

2711 8TH AVENUE SOUTH

FOR LEASE
+/- 30,000 SF Available
Retail Box Building in
the Heart of Melrose on
8th Avenue South



NASHVILLE, TENNESSEE

LARGE RETAIL SPACE IN THE HEART OF MELROSE

Fidelity Real Estate Group is now leasing the +/- 30,000 SF building located at 2711 8th Avenue in Nashville, TN available for buildout 8/1/24. This retail building offers an expansive, open and inviting atmosphere. Situated in a prime location off of 8th Avenue South, this vast expanse of space offers abundant natural light with large windows on both the north and east side.

This building has close proximity to Downtown Nashville, 100 oaks, Wedgewood-Houston and Thompson Lane as well Geodis Park Soccer Stadium sitting 1.4 miles away.

Conveniently located next to many apartment complexes such as Gale Lofts and The Melrose I & II.

2711 8th Avenue South presents an excellent opportunity for accessibility and foot traffic for potential businesses.



SITE PLAN

+/- 30,000 SF AVAILABLE

2711 8TH AVENUE SOUTH
NASHVILLE, TN 37215



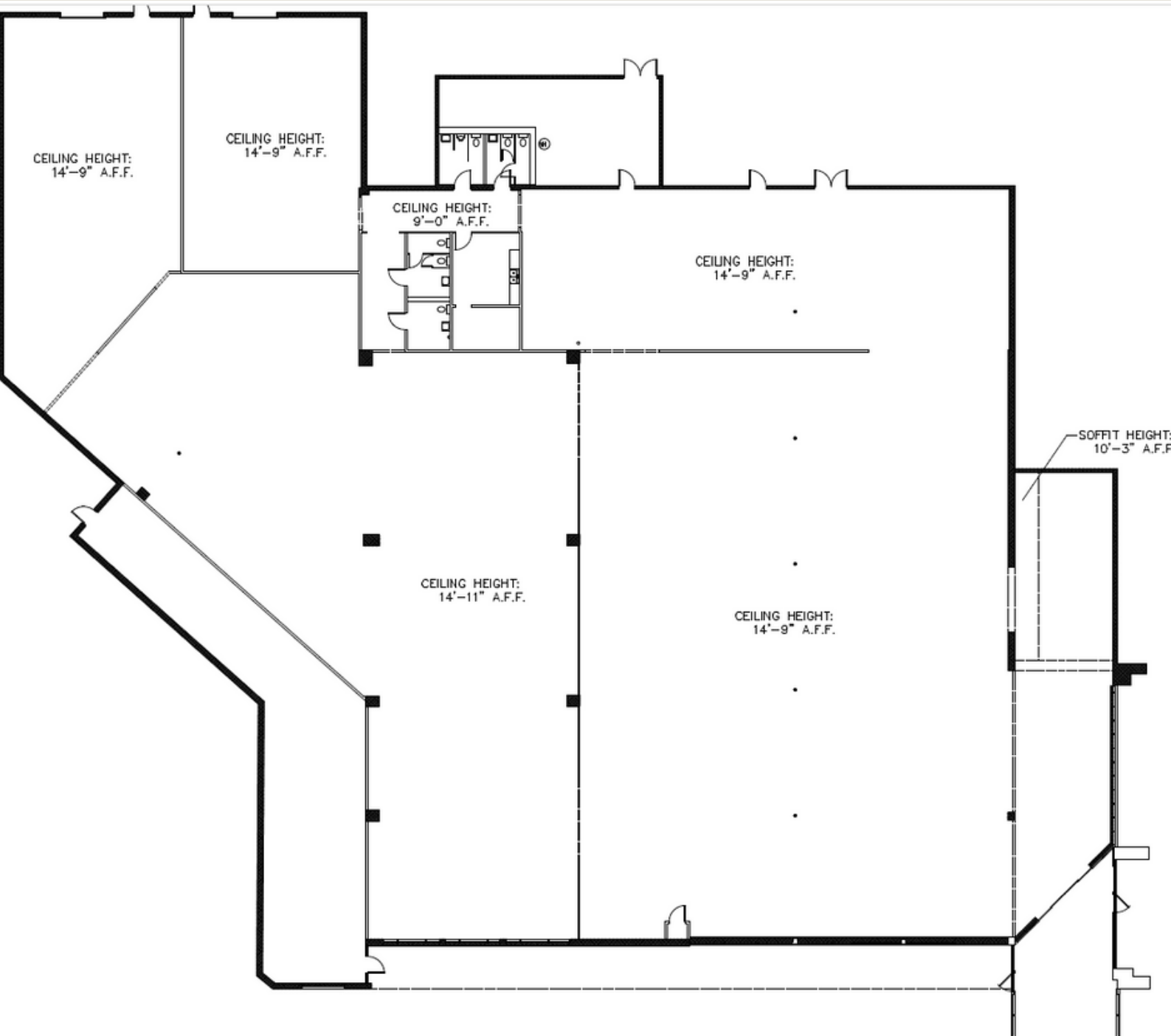
Chris G. Smith, President
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Exclusively listed by:
Fidelity Real Estate Group
102 Woodmont Blvd. Suite LL110
Nashville, TN 37215

FLOOR PLAN/CEILING HEIGHTS

+/- 30,000 SF AVAILABLE

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PROPERTY HIGHLIGHTS

+/- 30,000 SF AVAILABLE

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- +/- 30,000 SF retail box building
- Convenient access to I-440/ I-65
- +/- 3.3 miles from Downtown Nashville
- At the corner of 8th Avenue and Berry Road
- Traffic count: 23,055 AADT along 8th Avenue South
- Two access points off 8th Avenue South (one signalized)
- Additional access via Gale Lane and Berry Road
- Open ceiling, large windows
- Monument signage with tenant logo
- +/- 120 parking spots

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SURROUNDING AREA

+/- 30,000 SF AVAILABLE
RETAIL BOX BUILDING

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



BUILDING PROFILE

Address	2711 8th Avenue, South Nashville, Tennessee 37204
Landlord	Talley Trust, managed by Pinnacle Bank, is the owner of approximately 50,000 SF of retail space on 8th Avenue, South. The properties have been in the Talley family for over 60 years.
Building/ Property	8th and Gale Marketplace consists of two buildings. The available profile property has 30,000 SF and the adjacent newly redeveloped building has 18,500 SF of retail space with Chase Bank, ATT, Pacific Dental, Generac Superstore and Results Physiotherapy. The Talley Trust owns the Chick fil A located at 2619 8th Avenue, South.
Location	2711 8th Avenue, South is located at the signalized intersection of Berry Road and 8th Avenue, South in the bustling Melrose Commercial District.
Minimum Rental Rate	\$32.00 PSF for the entire building. The base rental rate is quoted on a NNN basis. Tenant will be responsible for all operating expenses including taxes (\$3.88), insurance (\$.29) and CAM (\$1.31). The NNN expenses were \$5.48 PSF in 2022. The property taxes are being contested at State of Tennessee level.
Lease Term	Ten (10) +

BUILDING PROFILE

Escalations	The Minimum Rental Rate will increase by 2.5% annually.
Premises	10,000 SF to 30,000 SF located on one level The ceiling deck heights are +/- 14'9" in most of the premises.
Electric Service	Electric Service to 2711 will need to be updated for changes to the interiors requiring a building permit. There are two Federal Pacific electrical sections rated to 1600 AMP each with 3 phase voltage 120/208 with 8 panels.
HVAC	There are three (3) units serving the premises as follows: <ul style="list-style-type: none">• A ten (10) ton split with electric heat installed 2020• A twenty five (25) ton rooftop gas installed 2012• A ten (10) ton split
Roof	The existing roof will be replaced before occupancy.
Parking	2711 8th Avenue, South has an abundance of surface parking spaces. The parking lot will be re-paved with new parking diagram to meet tenant requirements.
Property Management	Provided by Fidelity Real Estate Group, Inc., property manager, leasing and asset manager for agent for eleven (11) buildings comprising of 700,000 SF.

PROPERTY

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RETAIL BOX BUILDING

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FOR MORE INFORMATION CONTACT:

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