

MELROSE SUBLEASE AVAILABLE

810 GALE LN
NASHVILLE, TN 37204

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 **Baker Storey McDonald Properties**

3011 Armory Dr, Ste 120

Nashville, TN 37204

www.bsmproperties.com

PROPERTY HIGHLIGHTS

810 Gale Ln



PROPERTY HIGHLIGHTS

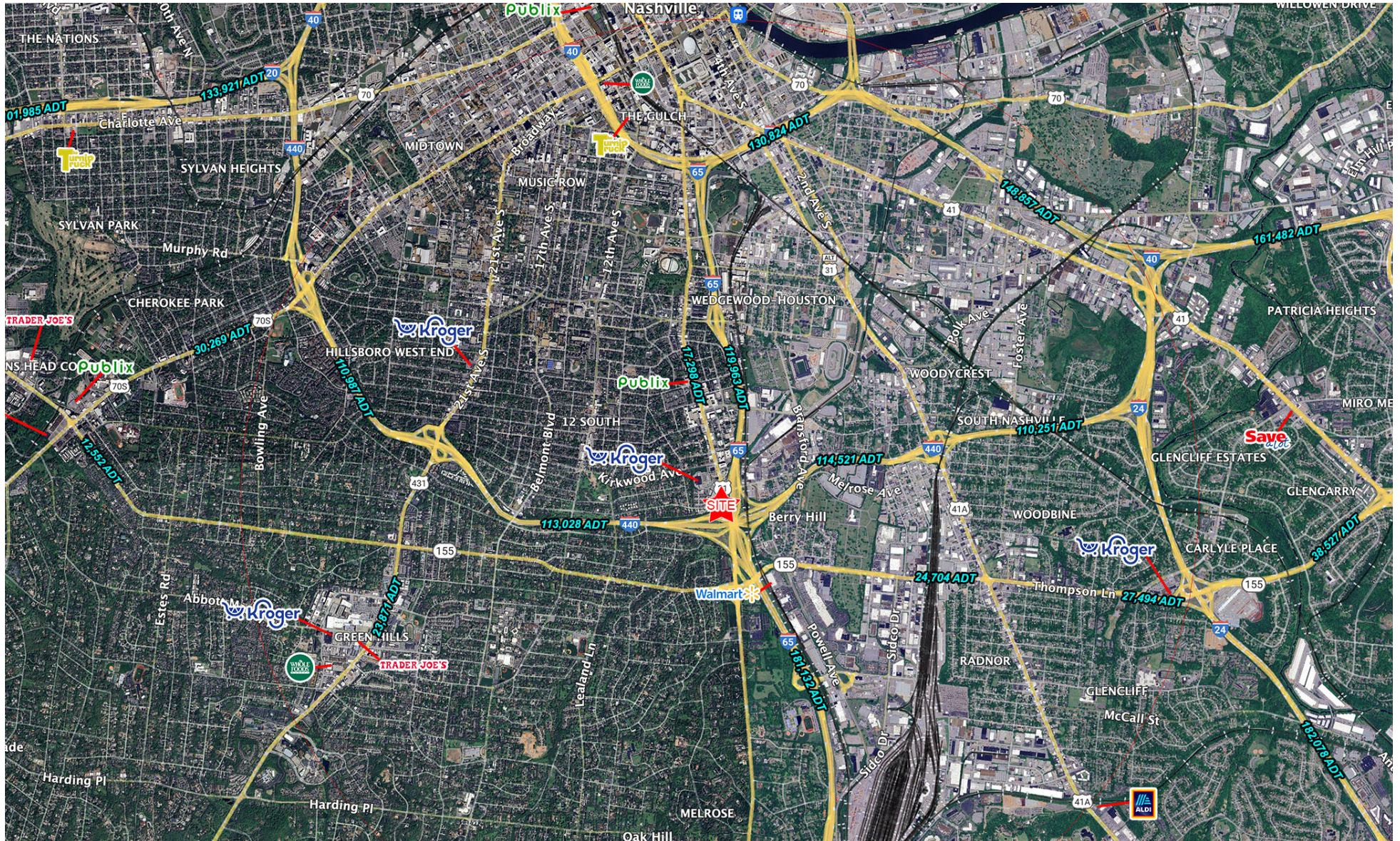
- 1,790 SF former Physical Therapy Available in the heart of Melrose
- Incredibly high HH income exceeding \$165k
- Over 17,000 cars per day pass 8th Ave
- Strong daytime population of over 156,000 within 3 miles
- Open reception, 3 private offices, breakroom, restroom
- Call for more pricing details

AREA TENANTS



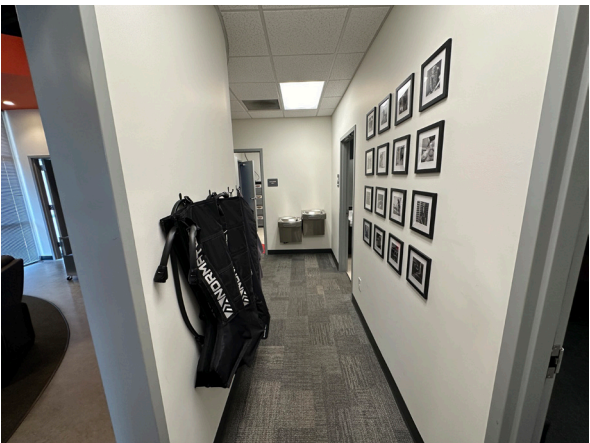
TRADE AREA

810 Gale Ln



ADDITIONAL PHOTOS

810 Gale Ln



DEMOGRAPHICS

810 Gale Ln

RETAIL PAD AVAILABLE

CONTACT FOR MORE INFORMATION

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The information contained herein is believed to be accurate but is not warranted as to the accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenants independent investigation.

PARTNER XTEAM
RETAIL ADVISORS



2024 Est Population
2029 Prj Propulation

1 Mile

3 Mile

5 Mile

20 Min Drive

11,262

106,243

245,670

259,861

12,543

118,021

262,998

277,268



2024 Households
2029 Households
Household Size

6,121

53,202

116,102

122,368

6,596

58,821

122,645

128,824

1.8

1.8

2.0

2.0



2024 Avg Income
2029 Avg Income

\$166,411

\$146,716

\$136,837

\$138,641

\$169,988

\$150,158

\$140,140

\$142,109



2024 Med HH Income
2029 Med HH Income

\$104,454

\$92,014

\$91,339

\$92,837

\$102,127

\$90,753

\$90,485

\$92,075



Daytime Population

14,683

156,132

297,219

349,283