

Flex Warehouse / Retail | For Lease

CBRE

# 616 Ewing Ave Nashville, TN

2,389 to 23,030 SF Available





# The Offering

CBRE is pleased to exclusively offer for lease, 616 Ewing Avenue, in Nashville, Tennessee. The property is located in the highly sought-after Pie Town neighborhood in Nashville's downtown core and is surrounded by high-end developments such as the Ritz Carlton hotel, One KVB mixed-use tower, and Sixth South. With walkability to the Gulch neighborhood and just minutes from the Lower Broadway subdistrict, 616 Ewing Avenue offers access to excellent retail, entertainment, and dining options. The site provides convenient interstate access via Lafayette Street with direct access to interstates I-40 and I-65.



23,030 SF Retail/Flex Space  
(Demiseable to 2,358 SF)



Conveniently located minutes from  
dining, entertainment, and retail



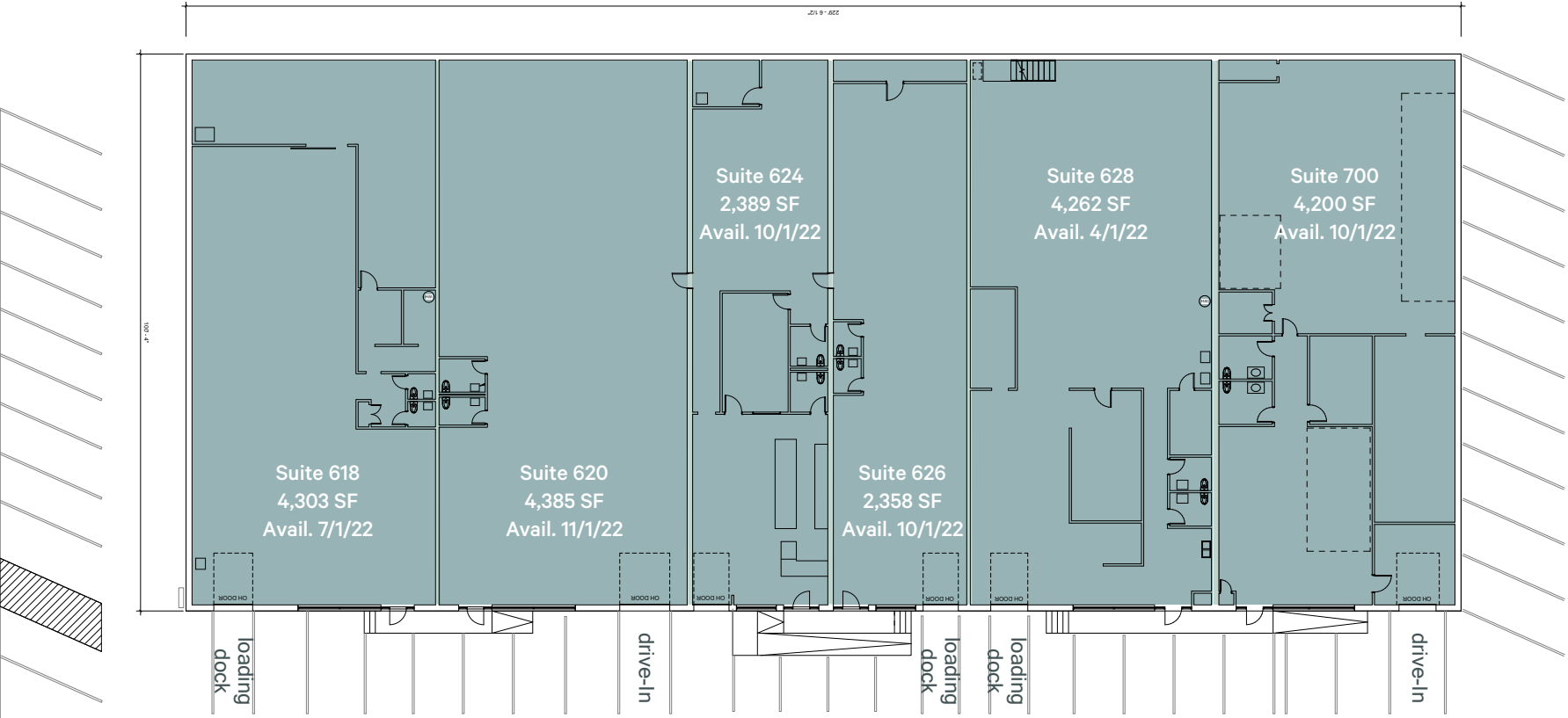
Easy ingress/egress to  
Interstates I-40 and I-65



Drive-in + dock doors  
available



Ample parking on-site





# The Location

With a “Walk Score” of 83, the property offers exceptional pedestrian access to hotels, restaurants, retail, and entertainment options.

Pie Town is one of Nashville’s most sought-after neighborhoods. The neighborhood is intended to be a high-intensity, mixed-use area emphasizing cultural, and entertainment uses with a mix of residential and office product. Significant area developments Sixth South (multifamily), Ritz Carlton + One KVB (mixed-use), 805 Lea (multifamily), and Circle South Office (office) are currently in the works. Venues such as the Country Music Hall of Fame and Museum, Ascend Amphitheater, Schermerhorn Symphony Center, the Bridgestone Arena, and Music City Center are a short walk from the property. Popular neighborhood restaurants include The Southern, Etch, Pinewood Social, and Arnold’s Country Kitchen.

## Demographics

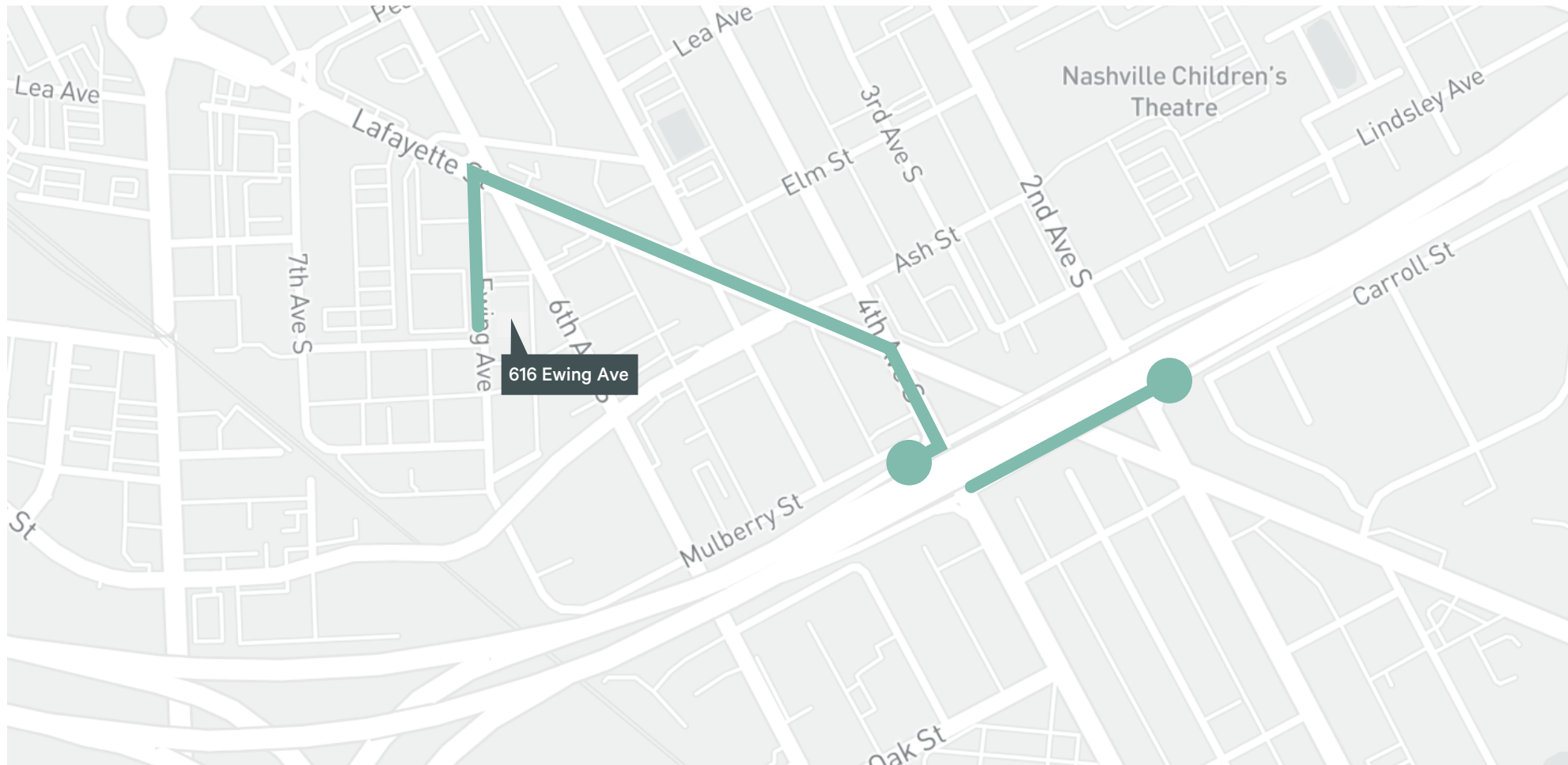
2021	1-MILE	2-MILE	3-MILE
Total Population	15,882	119,424	249,611
Total Households	8,245	53,333	106,932
Median Household Income	\$59,335	\$57,959	\$57,479
Median Home Value	\$335,278	\$376,322	\$328,898

## Area Developments

	Property Name	Property Type	Status
1	Ritz-Carlton	Hospitality	Under Construction
2	The Joseph	Hospitality	Complete
3	Hyatt House	Hospitality	Complete
4	Margaritaville	Hospitality	Complete
5	The Burnham	Multi-Family	Complete
6	800 Lea	Multi-Family	Proposed/ Approved
7	805 Lea	Multi-Family	Under Construction
8	Sentral Sobro	Multi-Family	Complete
9	Pie Town Condos	Multi-Family	Under Construction
10	Circle South Residential	Multi-Family	Proposed/ Approved
11	6th & Ash	Multi-Family	Proposed/ Approved
12	Circle South Office	Office	Under Construction
13	Somera Road Project	Office	Under Construction







## Contact Us

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