



909 8TH AVENUE SOUTH

FOR LEASE | 2,500 SF | EIGHTH AVENUE

FOUNDRY
COMMERCIAL

PROPERTY OVERVIEW



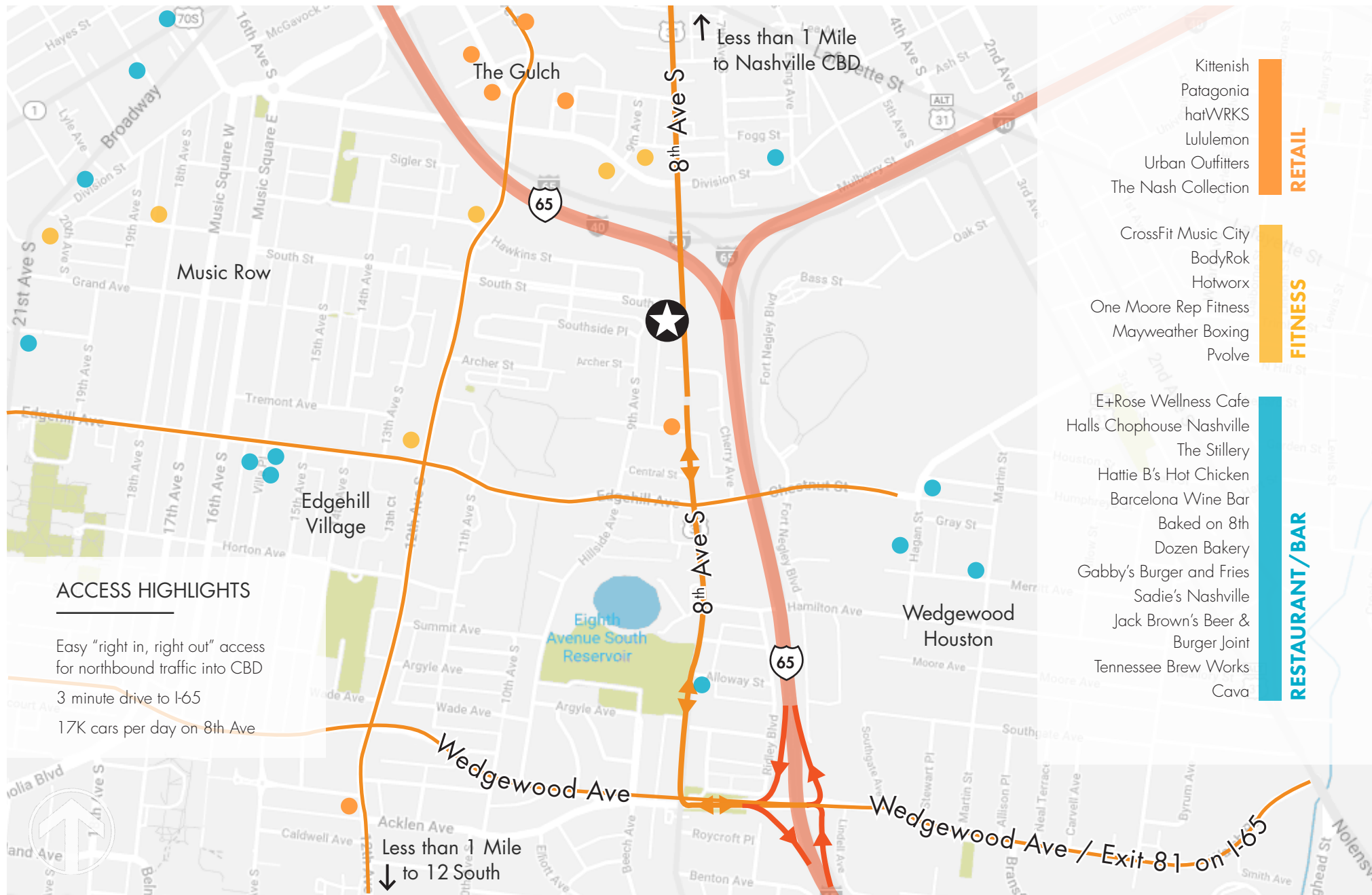
PROPERTY DETAILS

Address	909 8th Avenue South, Nashville, TN 37203
Submarket	Eighth Avenue / Edgehill / Music Row
Available	± 2,500 SF
Parking Ratio	11 Spaces
Possible Uses	Retail or Creative Office
Available	1/1/2025
Rate	\$36.00/SF NNN

PROPERTY HIGHLIGHTS

- **Prime Visibility:** The property boasts high visibility, ensuring your business gets noticed.
- **Unmatched Accessibility:** Strategically positioned for convenient access from multiple directions.
- **Free Parking:** Features surface level parking directly adjacent to the building
- **High Level Finishes:** The interior of this space is move in ready for a number of office or retail users
- **Centrally Located:** Positioned in a highly desirable, central location that enhances foot traffic and connectivity.

LOCATION & ACCESS MAP



ACCESS HIGHLIGHTS

Easy "right in, right out" access for northbound traffic into CBD

3 minute drive to I-65

17K cars per day on 8th Ave

- Kittenish
- Patagonia
- hatWRKS
- Lululemon
- Urban Outfitters
- The Nash Collection

RETAIL

- CrossFit Music City
- BodyRok
- Hotworx
- One Moore Rep Fitness
- Mayweather Boxing
- Pvolve

FITNESS

- E+Rose Wellness Cafe
- Halls Chophouse Nashville
- The Stillery
- Hattie B's Hot Chicken
- Barcelona Wine Bar
- Baked on 8th
- Dozen Bakery
- Gabby's Burger and Fries
- Sadie's Nashville
- Jack Brown's Beer & Burger Joint
- Tennessee Brew Works
- Cava

RESTAURANT/BAR

909 8TH AVE SOUTH
NASHVILLE, TN

SHELBY HALL

SHELBY.HALL@FOUNDRYCOMMERCIAL.COM

615.771.0770

JOHN MUDGETT

JOHN.MUDGETT@FOUNDRYCOMMERCIAL.COM

615.949.0433

FOUNDRY
COMMERCIAL

foundrycommercial.com

Square footage is approximate, and floor plan drawings are for representation purposes only. The measurements provided are approximate values derived from property plans and specifications, subject to variances in construction and interior floor plans.

