

**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

0.29 Acres

Approximately

Davidson

County

16 Parking Spots

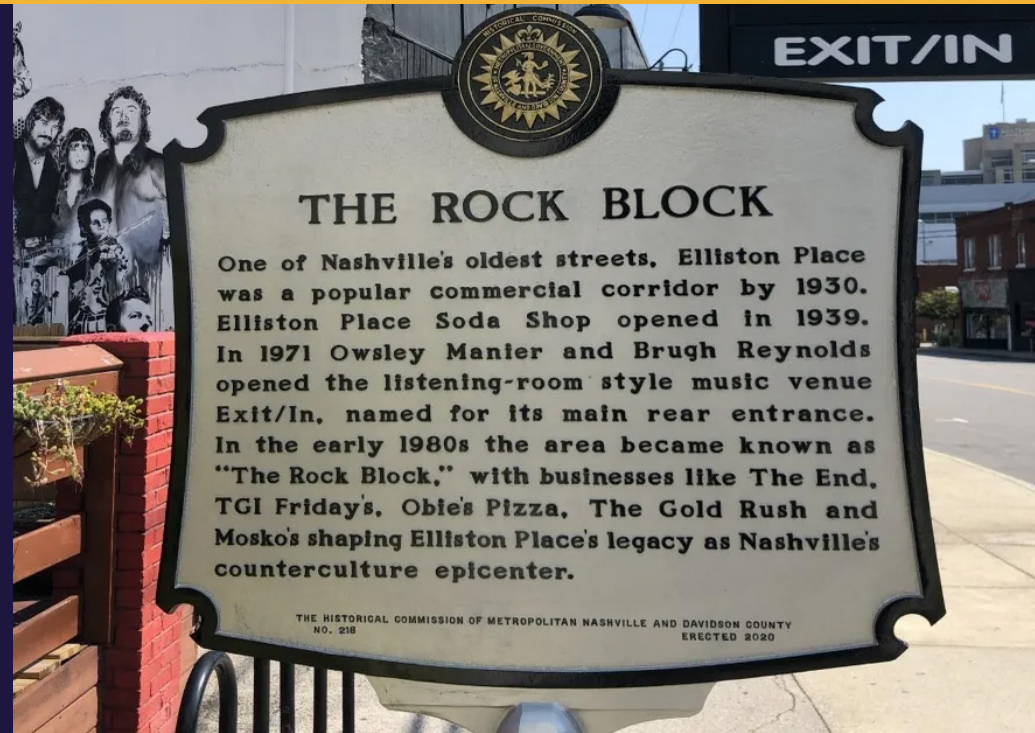
On-Site

4,400 SF

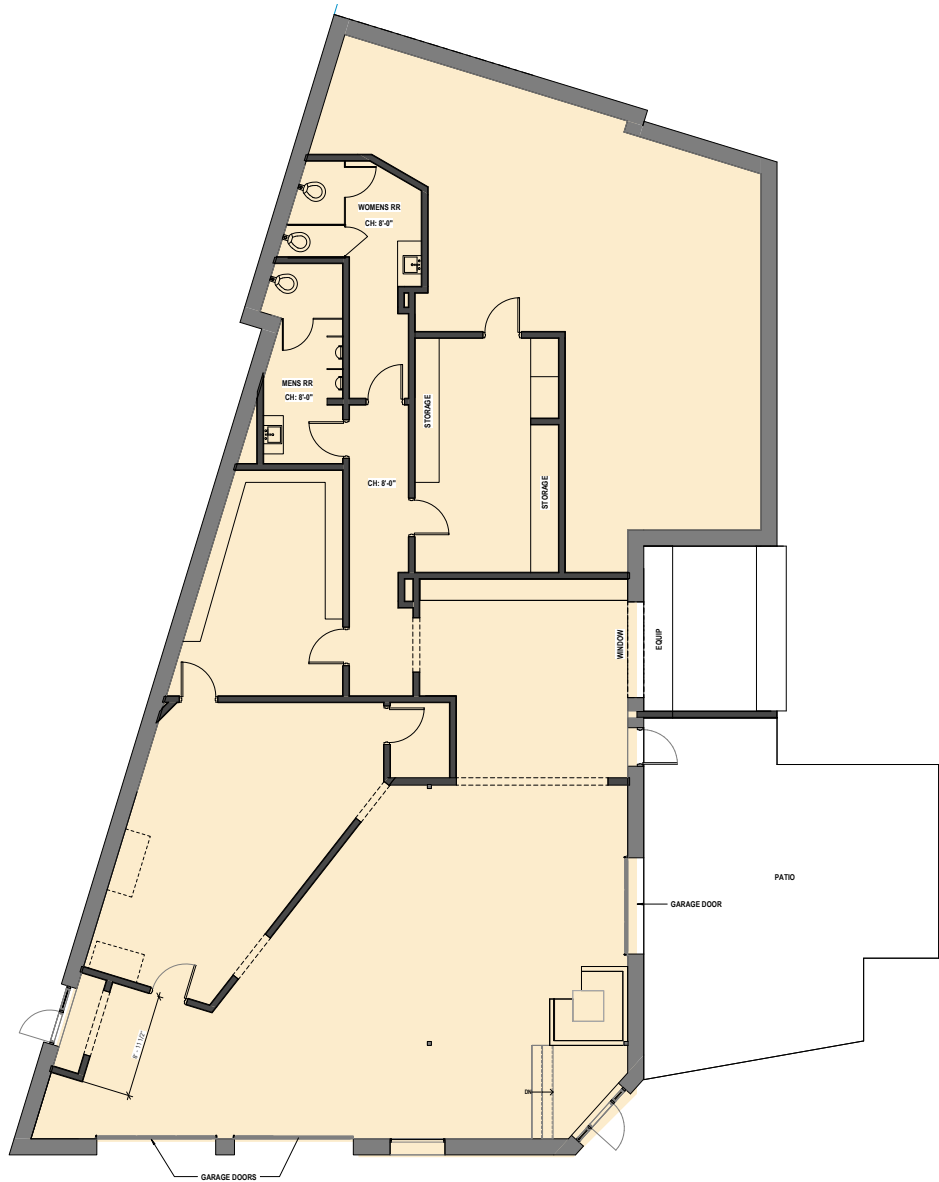
Gross Leaseable Area

Commercial Services

Zoning



FLOOR PLAN



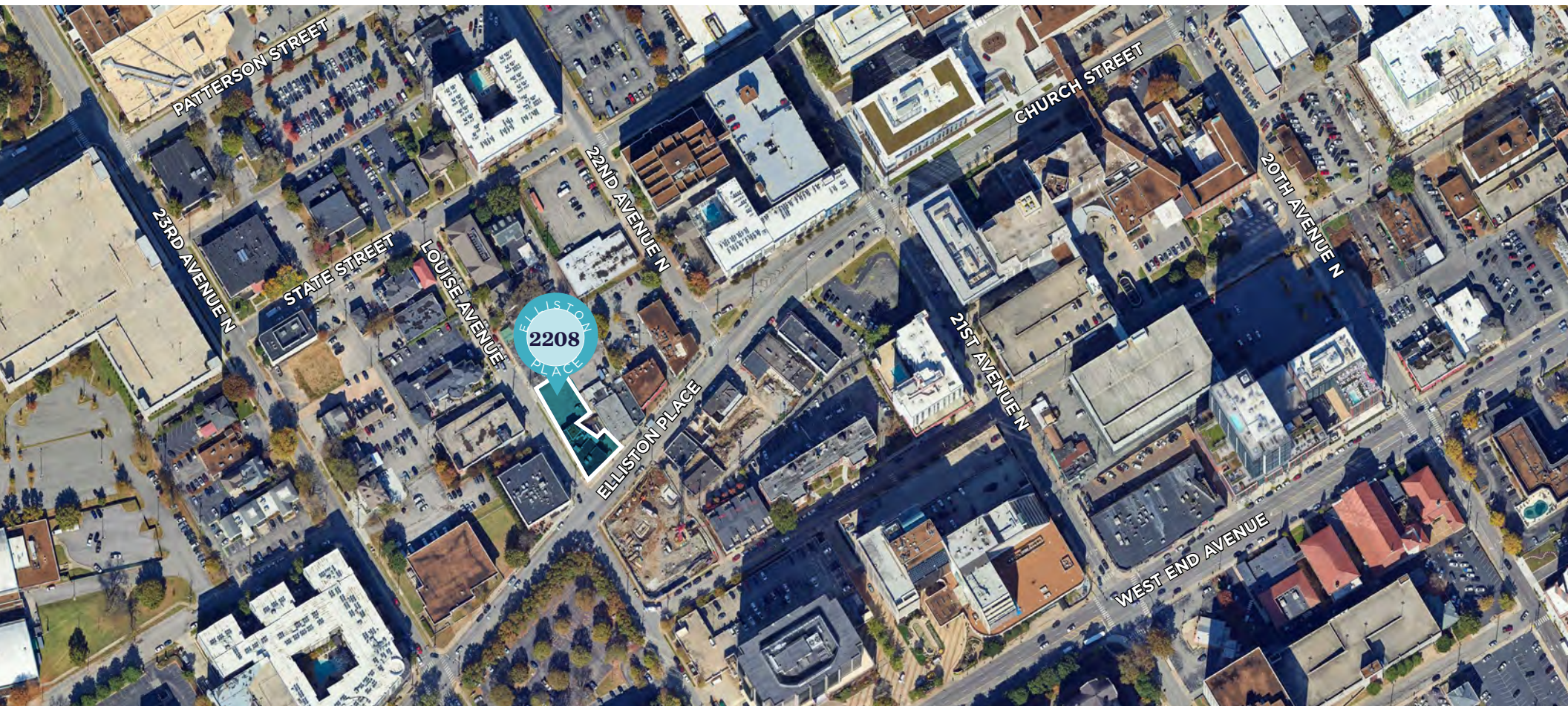
LOCATION MAP



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



ROCK BLOCK FLATS



HOLIDAY INN



HILTON TEMPO



LOCAL MIDTOWN



19TH & CHURCH



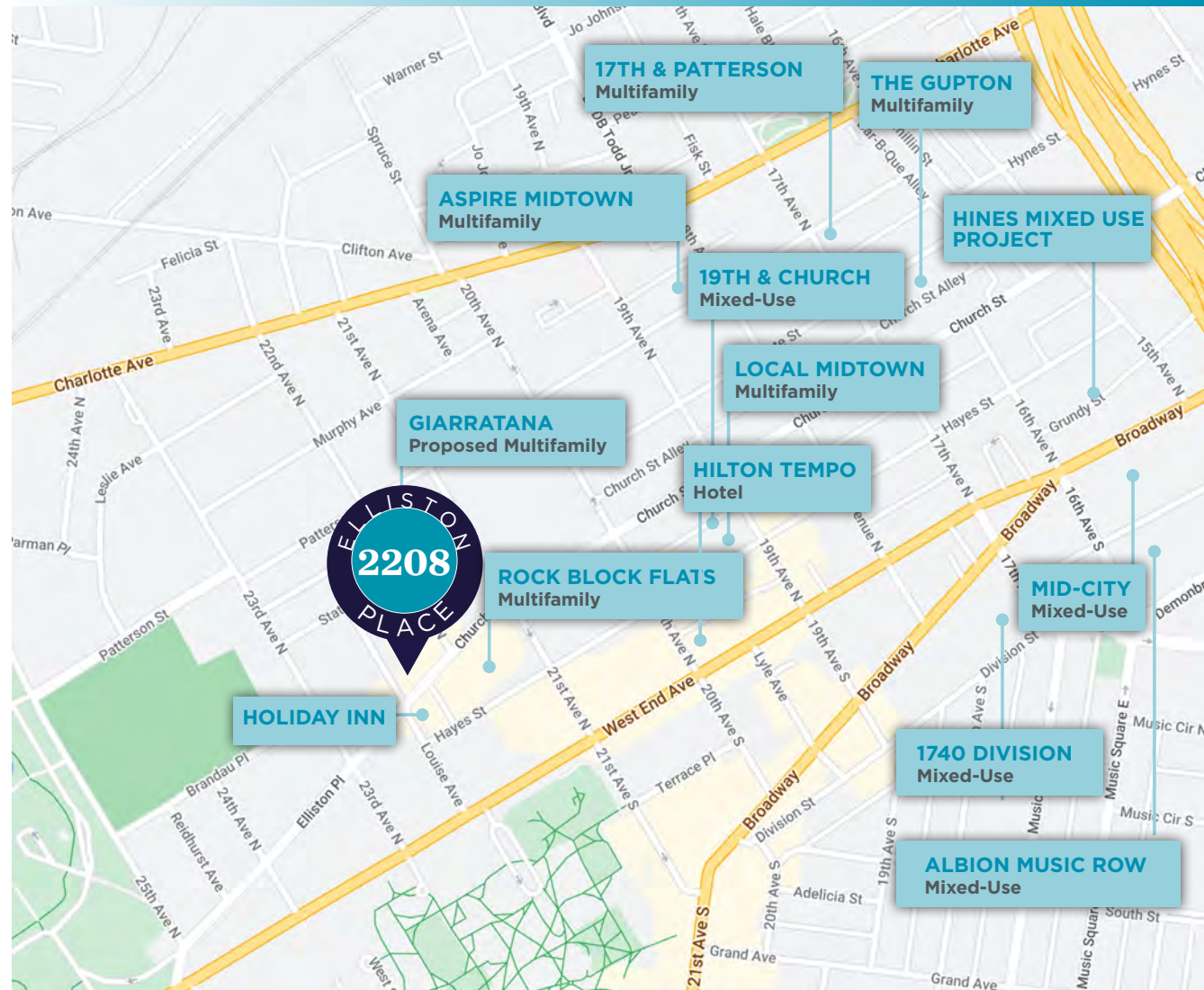
MID-CITY NASHVILLE



HINES MIXED USE PROJECT



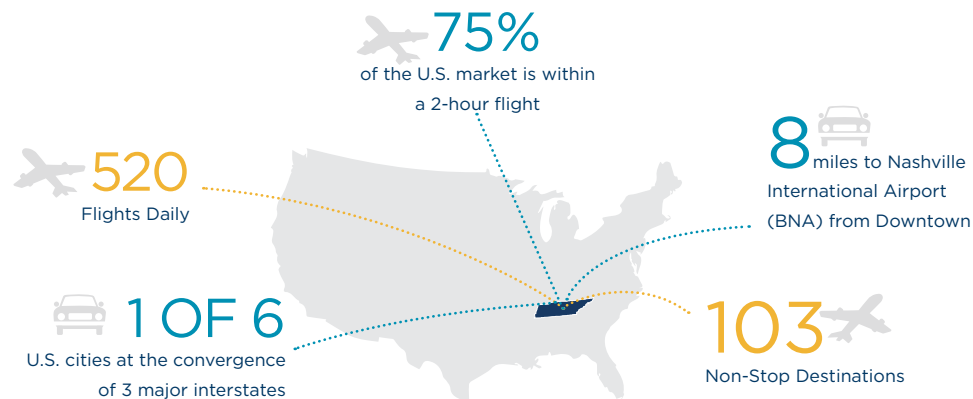
ASPIRE MIDTOWN



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

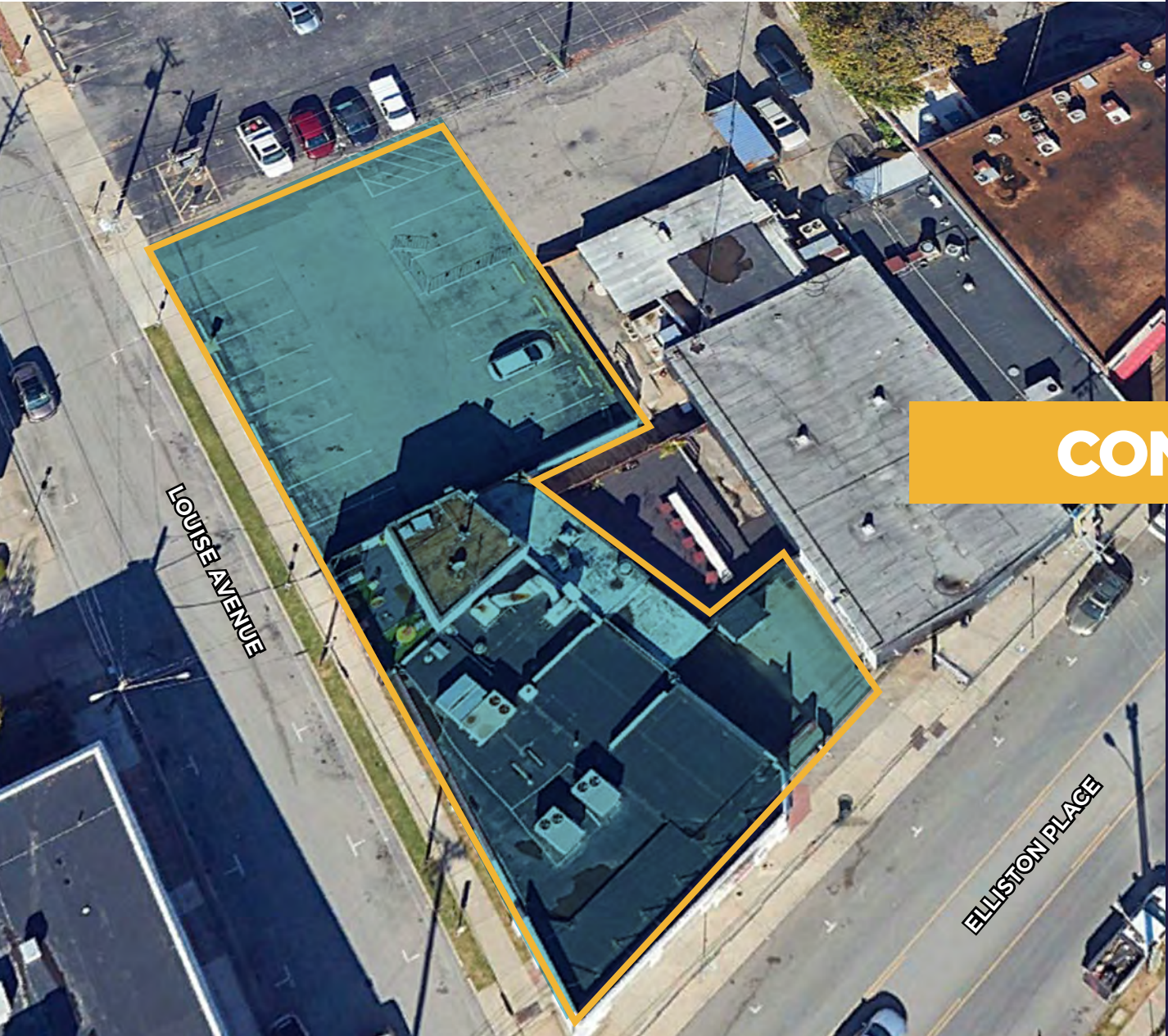
In Metropolitan
Economic Strength
- SMART ASSET

TOP 10

City to Live in After
the Pandemic
- WALLET HUB

TOP 10

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



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