

FOR LEASE

±9,578 SF Available

Rare Opportunity to Lease Prime Retail Space
Minutes from Downtown, Green Hills & Midtown

2101 21st Ave S, & Nashville, TN 37212

REDUCED RATE



First time in nearly **half a century** this
space has been **available**

HIGHLIGHTS

- ±9,578 Square feet of prime retail space for lease
- **Reduced Rate: \$28.25/ SF NNN**
- High walkability score: 89
- ±40 Parking spaces
- Zoned CL (Commercial Limited)
- Strategically positioned minutes from downtown, Green Hills and Midtown
- The subject property is nestled between Vanderbilt and Belmont Universities & and is surrounded by numerous cafes, shops, restaurants, etc.



R. Stephen Prather
First Vice President
O: 615.345.7254
sprather@charleshawkinsco.com

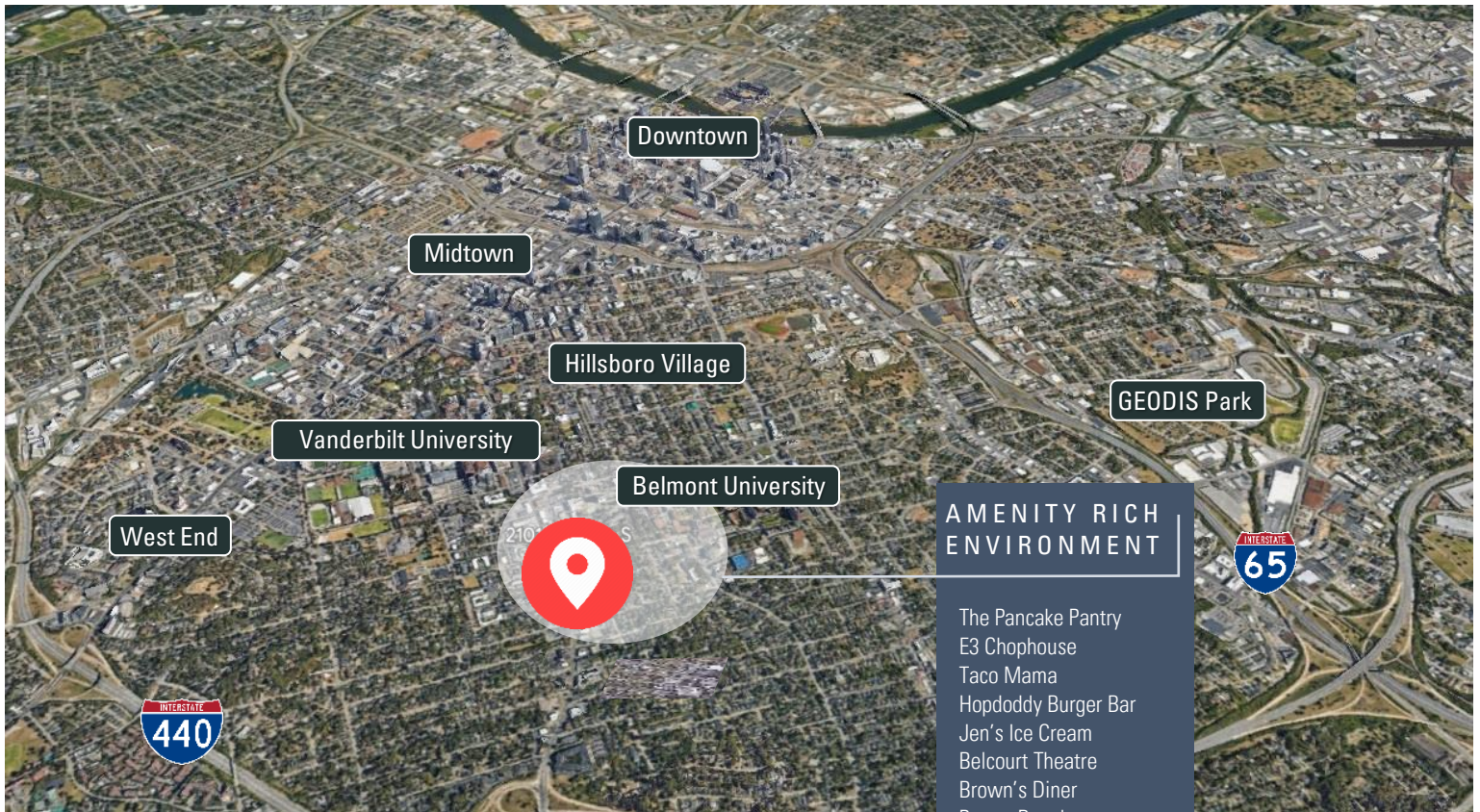
Michael W. Groos
First Vice President
O: 615.345.7218
mgroos@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co.
Nashville, TN 37211
T: 615.256.3189 / F: 615.254.4026
charleshawkinsco.com / corfac.com

For Lease
±9,578 SF Available
Retail Space

2101 2st Ave S.
Nashville, TN 37204
Davidson County

CHARLES
HAWKINS CO.



AMENITY RICH
ENVIRONMENT

- The Pancake Pantry
- E3 Chophouse
- Taco Mama
- Hopdoddy Burger Bar
- Jen's Ice Cream
- Belcourt Theatre
- Brown's Diner
- Proper Bagel
- Greenery Co.
- Ruby Sunshine
- Peacock Jewelers
- The Villager Tavern
- Posh Boutique
- Altar'd State
- The Impeccable Pig
- Etc.

R. Stephen Prather
First Vice President
O: 615.345.7254
sprather@charleshawkinsco.com

Michael W. Groos
First Vice President
O: 615.345.7218
mgroos@charleshawkinsco.com

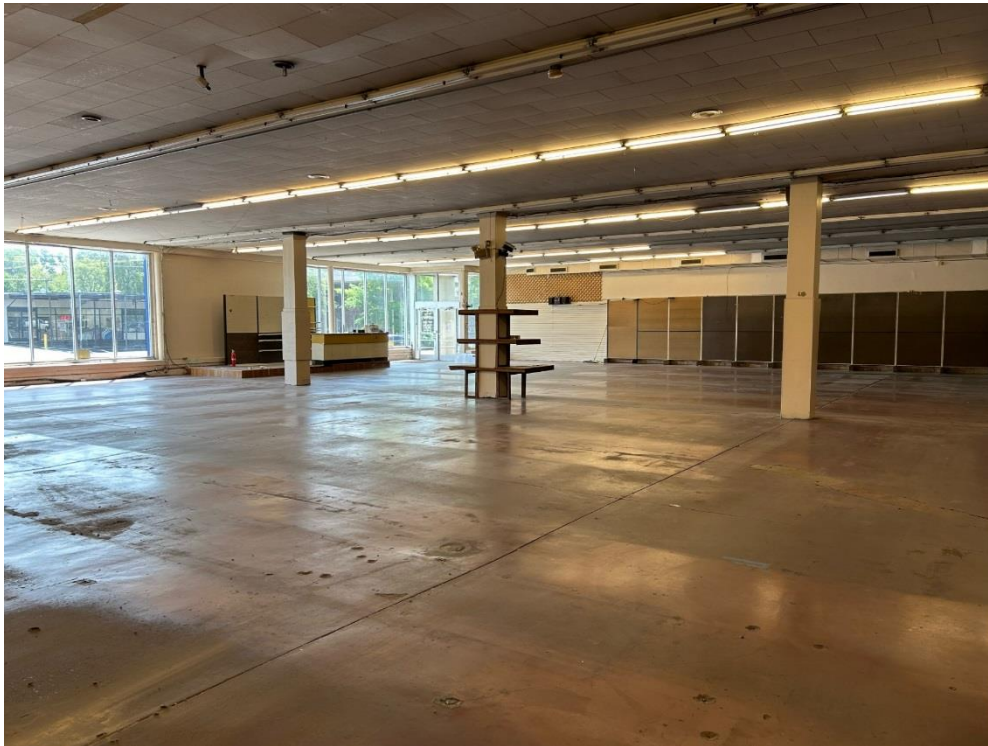
Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37211

T: 615.256.3189 / F: 615.254.4026

For Lease
±9,578 SF Available
Retail Space

2101 2st Ave S.
Nashville, TN 37204
Davidson County

CHARLES
HAWKINS CO.



R. Stephen Prather
First Vice President
O: 615.345.7254
sprather@charleshawkinsco.com

Michael W. Groos
First Vice President
O: 615.345.7218
mgroos@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37211
T: 615.256.3189 / F: 615.254.4026