



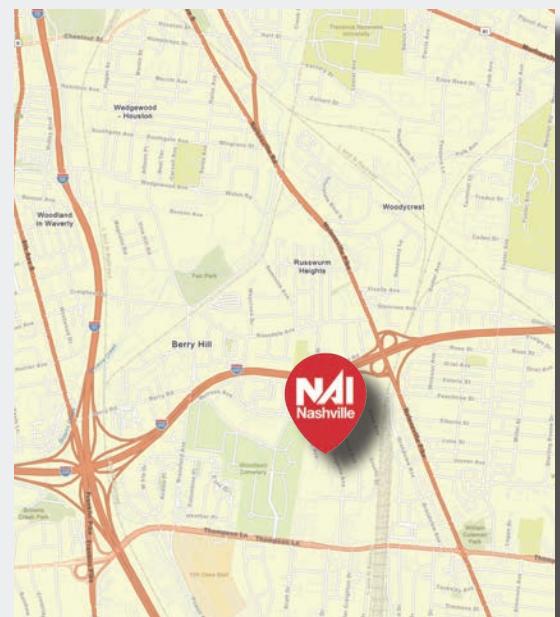
# For Sale

2503-2505 Eugenia Avenue, Nashville, Tennessee

*Prominent location in a thriving light-industrial commercial district.*

## PROPERTY HIGHLIGHTS

- + Two (2) parcels totaling 0.51 acres well-suited for either an investment or end-user
- + 2503 Eugenia: ±3,500 SF modern, updated office space
- + 2505 Eugenia: ±2,100 SF open, flexible office space
- + Ample parking
- + Zoning: IWD
- + Convenient access to I-440, I-65, and I-24

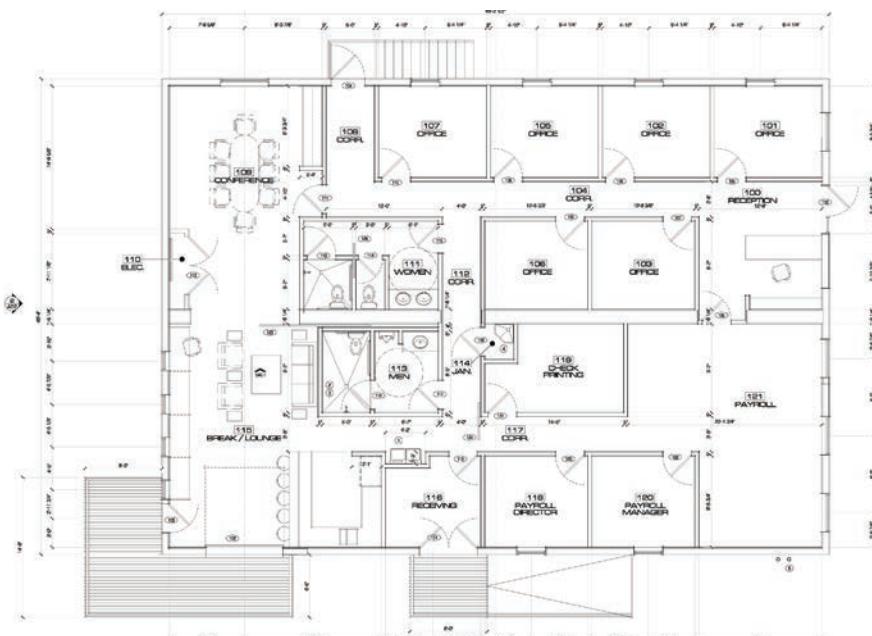
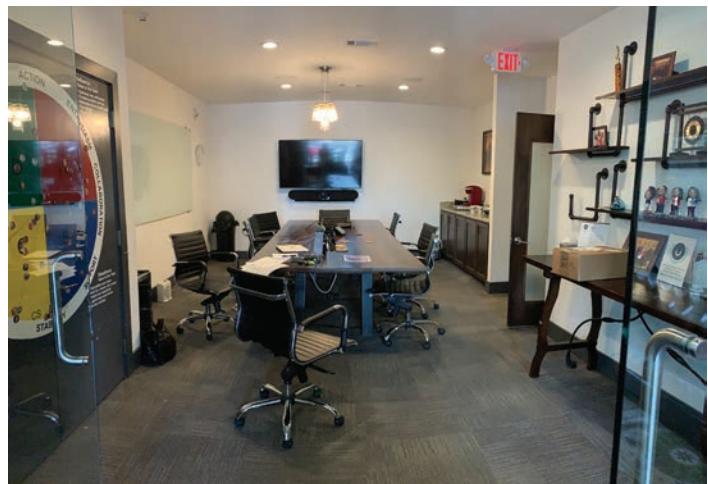
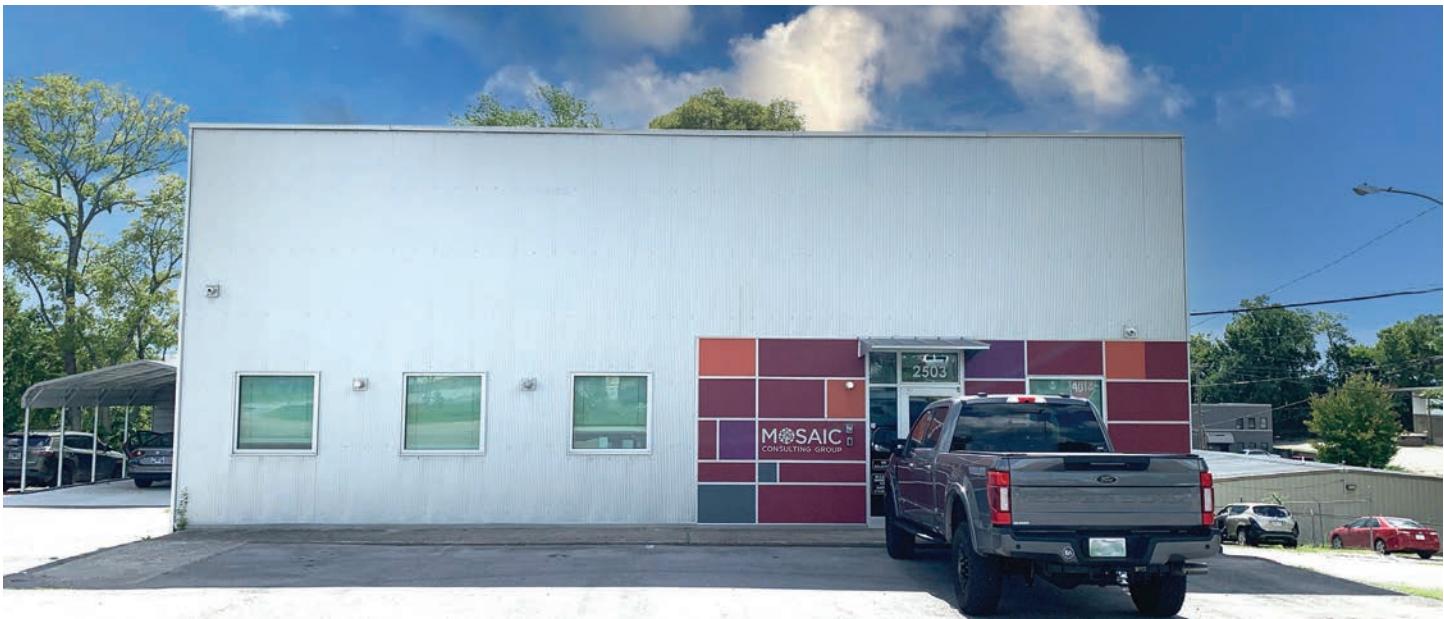


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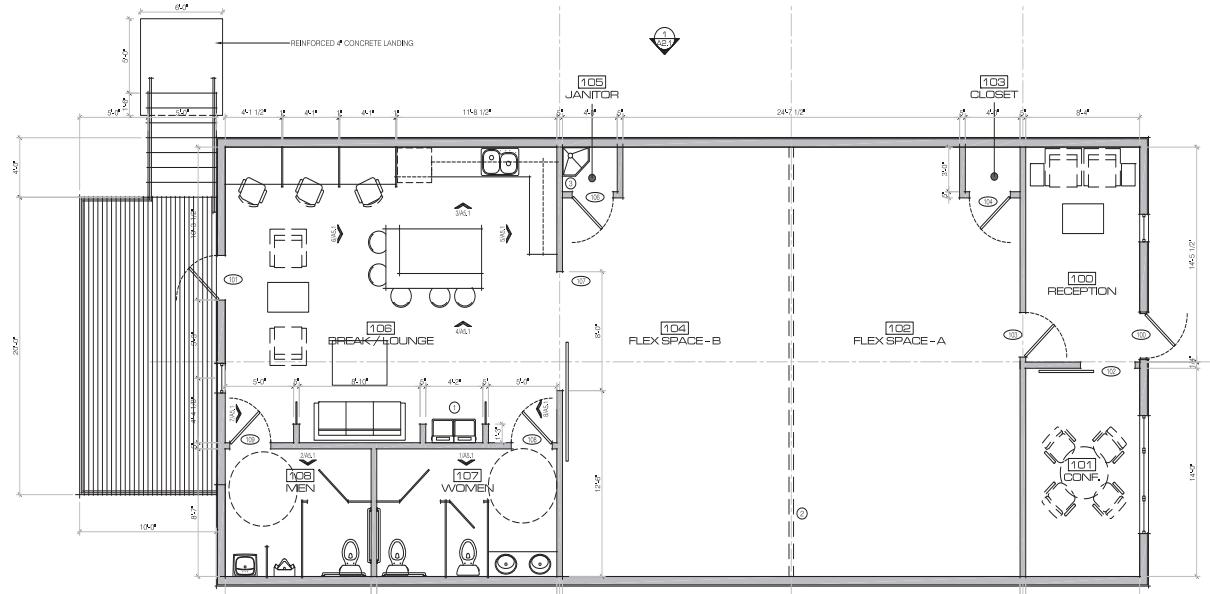
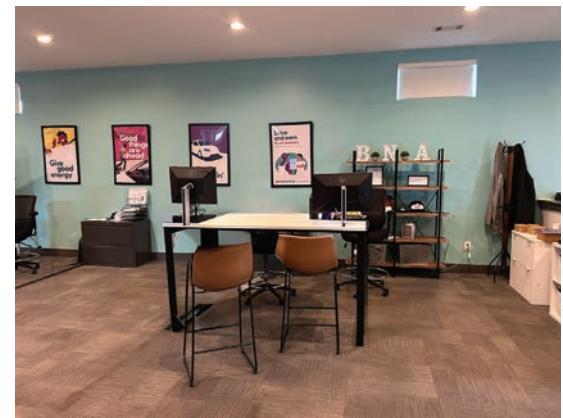
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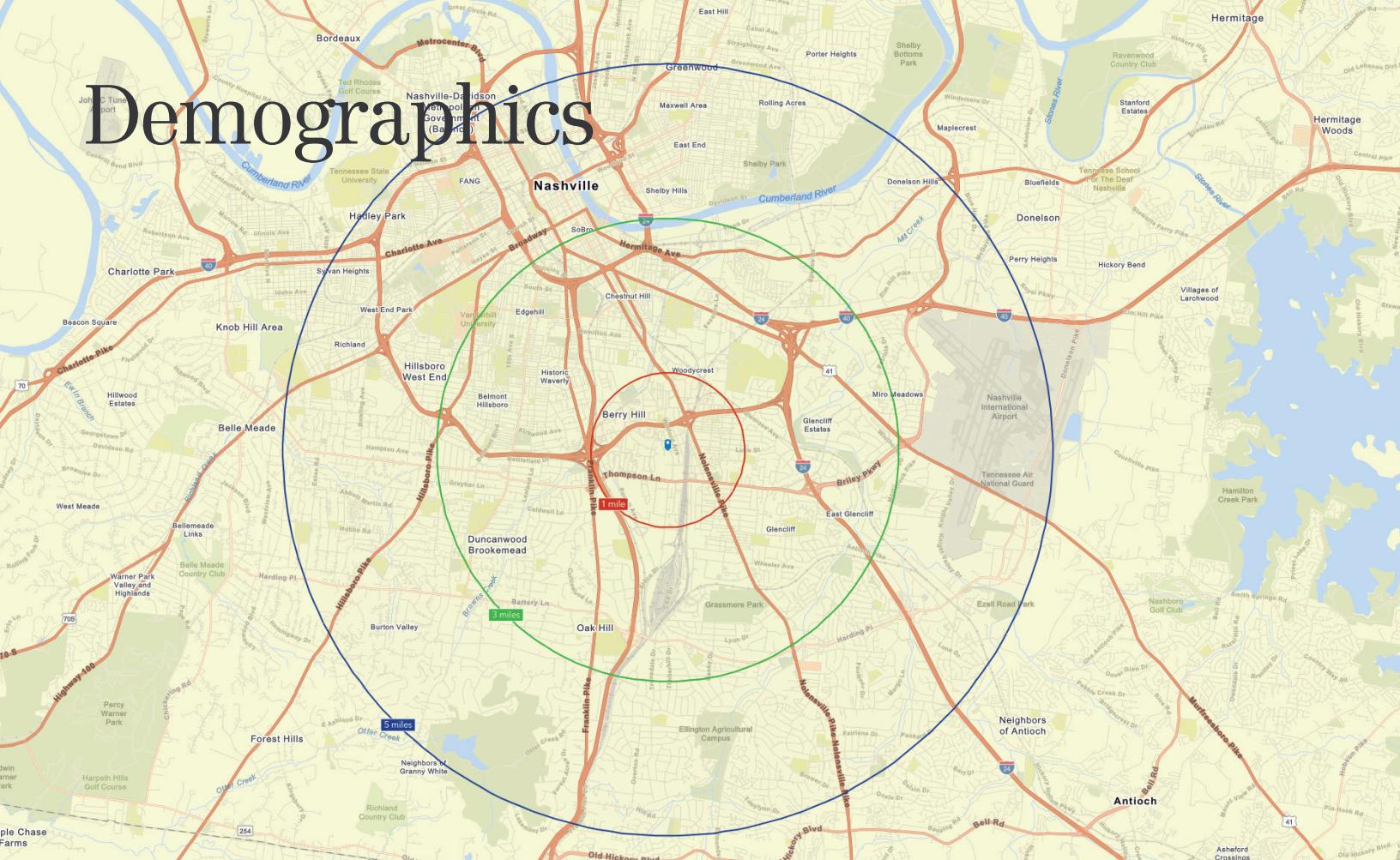
# 2503 Eugenia Avenue



# 2505 Eugenia Avenue



# Demographics



	1 MILE	3 MILES	5 MILES
Population	6,095	90,864	239,426
2030 Population	6,500	101,701	263,399
Daytime Population	23,659	123,392	449,369
Households	2,686	38,996	107,279
Median Age	33.8	32.0	32.8
Median HH Income	\$80,701	\$81,789	\$84,894

