



## 8<sup>th</sup> & Gale Market Place

2645 8<sup>th</sup> Avenue South, Nashville, TN

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*Newly renovated center (2019)*

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*Dynamic 8<sup>th</sup> Avenue South Corridor*

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*1,400 – 5,000 SF Available Now*

**Retail For Lease**



## 8<sup>th</sup> Avenue Elevation



## Parking Lot Elevation





View from Gale Lane

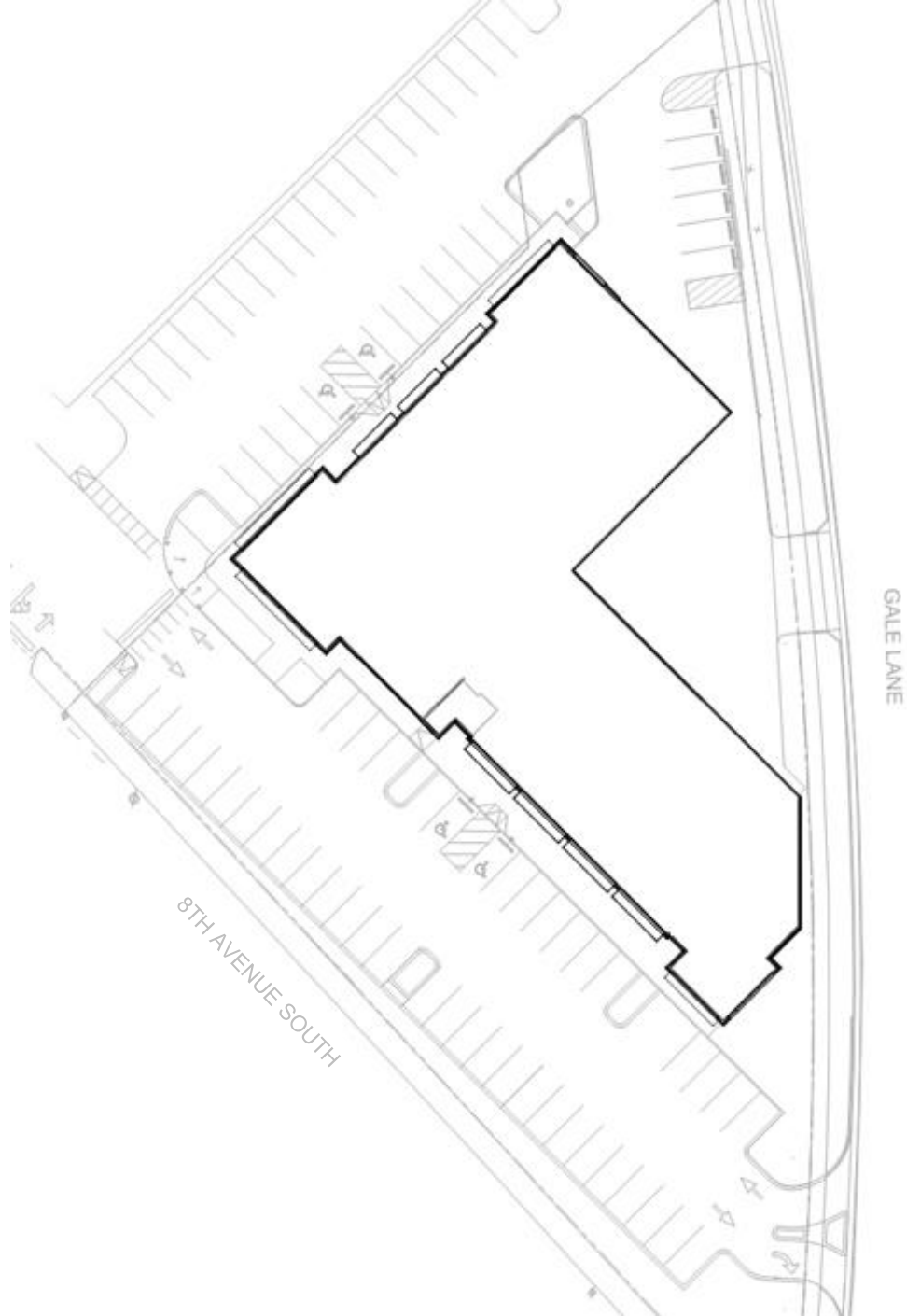




View from 8<sup>th</sup> Avenue

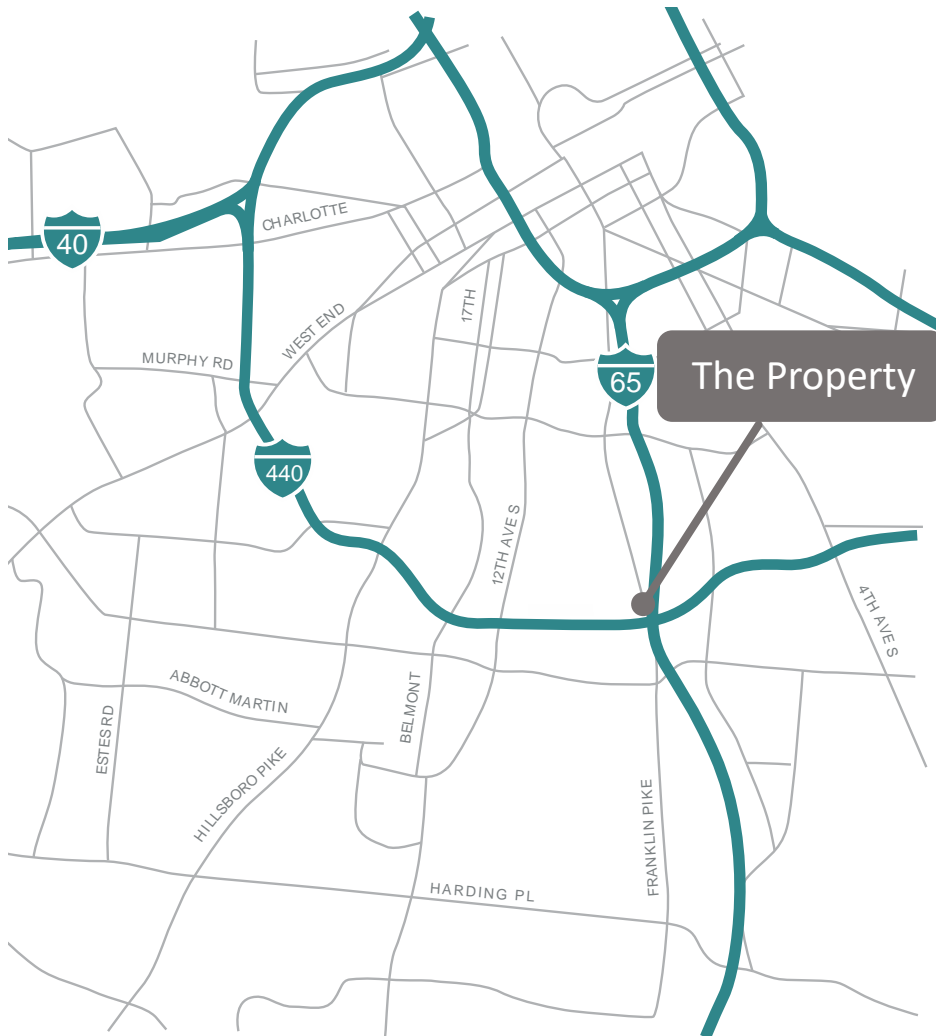


View from Main Entrance



- Located at the corner of Gale Lane & 8<sup>th</sup> Avenue South at I-440
- 18,442 square foot shopping center
- 1,400 - 5,000 SF available
- 23,055 AADT on 8<sup>th</sup> Avenue South
- Exceptional visibility
- Multiple access points
- Signalized intersection
- Abundant parking





**ADDRESS:** 2645 8<sup>th</sup> Avenue South  
Nashville, TN

**TOTAL SF:** 18,442 SF

**AVAILABLE SF:** 1,400 – 5,000 SF

**YEAR BUILT:** 1988 / 2019 Renovated

**TRAFFIC COUNTS:** 23,055 AADT along 8<sup>th</sup>  
Avenue South

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

## Shopping Center Details





## Location

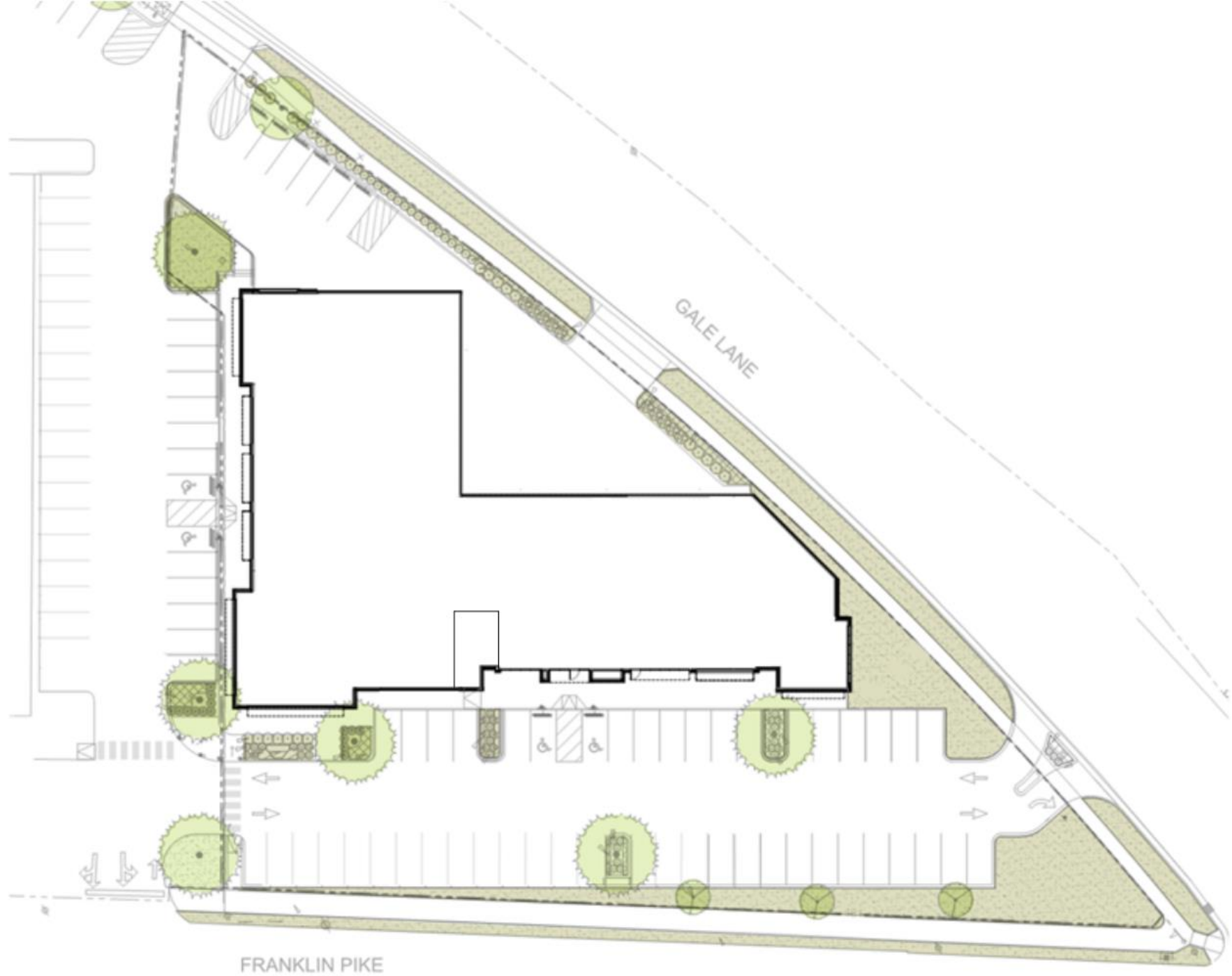


## Availability



Retailers								Multifamily	
1	8 <sup>th</sup> & Gale Market Place	8	Regions	15	Sherwin Williams	22	Hattie B’s	1	Gale Lofts – 95 Units
		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 <sup>th</sup> & Roast	5	IMT 8 South – 330 Units
5	Walgreens	13	Sinema	20	Cilantro	27	Subway	6	Octave – 321 Units
6	Mapco	14	NTB	21	Smiling Elephant	28	Exxon	7	23Hundred at Berry Hill – 266 Units
7	McDonalds								





## Site Plan

		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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