



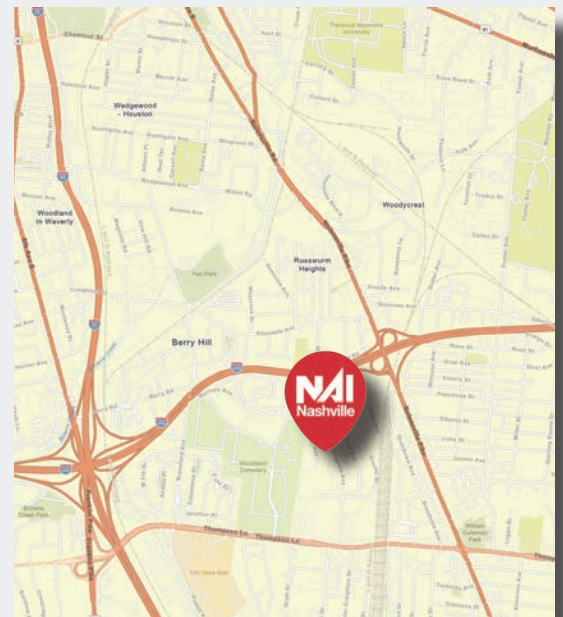
# For Lease

2505 Eugenia Avenue, Nashville, Tennessee

*Well-located in a prominent light-industrial commercial district.*

## PROPERTY HIGHLIGHTS

- + ±2,100 SF modern, open office space
- + Building includes reception, conference room, break room/lounge area, flex area, and restrooms
- + Private deck
- + Ample parking
- + Less than 1-mile to I-440 with connectivity to I-24, I-40, and I-65
- + Convenient access to Berry Hill, downtown Nashville, and BNA



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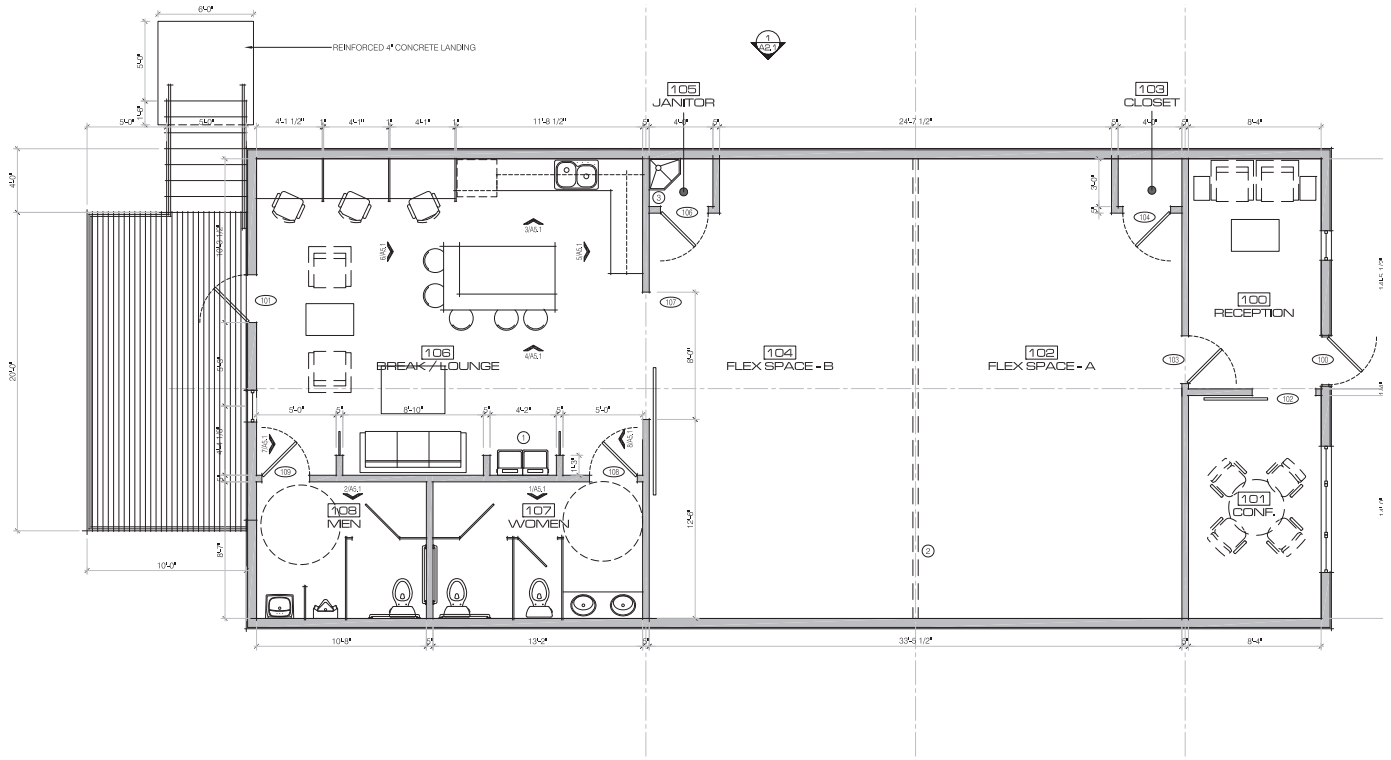
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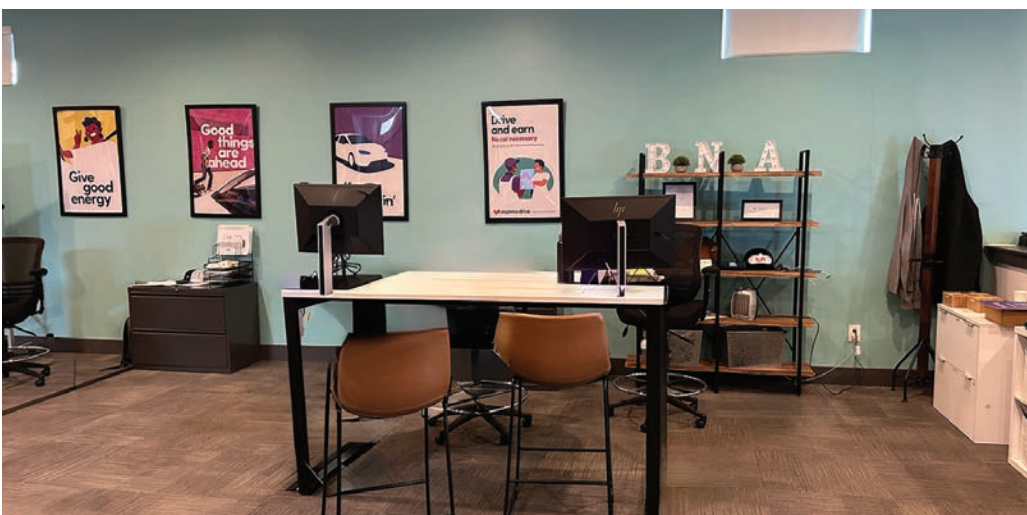
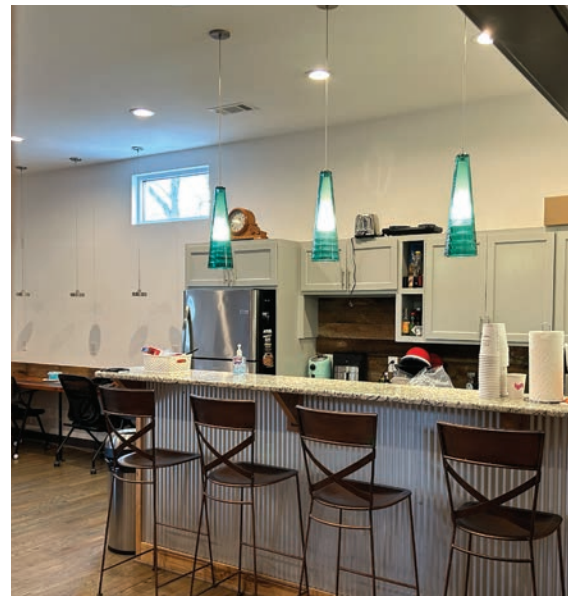
# Floor Plan



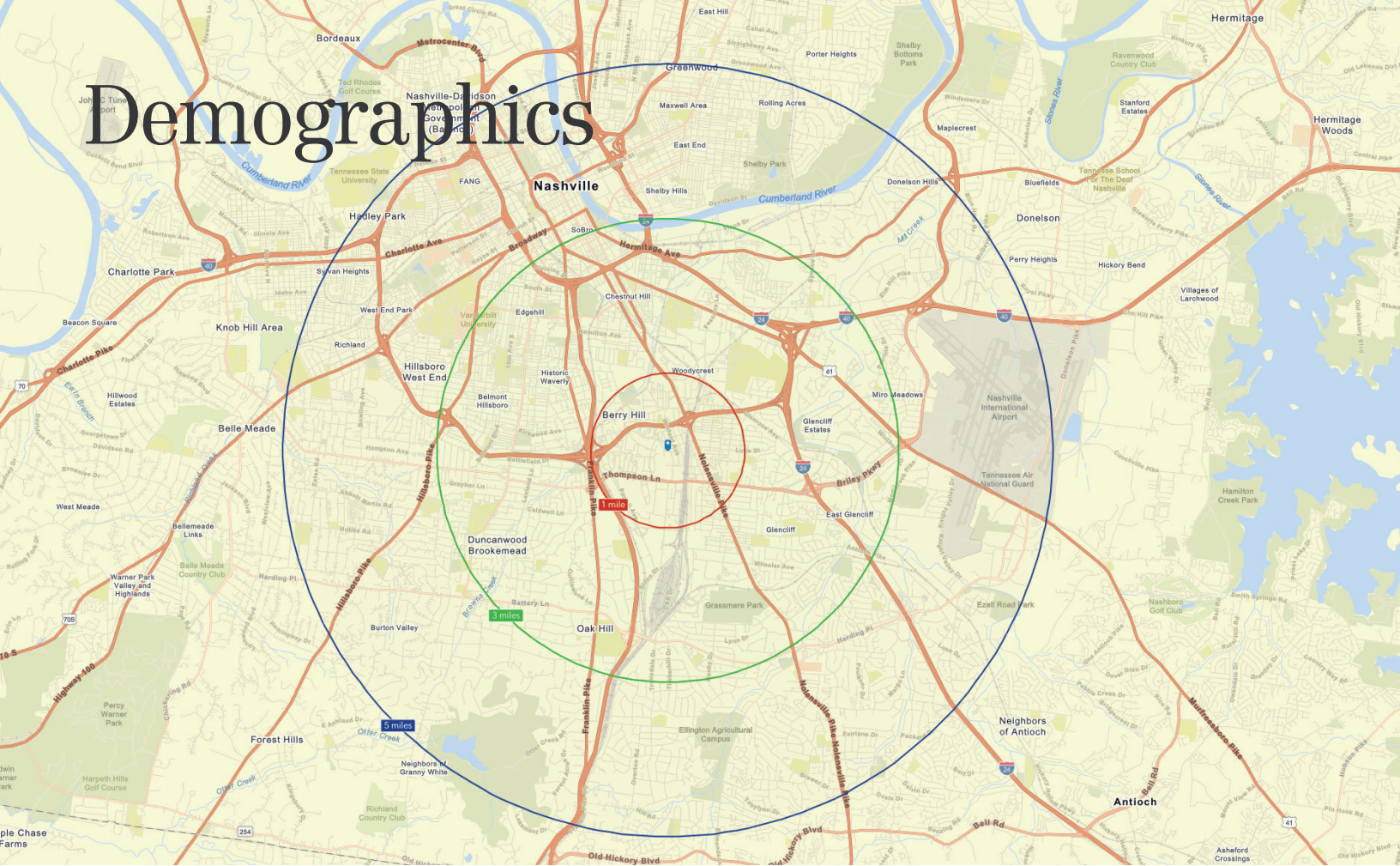
## LOCATION & ACCESS

- + 1 mile to Berry Hill retail and restaurants including Home Depot and Walmart
- + 1 mile to One Hundred Oaks home to Vanderbilt Health, Michaels, Ulta, PetSmart, Panera, and more
- + 2 miles to Geodis Park / Fairgrounds
- + 2.5 miles to Houston-Wedgewood
- + 4 miles to Downtown Nashville
- + 5 miles to Nashville International Airport (BNA)

# Property Photos



# Demographics



	1 MILE	3 MILES	5 MILES
Population	6,095	90,864	239,426
2030 Population	6,500	101,701	263,399
Daytime Population	23,659	123,392	449,369
Households	2,686	38,996	107,279
Median Age	33.8	32.0	32.8
Median HH Income	\$80,701	\$81,789	\$84,894

