

8th & Gale Market Place

2645 8th Avenue South, Nashville, TN

Dynamic 8th Avenue South Corridor

1,380 – 4,925 SF Available Fall 2019























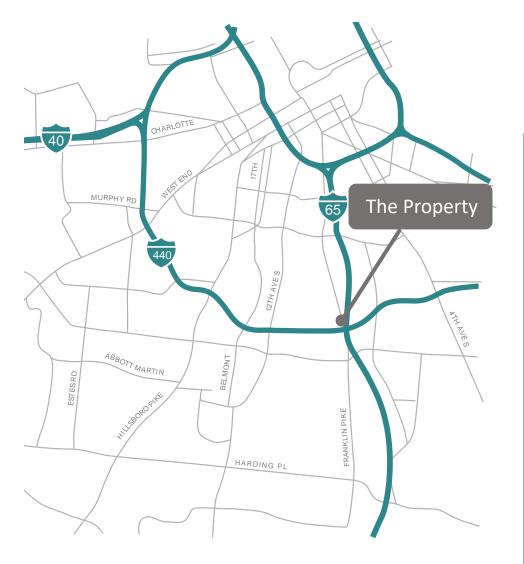






- Located at the corner of Gale Lane
 & 8th Avenue South at I-440
- 18,442 square foot shopping center
- 1,380-4,925 SF available
- 23,055 AADT on 8th Avenue South
- Exceptional visibility
- Multiple access points
- Signalized intersection
- Abundant parking





ADDRESS:	2645 8 th Avenue South Nashville, TN
TOTAL SF:	18,442 SF
AVAILABLE SF:	1,380 SF –4,925 SF
YEAR BUILT:	1988 / 2019 Renovated
TRAFFIC COUNTS:	23,055 AADT along 8 th Avenue South
ACCESS TO CENTER:	Two access points off 8 th Avenue South; additional access via Gale Lane and Berry Road









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





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7	2010 Population	7,217	77,724	200,927
<u>ō</u>	2017 Population	8,913	87,517	223,428
POPULATION	2022 Population	9,937	93,529	237,935
ال ال	2010-2017 Population Change	2.95%	1.65%	1.47%
O O	2017-2022 Population Change	2.20%	1.34%	1.27%
	2017 Median Age	36.4	31.8	33.2
	2010 Households	3,679	32,994	83,729
	2017 Total Households	4,508	37,835	93,019
20	2022 Total Households	5,008	40,890	99,328
	2010-2017 HH Change	2.84%	1.91%	1.46%
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NS	2017 Average Household Size	2.0	2.0	2.2
유	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
	2017 Total Housing Units	4,897	42,062	103,083
	2017 Owner Occupied Housing Units	2,354	15,561	39,367
٥	2017 Renter Occupied Housing Units	2,155	22,274	53,653
ISI	2017 Vacant Housing Units	389	4,227	10,064
HOUSING	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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