



2401 Edge O Lake Drive

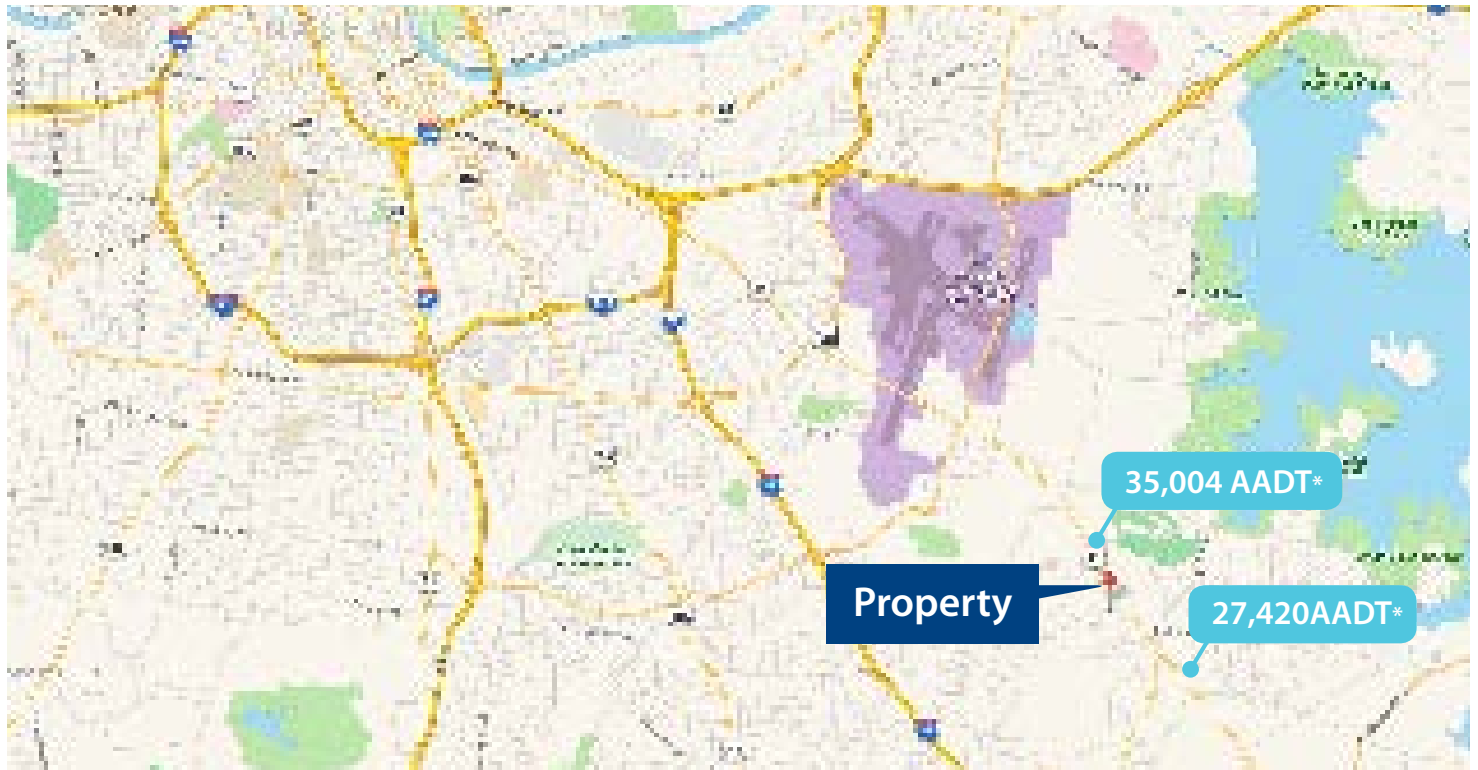
Nashville, Tennessee

For Sublease | 34,681 sf Retail Space

Property Overview

- Immediate access to Murfreesboro Road at signalized intersection
- Well maintained and ample parking
- Lease expires 12/31/22
- 34,681 SF
- +/-29,350 SF ground floor
- +/- 5,330 SF mezzanine
- Available signage
- Nearby daily traffic count 35,004 AADT*

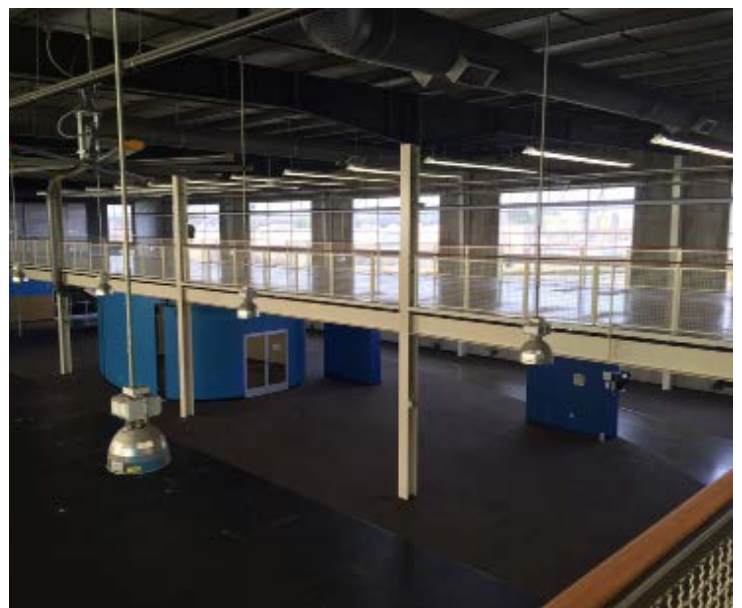
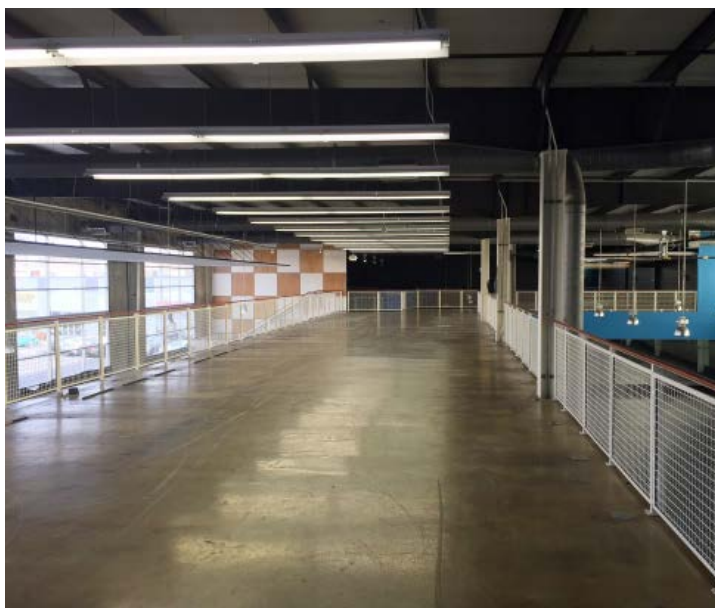
Demographics	1 Mile	3 Mile	5 Mile
Average Household Income	\$51,013	\$54,404	\$55,480
2016 Population	16,041	79,543	166,973
2016 Total Households	6,517	31,739	66,744



*Latest available Annual Average Daily Traffic from tdot.state.tn.us/traffichistory/



Ample Parking



For further information or to schedule a tour, please contact:

Spencer Hunt

Senior Associate

615.727.0003

spencer.hunt@avisonyoung.com

Avison Young

700 12th Avenue South

Suite 302

Nashville, TN 37203

www.avisonyoung.com