

FOR SALE
OR LEASE

2208 ELLISTON PLACE

NASHVILLE, TN

Incredible Retail Opportunity
Next Door to EXIT/IN



STREAM

PROPERTY OVERVIEW

2208 Elliston Place
Nashville, TN 37203

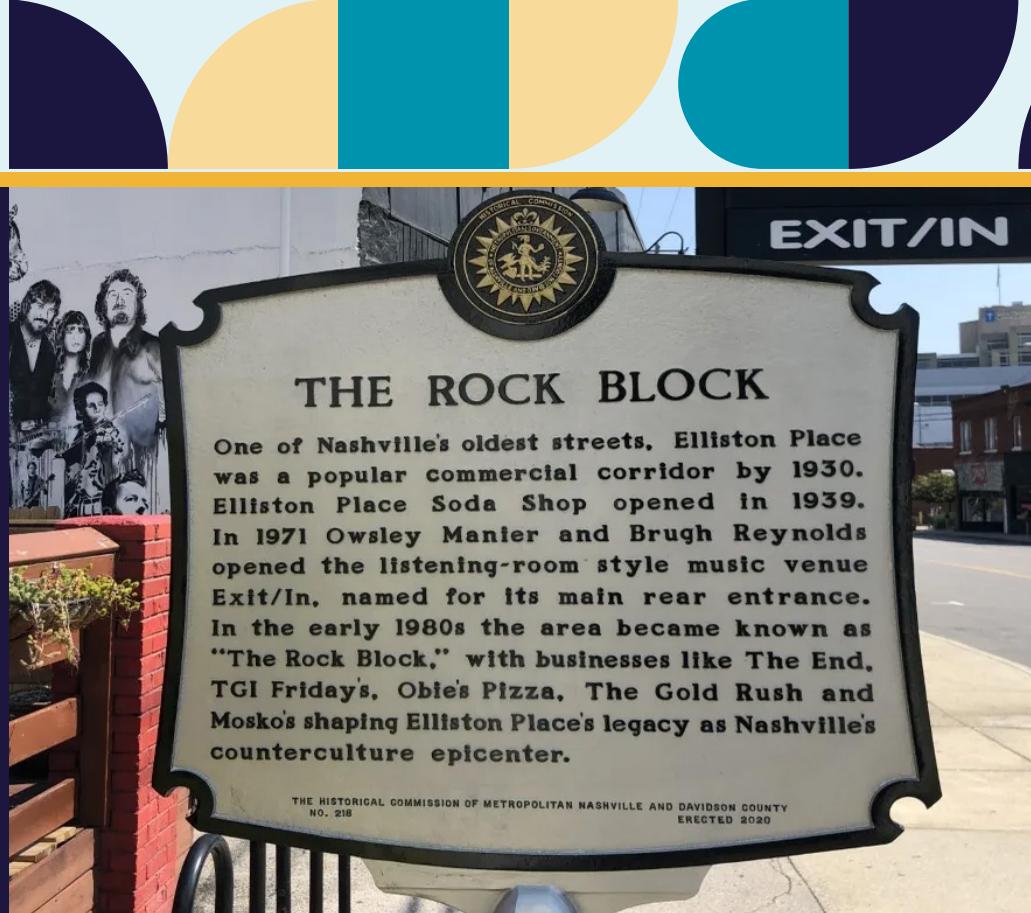
Davidson
County

4,400 SF
Gross Leaseable Area

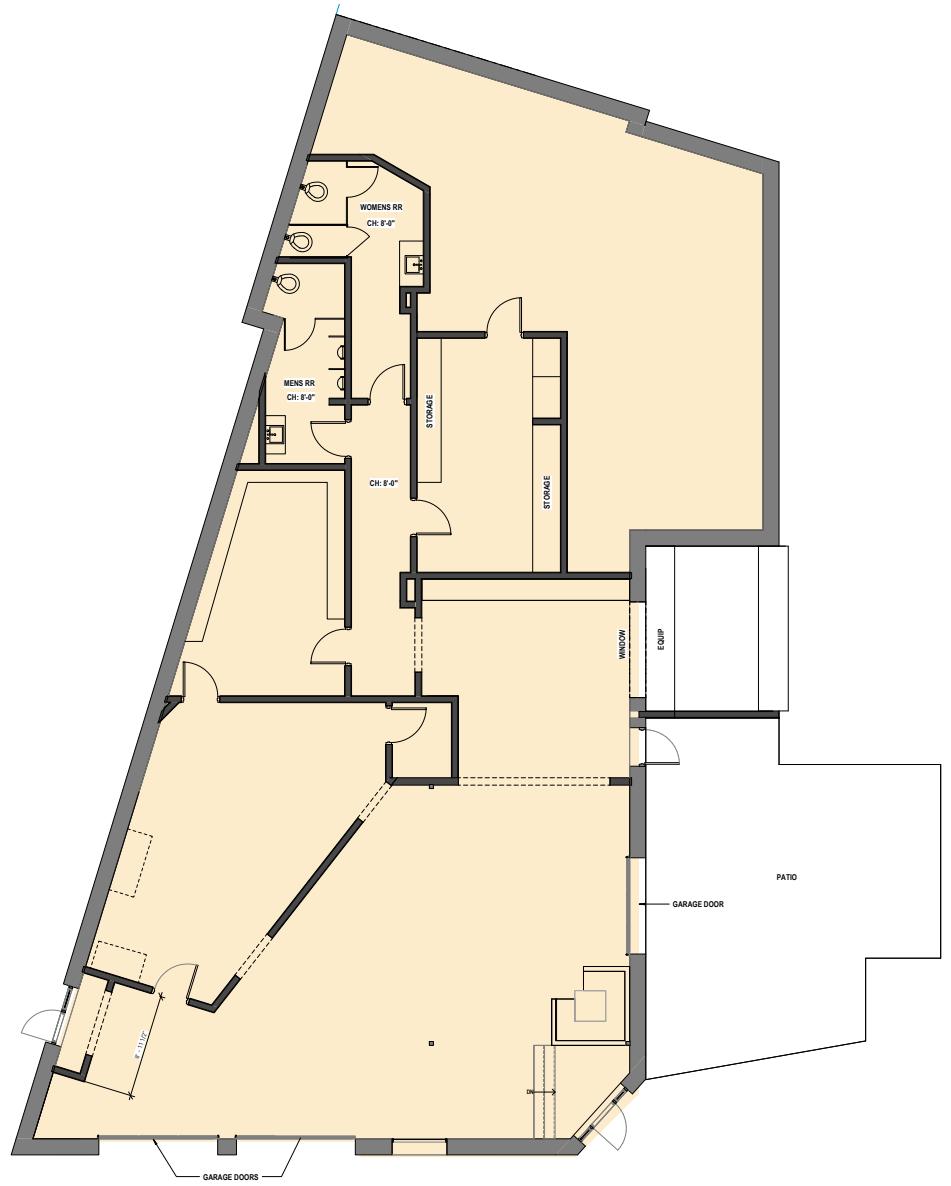
0.29 Acres
Approximately

16 Parking Spots
On-Site

Commercial Services
Zoning



FLOOR PLAN



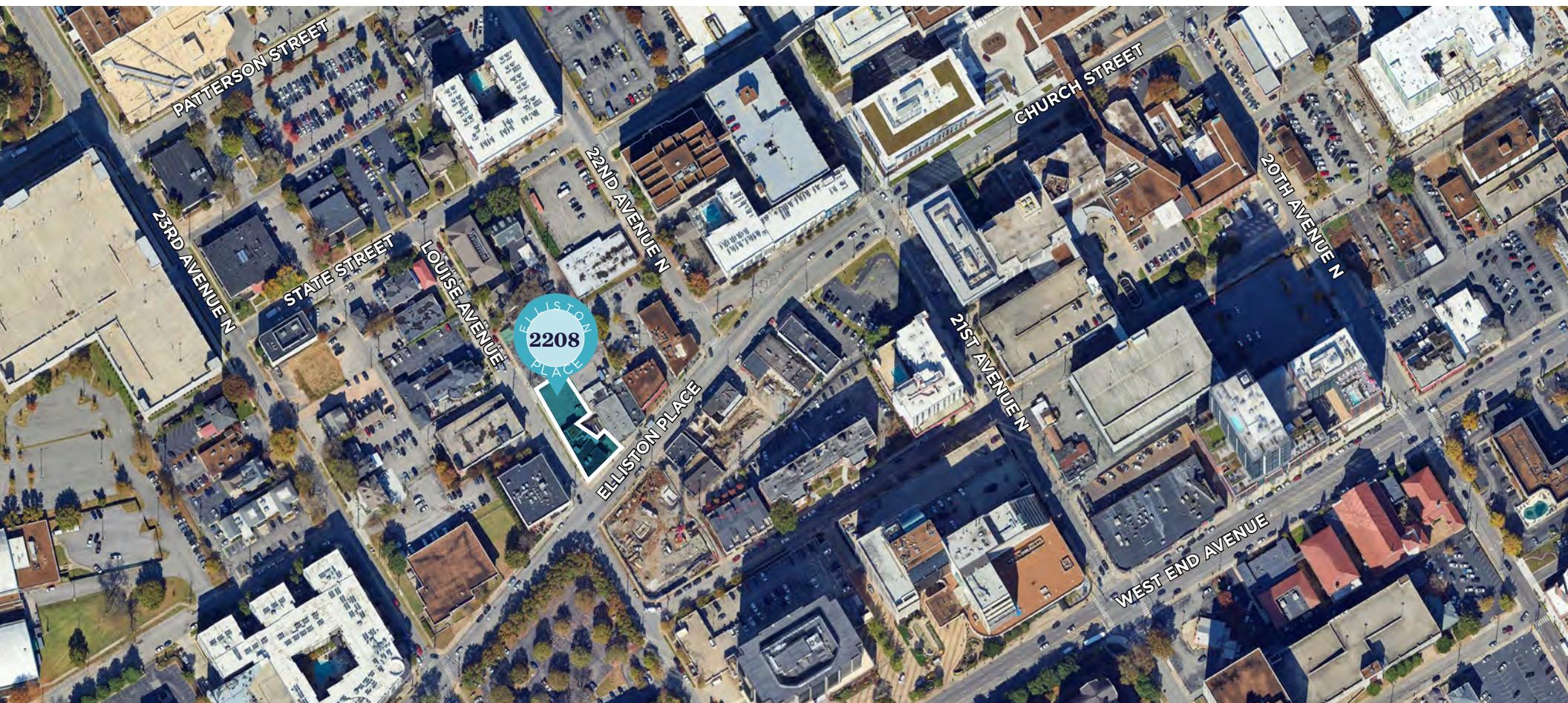
LOCATION MAP



MARKET OVERVIEW

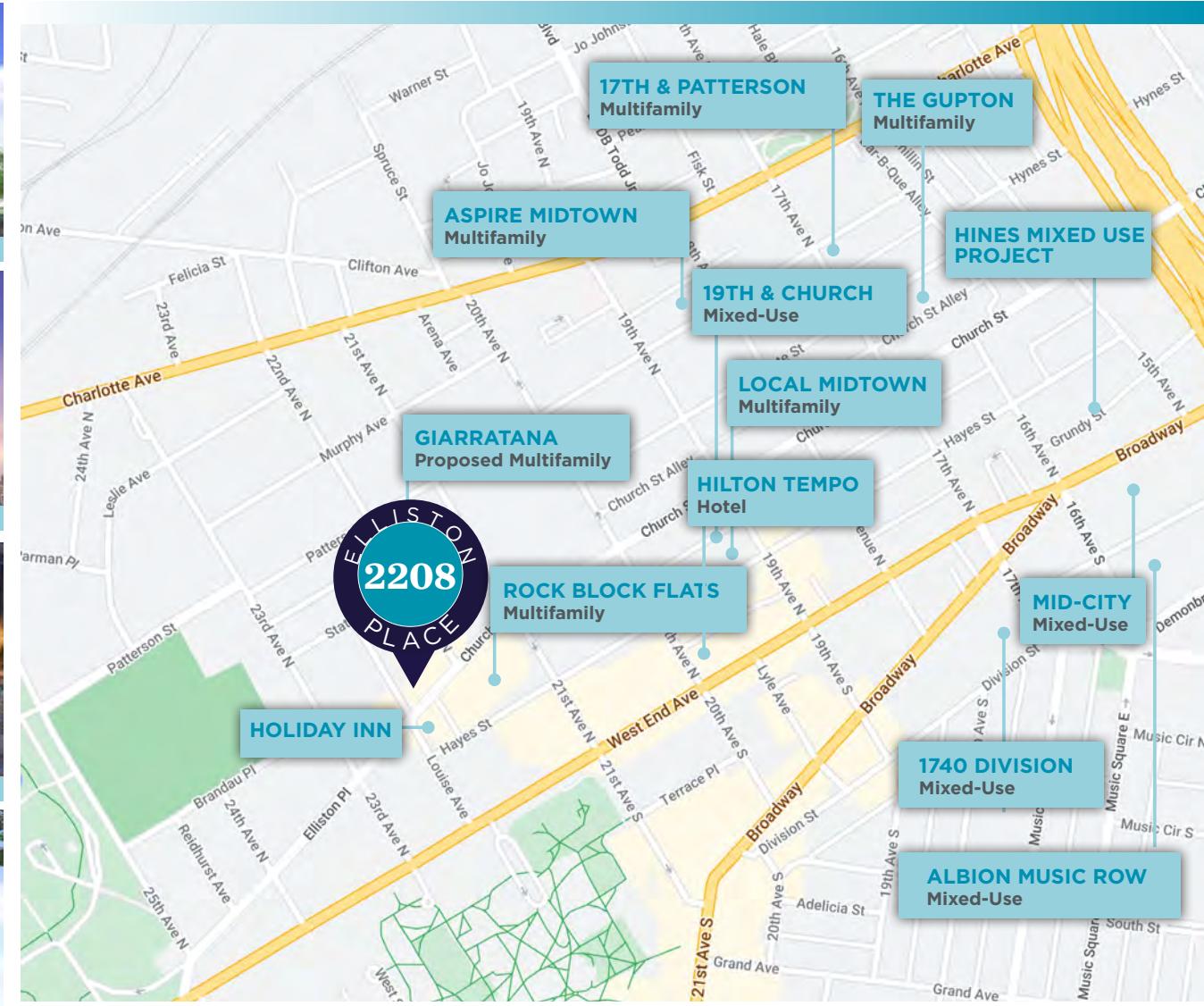
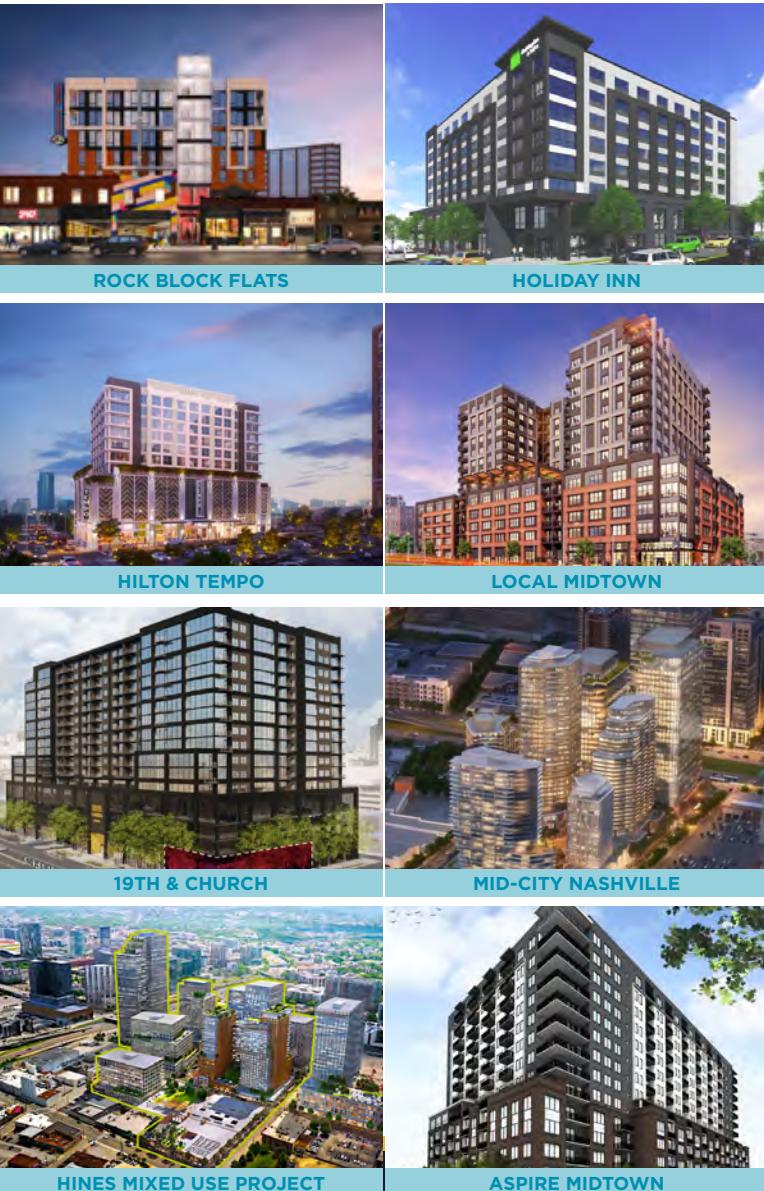
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Employees	149,328	262,989	347,080
Total Population	28,023	151,464	259,069
Total Households	12,543	69,382	113,044
Average Household Income	\$87,137	\$98,895	\$99,461

STREET	TRAFFIC COUNTS
Elliston Place	19,446 VPD
West End Avenue	24,616 VPD
Charlotte Pike	25,461 VPD
21st Avenue N @ Church Street	4,884 VPD



AREA DEVELOPMENT

PROPOSED & NEW DEVELOPMENTS IN THE AREA



MARKET OVERVIEW

WHY NASHVILLE?

ACCESSIBILITY



Population

2 Million
Nashville MSA



Unemployment

2.9%
Nashville MSA

EDUCATION

110K



Students Attend
the Area's Colleges
and Universities

65%

of College Graduates
Remain in the Region



24

Accredited Four-year, Two-year, Tech Schools and Post Graduate Institutions



ACCOLADES

NO. 1 Market for Real Estate Market to Watch
- ULI, 2024

NO. 7 Hottest Job Market in the U.S.
- WALL STREET JOURNAL, 2024

NO. 1 Best Leisure Destination in U.S.
- GLOBAL TRAVELER, 2024

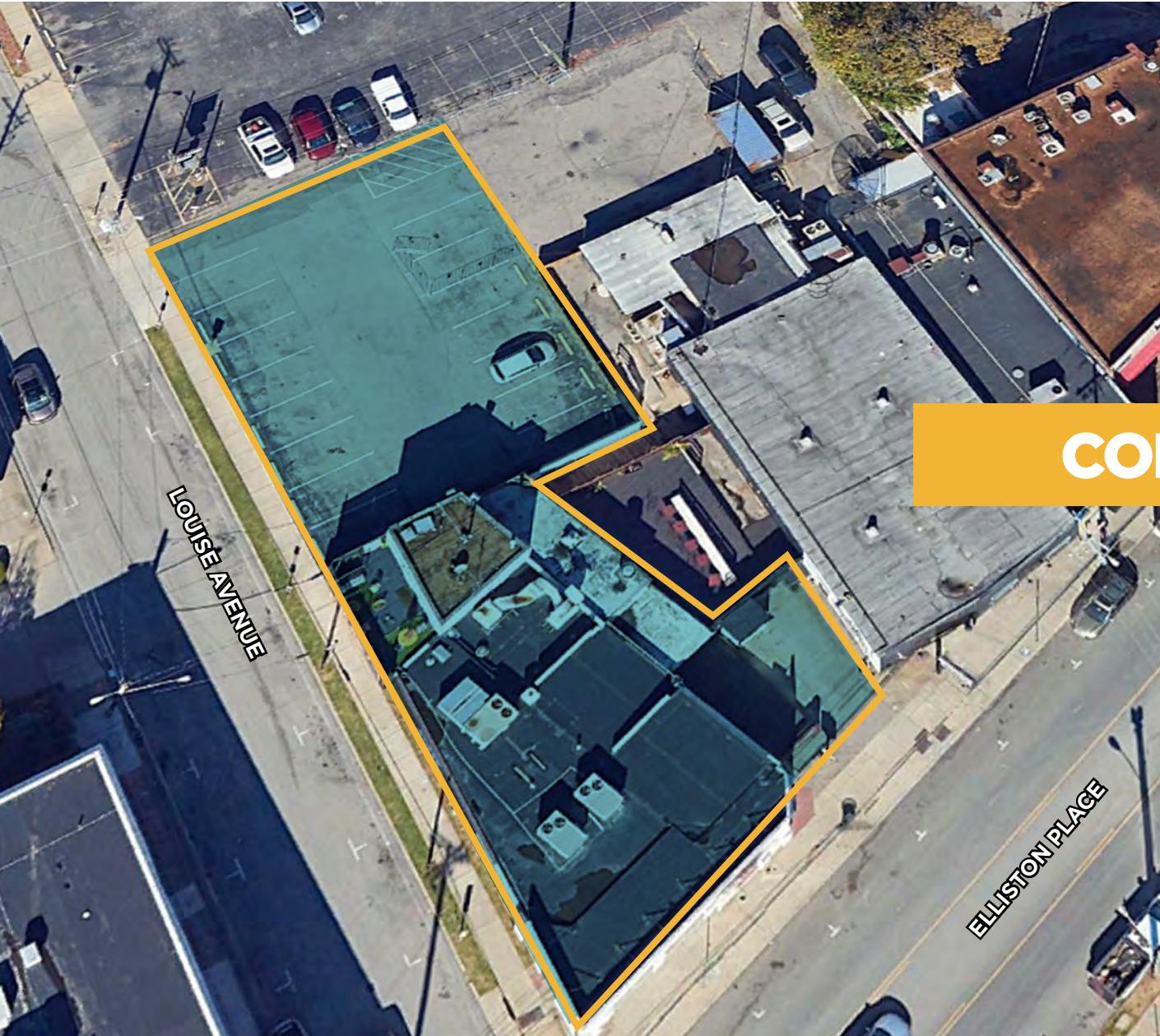
NO. 3 Best City in the South
- TRAVEL & LEISURE, 2024

NO. 5 America's Biggest Boomtown
- MAGNIFY MONEY

TOP 1 In Metropolitan Economic Strength
- SMART ASSET

TOP 10 City to Live in After the Pandemic
- WALLET HUB

TOP 10 Best City in the U.S.
- CONDE NAST, 2023



CONTACT

CHARLIE GIBSON
Managing Director, Partner
615.260.3286
charlie.gibson@streamrealty.com



501 Commerce St, Suite 1120
Nashville, TN 37203
615.795.0000

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