



8th & Gale Market Place

2645 8th Avenue South, Nashville, TN

Newly Renovated Center

Dynamic 8th Avenue South Corridor

1,500 - 5,000 SF Available Now

Retail For Lease

 **FIDELITY**
REAL ESTATE GROUP, INC.



8th Avenue Elevation



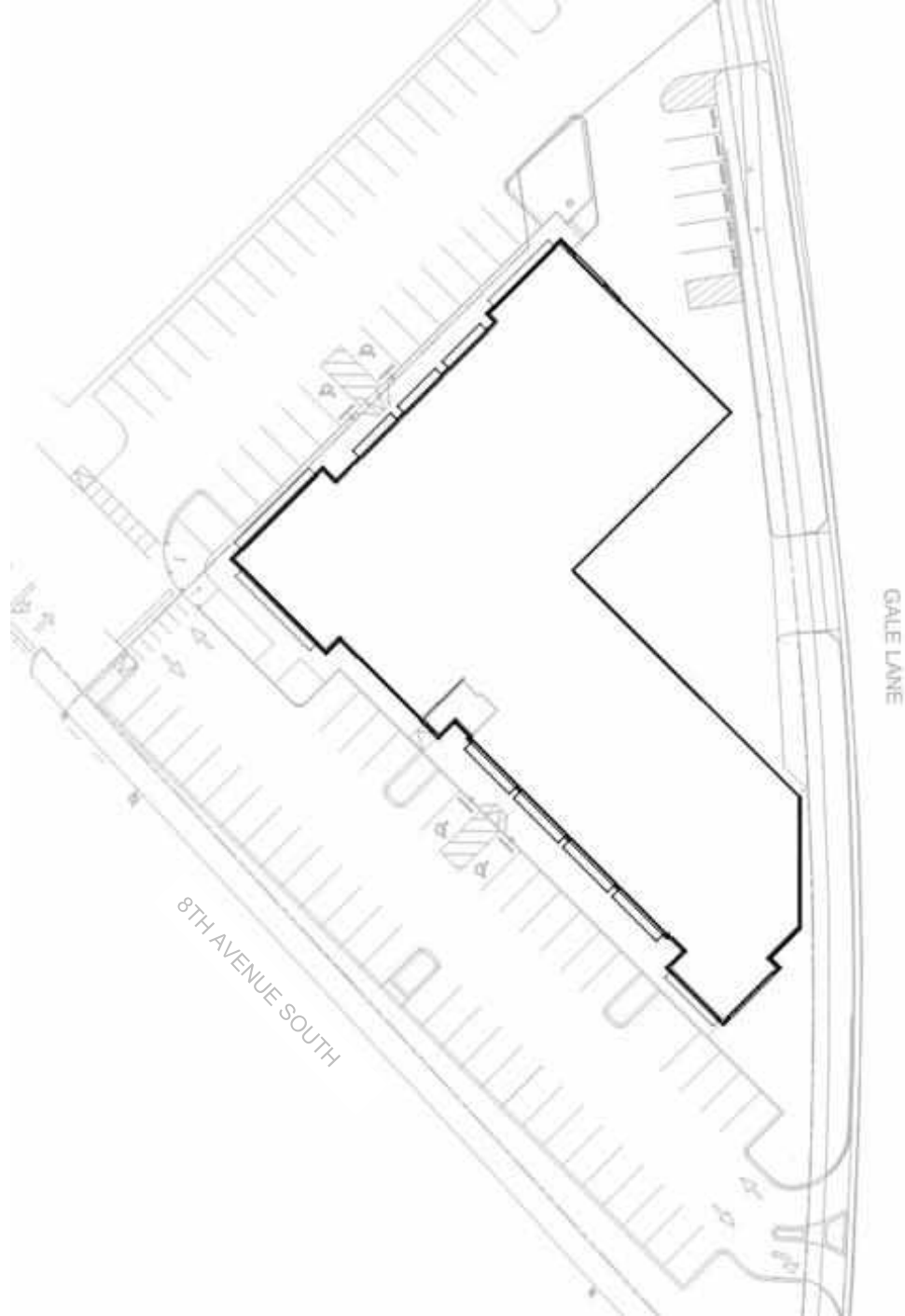
View from Gale Lane



View from 8th Avenue



View from Main Entrance



- Located at the corner of Gale Lane & 8th Avenue South at I-440
- 18,500 Square Foot Shopping Center
- 1,500 - 5,000 SF Available
- 23,055 AADT on 8th Avenue South
- Exceptional Visibility
- Multiple Access Points
- Signalized intersection
- Abundant Parking



ADDRESS: 2645 8th Avenue South
Nashville, TN

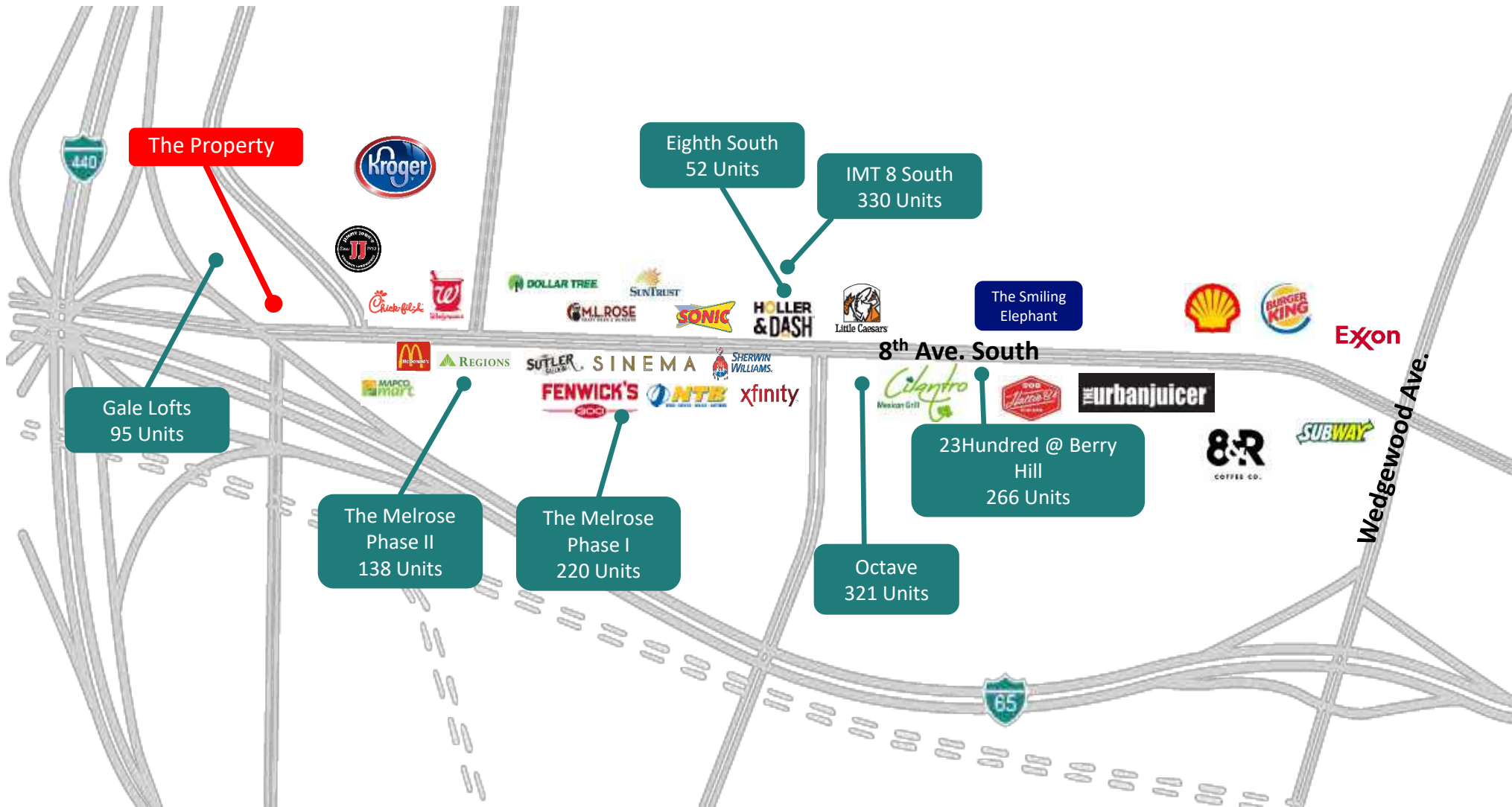
TOTAL SF: 18,500 SF

AVAILABLE SF: 1,500 - 5,000 SF

YEAR BUILT: 1988/2019 Renovated

TRAFFIC COUNTS: 23,055 AADT along
8th Avenue South

ACCESS TO CENTER: Two access points off 8th
Avenue South; additional
access via Gale Lane and
Berry Road



Location



Availability



Retailers						Multifamily			
1	8 th & Gale Market Place	8	Regions	15	Sherwin Williams	22	Hattie B's	1	Gale Lofts – 95 Units
2	Kroger	9	Dollar Tree	16	Xfinity	23	Urban Juicer	2	The Melrose II – 138 Units
3	Jimmy Johns	10	M.L. Rose	17	SunTrust	24	Shell	3	The Melrose I – 220 Units
4	Chick-fil-a	11	Sutler	18	Sonic	25	Burger King	4	Eighth South – 52 Units
5	Walgreens	12	Fenwick's	19	Holler & Dash	26	8 th & Roast	5	IMT 8 South – 330 Units
6	Mapco	13	Sinema	20	Cilantro	27	Subway	6	Octave – 321 Units
7	McDonalds	14	NTB	21	Smiling Elephant	28	Exxon	7	23Hundred at Berry Hill – 266 Units

1 MILE RADIUS

3 MILE RADIUS

5 MILE RADIUS

POPULATION

2010 Population	7,217	77,724	200,927
2017 Population	8,913	87,517	223,428
2022 Population	9,937	93,529	237,935
2010-2017 Population Change	2.95%	1.65%	1.47%
2017-2022 Population Change	2.20%	1.34%	1.27%
2017 Median Age	36.4	31.8	33.2

HOUSEHOLDS

2010 Households	3,679	32,994	83,729
2017 Total Households	4,508	37,835	93,019
2022 Total Households	5,008	40,890	99,328
2010-2017 HH Change	2.84%	1.91%	1.46%
2017-2022 HH Change	2.13%	1.57%	1.32%
2017 Average Household Size	2.0	2.0	2.2
2017 Median Household Income	\$52,401	\$49,461	\$45,207
2017 Average Household Income	\$81,688	\$83,476	\$78,776
2017 Per Capita Income	\$40,829	\$38,416	\$34,353

HOUSING

2017 Total Housing Units	4,897	42,062	103,083
2017 Owner Occupied Housing Units	2,354	15,561	39,367
2017 Renter Occupied Housing Units	2,155	22,274	53,653
2017 Vacant Housing Units	389	4,227	10,064
2022 Total Housing Units	5,441	45,343	109,917
2022 Owner Occupied Housing Units	2,580	16,700	41,691
2022 Renter Occupied Housing Units	2,428	24,189	57,637
2022 Vacant Housing Units	433	4,453	10,589



FOR MORE INFORMATION CONTACT:

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