



917 Gallatin Ave

917 Gallatin Ave, Nashville, TN 37206

Barbara Brown

B. A. Brown

E Nashville, Nashville, TN 37206

babrow@comcast.net

(615) 516-1504

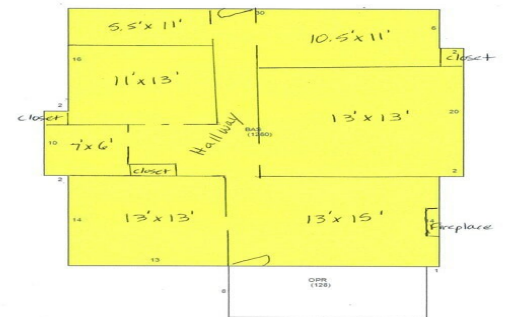


917 Gallatin Ave

\$32.00 /SF/YR

Prime East Nashville office/retail location - two blocks north of Gallatin & Eastland Aves w/ a Kroger, Aldi anchored shopping plaza, Walgreen's pharmacy, other two-level retail with multiple tenants, and two mixed use, high-density residential developments; two blocks south of a Publix. 3/4 mile from the popular Five Points area and 2.5 miles from Nissan Stadium and other East Bank developments.

- High visibility including existing pylon sign on high traffic primary street on Metro's WeGo bus line
- 6 separate rooms and 1 bathroom; hardwood floors in most rooms plus hallway, newly renovated interior
- 4 rooms could be private offices / services spaces
- Fully renovated in 2014 with further updates in 2022
- Non-functional fireplace w/ mantel and decorative tile in entrance room



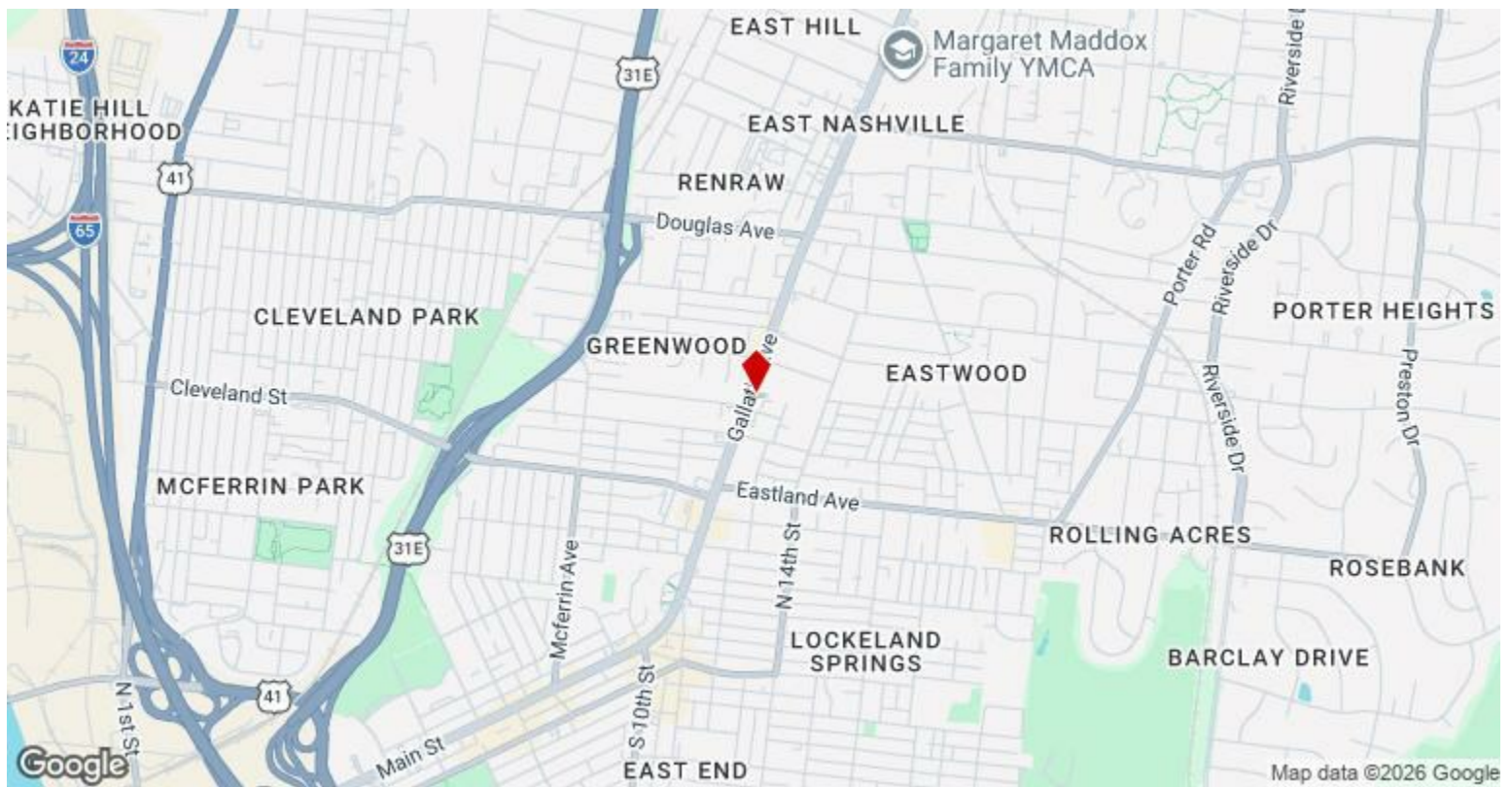
measurements are approximate and not exactly to scale.

Rental Rate:	\$32.00 /SF/YR
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	1,260 SF
Year Built:	1925
Walk Score ®:	60 (Moderately friendly)
Transit Score ®:	40 (Fairly friendly)
Taxes:	\$0.58 USD/SF/MO
Rental Rate Mo:	\$2.67 /SF/MO

1st Floor

1

Space Available	1,260 SF
Rental Rate	\$32.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable



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Very visible property in high-traffic area. Located two blocks north of the busy intersection of Gallatin & Eastland Avenues w/ a Kroger, Aldi-anchored shopping plaza, Walgreen's pharmacy, other two-level retail with multiple tenants, and two mixed-use, high-density residential developments. Two blocks south of a Publix. On Metro's WeGo bus line near convenient bus stops. 3/4 mile from the popular Five Points area of East Nashville. 2.5 miles from Interstate 24, downtown, Nissan Stadium and the new River North, Oracle & other exciting developments for the riverfront on the East Bank. Other small businesses have been thriving, continuing to open and expand in this section of Gallatin Ave over the past 5+ years. New restaurants and/or pubs are across the street and nearby on either side. Leasing this property would allow your business to be part of East Nashville's steady growth and popularity. Great for use as office space or retail for goods and/or services.

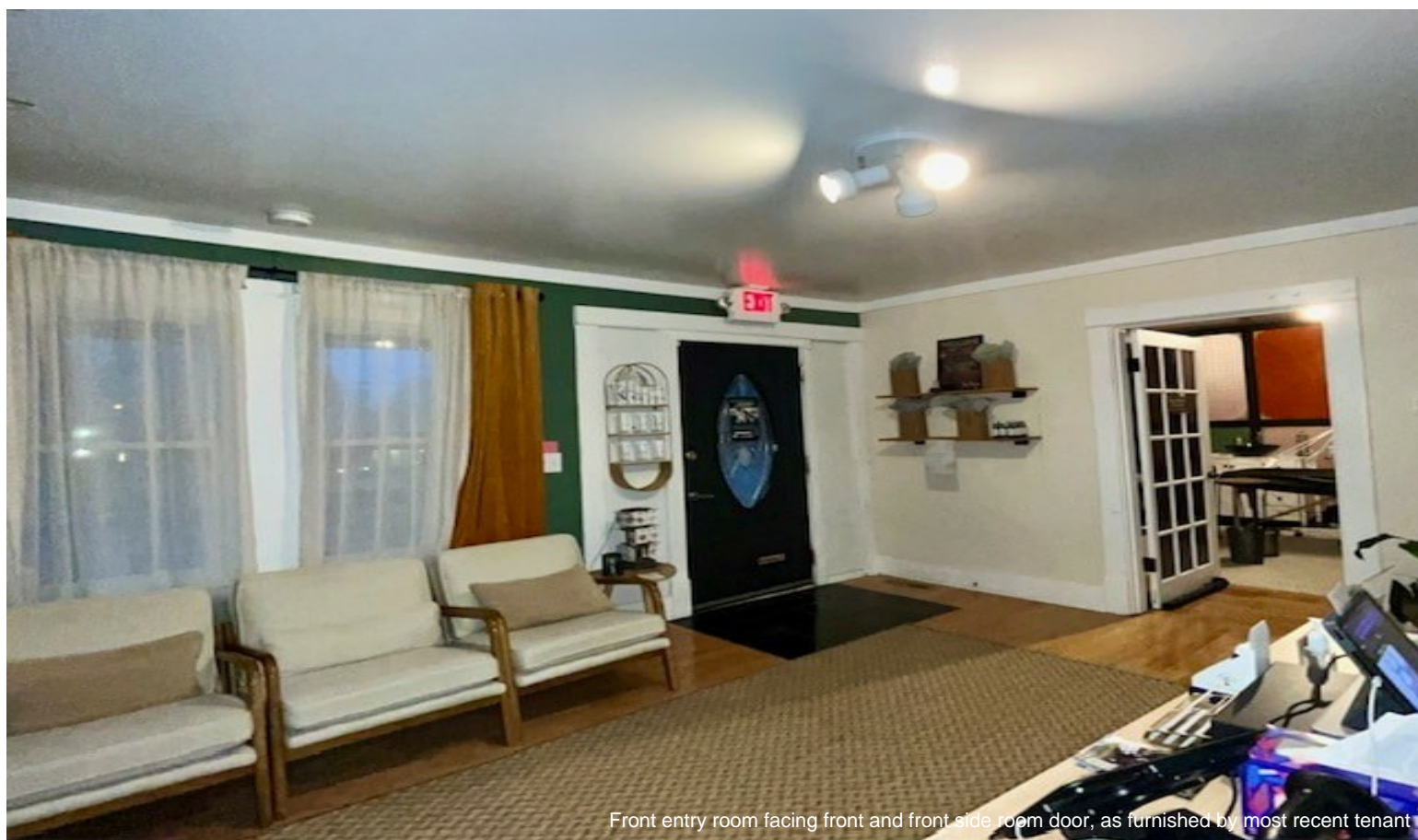
Property has most recently been set up for and used for personal care services such as massage, waxing, facials, etc., and the photos posted are of how it is set up for the most recent tenant's business. Photos can be provided to show previous uses as an office setting by a prior tenant, and photos without any business furniture can be provided at a later date.

LEASING NOTE: The lease rate advertised assumes inquiries are being made directly by the tenant or business principals of the tenant company, not agents.

Property Photos



Front entry room facing front door, as furnished by most recent tenant



Front entry room facing front and front side room door, as furnished by most recent tenant

Property Photos

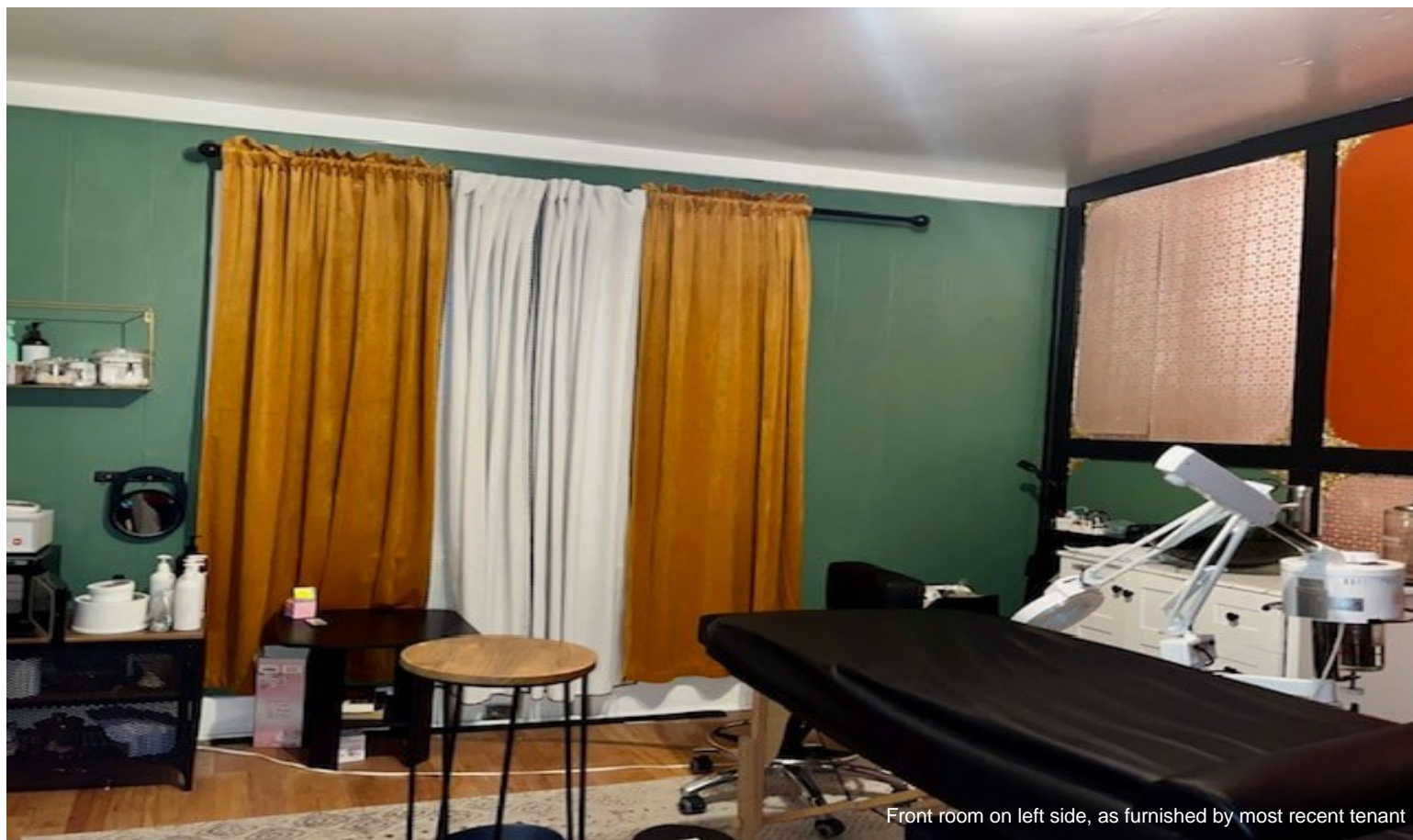


Front entry room, as furnished by most recent tenant



Decorative fireplace in front entry room, room as furnished by most recent tenant

Property Photos



Front room on left side, as furnished by most recent tenant



Front room on left side, as furnished by most recent tenant

Property Photos



Front room on left side, as furnished by most recent tenant



Middle room on right side, as furnished by most recent tenant

Property Photos

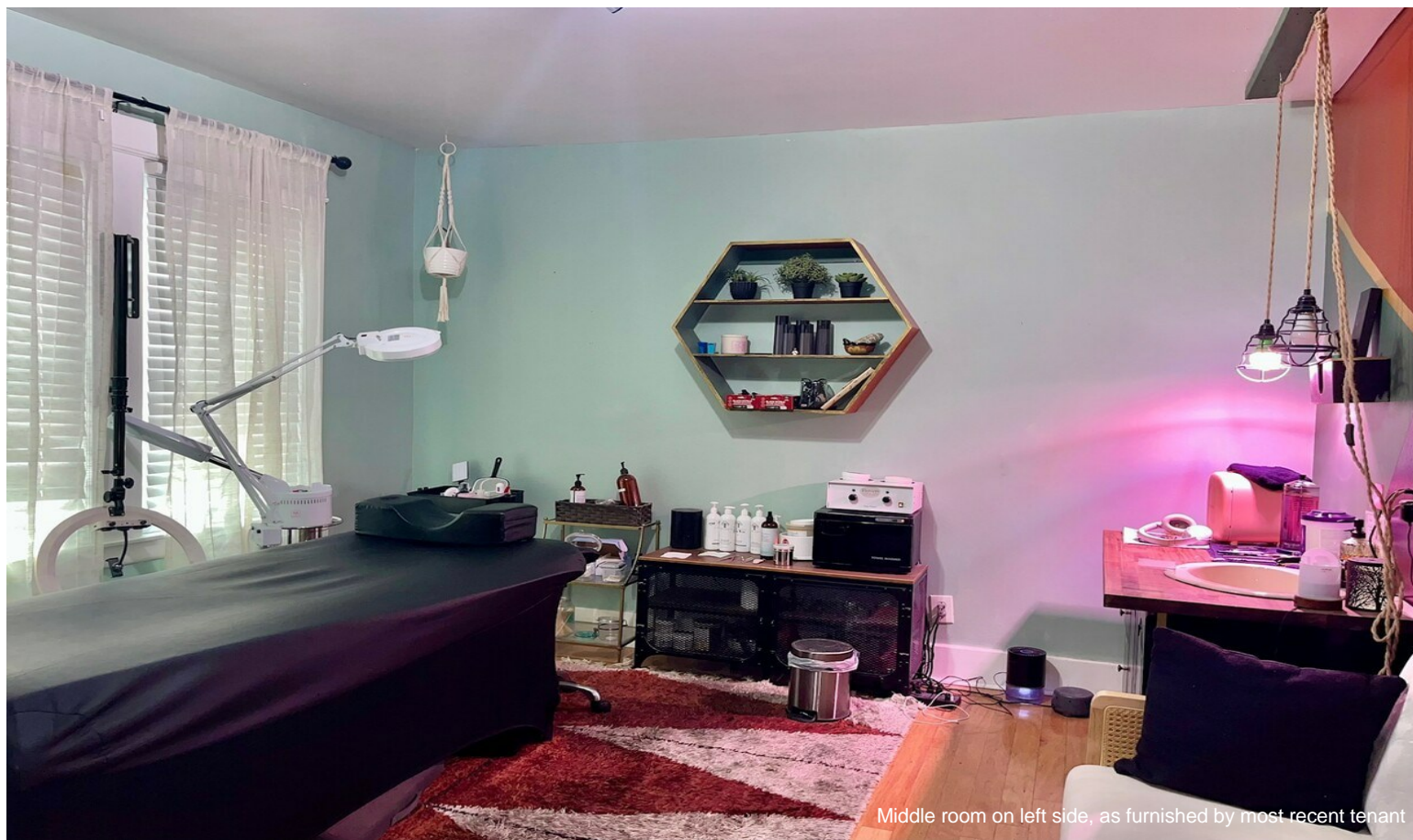


Middle room on right side, as furnished by most recent tenant

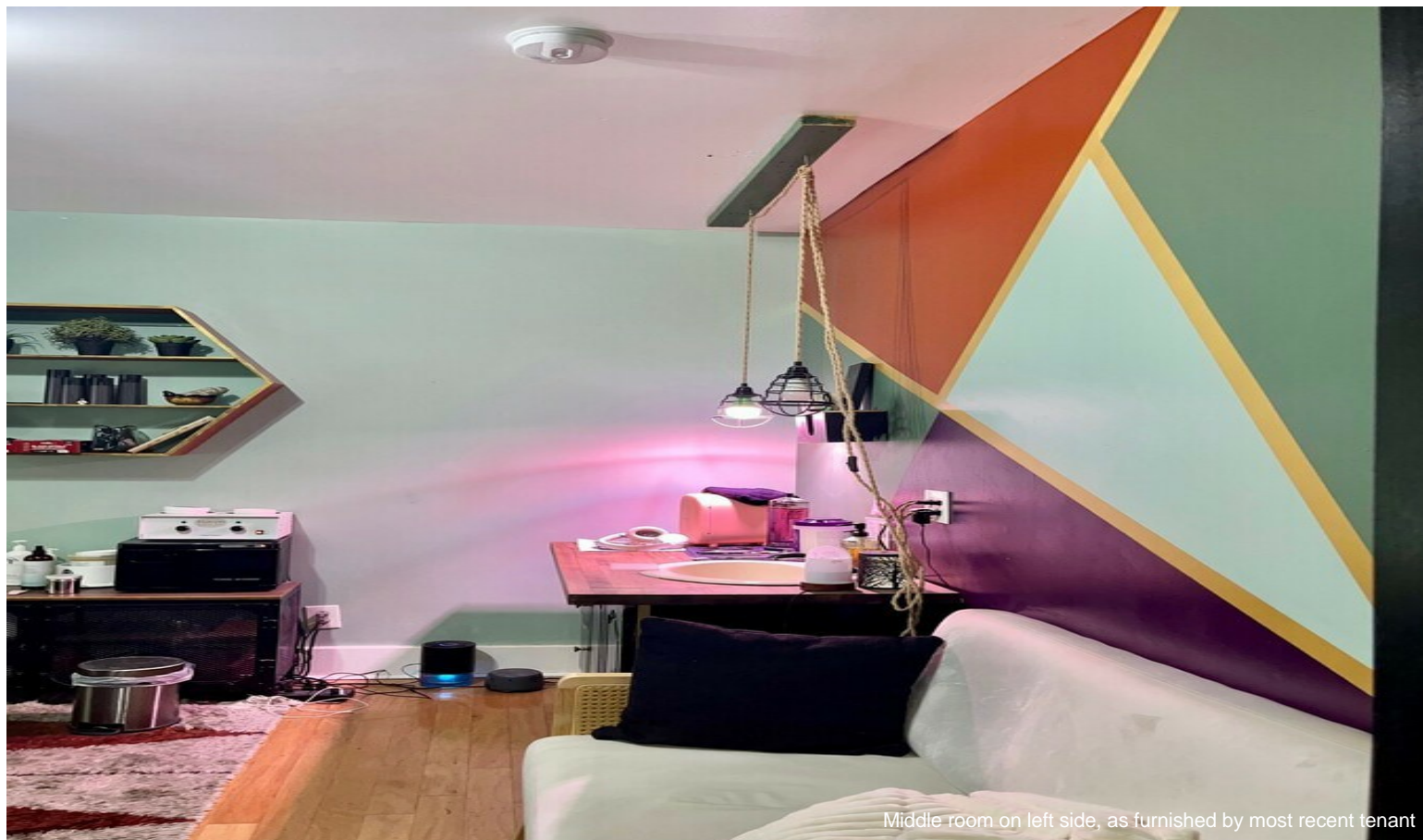


Middle room on right, as furnished by most recent tenant

Property Photos



Middle room on left side, as furnished by most recent tenant



Middle room on left side, as furnished by most recent tenant

Property Photos



Middle room on left side, as furnished by most recent tenant



Hallway behind front entry and front left room

Property Photos



Bathroom with sink and toilet



Middle hallway looking from front entry room to back door

Property Photos



Middle hallway wall mural, looking towards back door



Back room on left side, as furnished by most recent tenant

Property Photos



Back room on left side facing hallway and breakroom, as furnished by most recent tenant



Kitchen/laundry/break room on back right side, as furnished by most recent tenant

Property Photos



Kitchen/laundry/break room on back right side, as furnished by most recent tenant