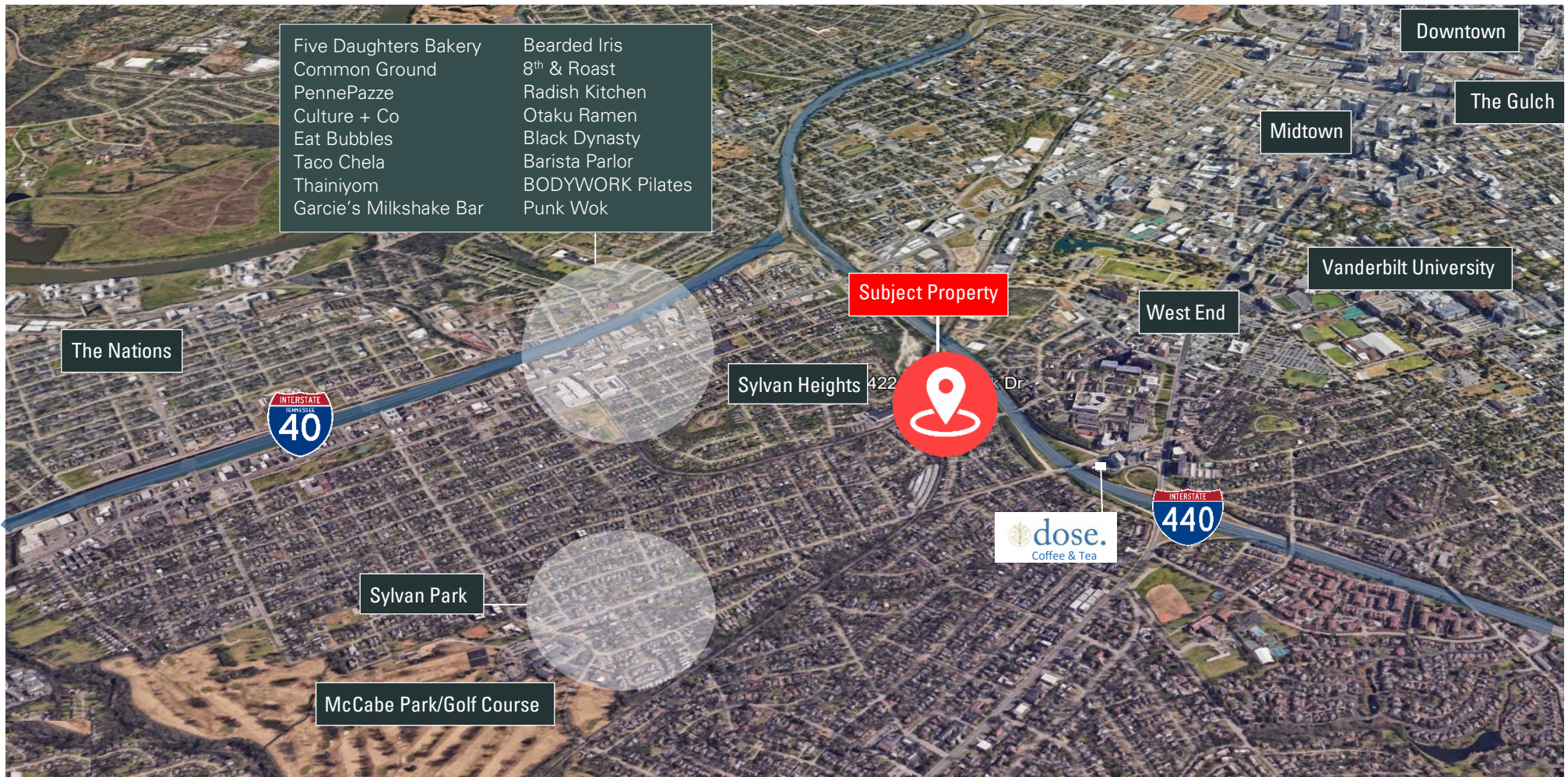
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WALKABILITY



AERIAL



SOME NEIGHBORING RETAILERS



SYLVAN PARK



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

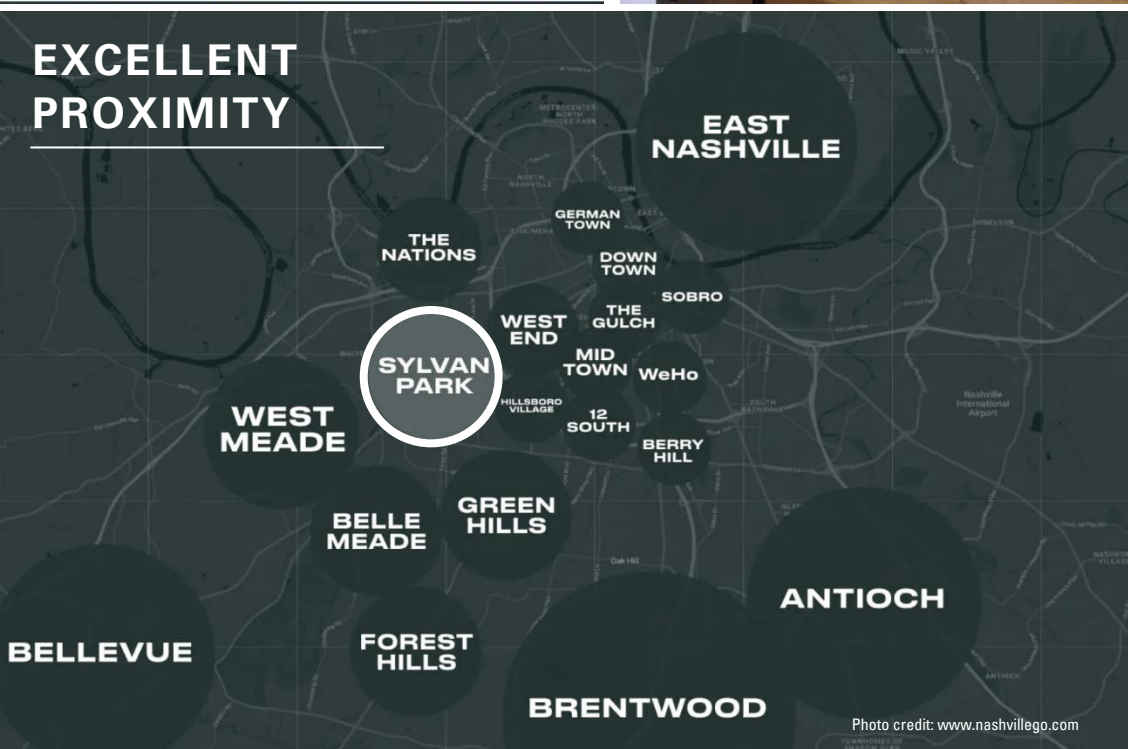
Demographic Information

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

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



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