

AERTSON  MIDTOWN

# RETAIL SPACE AVAILABLE

2 SUITES AVAILABLE • IN THE HEART OF MIDTOWN





Vanderbilt  
Future Development



## OVERVIEW

<b>ADDRESS</b>	905 20th Ave S. Nashville, TN 37212
<b>SUB-MARKET</b>	Midtown
<b>USE</b>	Retail
<b>AVAILABLE</b>	2 Spaces <i>see provided</i>

### ADDITIONAL NOTES

- Garage & Designated Retail Parking
- 350 Apartments & 180 Hotel Rooms

### DEMOGRAPHICS

- 13,370 cars per day on Broadway/Division
- 44,000 cars per day on West End Ave.
- POPULATION: 198,000\*
- DAYTIME POPULATION: Over 223,000 in the Immediate West End Trade Area
- AVERAGE HOUSEHOLD INCOME: \$65,000\*
- VANDERBILT UNIVERSITY is the Largest Private Employer In Middle Tennessee

### LOCATION HIGHLIGHTS

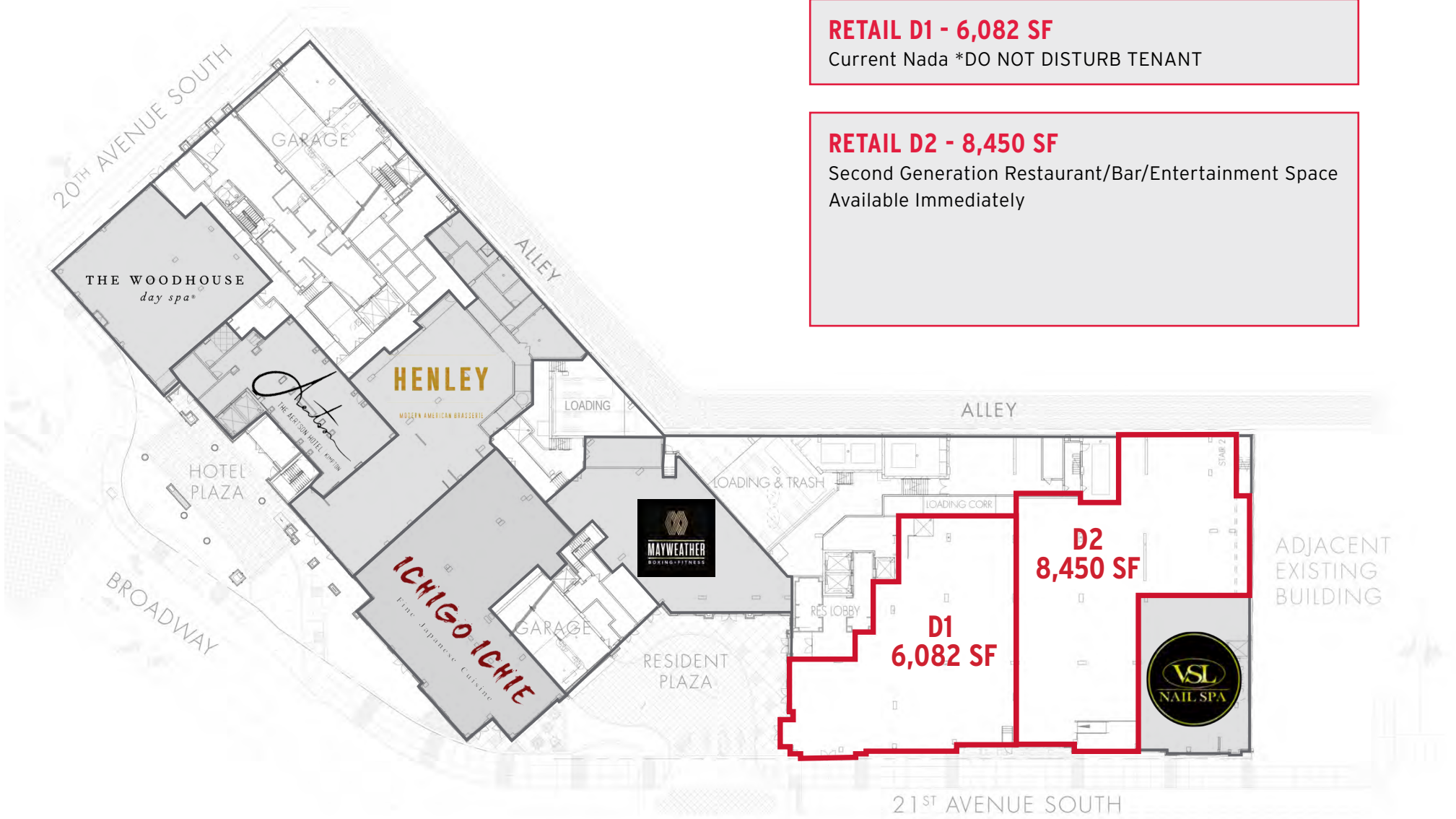
- Situated at 21st Avenue & Division St.
- Adjacent to Vanderbilt University and in the Heart of the Midtown & West End Districts
- One of the Nashville's Highest Pedestrian Foot Traffic Neighborhoods

\*5 Mile Radius

# AVAILABLE SPACE

**RETAIL D1 - 6,082 SF**  
Current Nada \*DO NOT DISTURB TENANT

**RETAIL D2 - 8,450 SF**  
Second Generation Restaurant/Bar/Entertainment Space  
Available Immediately



# ADDITIONAL PHOTOS



AERTSON  MIDTOWN™

**FOR MORE INFORMATION, CONTACT**

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