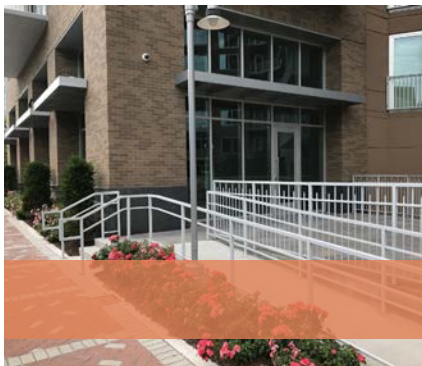
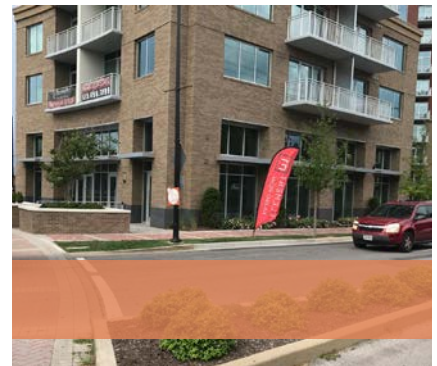


restaurant space
FOR LEASE

ELEMENT
MUSIC ROW



AVAILABLE SPACE

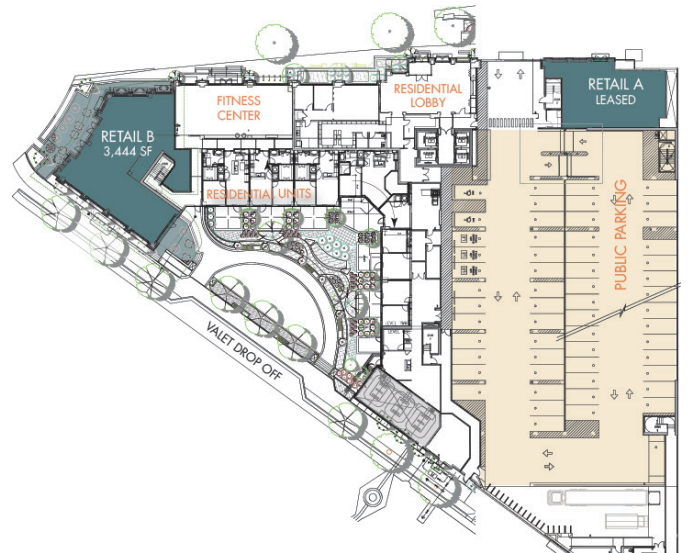


restaurant space FOR LEASE

ELEMENT
MUSIC ROW

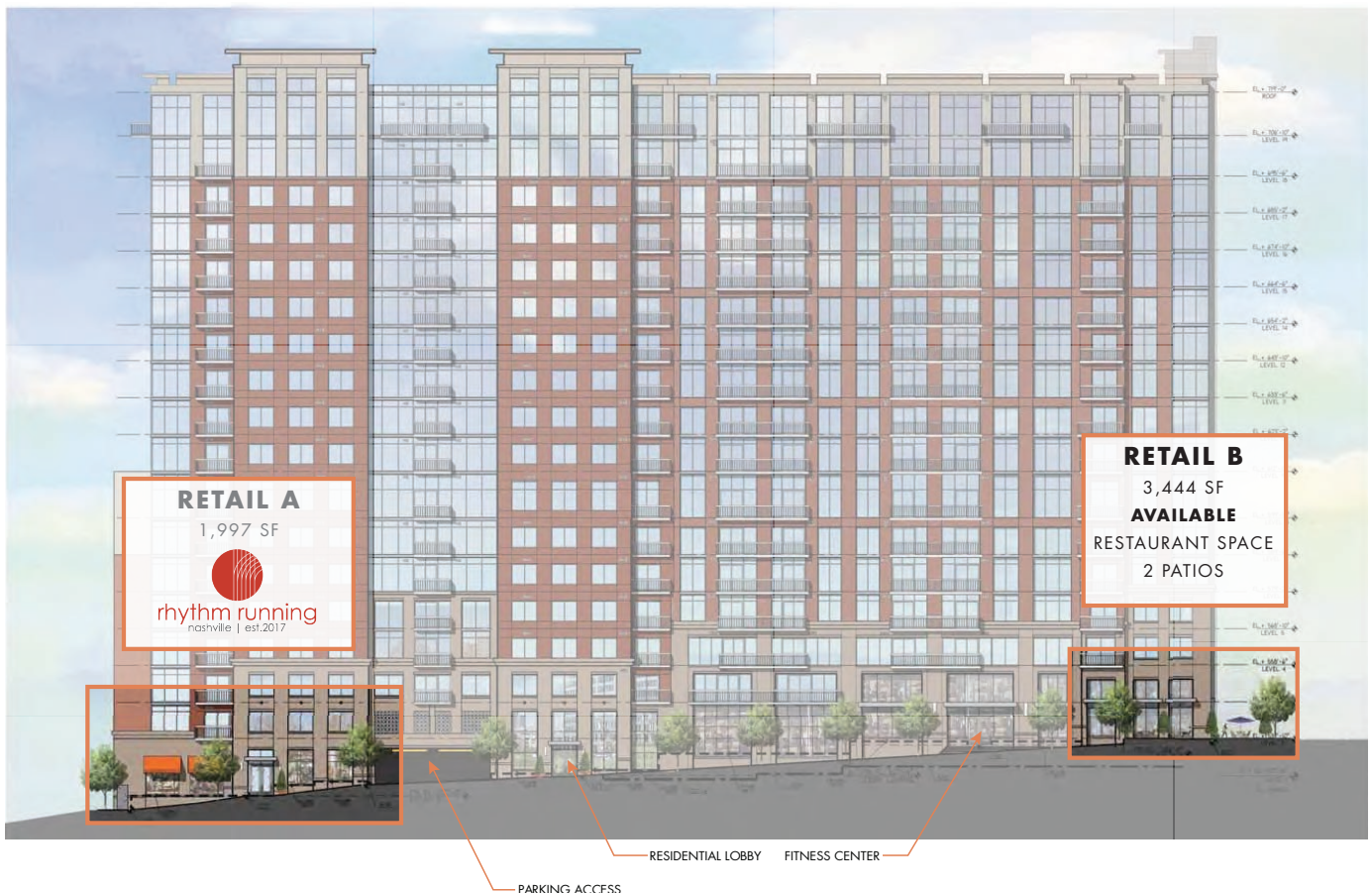
HIGHLIGHTS

ADDRESS	1515 Demonbreun Nashville, TN 37203
SUB-MARKET	Music Row
USE	Mixed Use Retail & Multi-Family Residential
AVAILABLE	3,444 SF Restaurant
PARKING	Ground Floor Parking Garage Available
RATE	\$38 NNN



Located at the gateway to Music Row and the thriving Demonbreun/Midtown area, this highly anticipated building is now completed. The building includes 430 luxury apartments & penthouses with high level amenities. It is currently 70% leased.

RETAIL SPACES



restaurant space FOR LEASE

ELEMENT
MUSIC ROW

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2017 POPULATION	14,540	112,290	225,527
2022 PROJECTED POPULATION	15,820	120,183	240,554
# HOUSEHOLDS (HH)	6,208	47,082	93,813
2017 AVG. HH INCOME	\$66,154	\$68,933	\$71,775
2022 PROJECTED AVG. HH INCOME	\$81,353	\$80,580	\$82,154

TRAFFIC COUNTS

DEMONBREUN	21,013 CPD
WEST END AVE	37,349 CPD
INTERSTATE 40	137,890 CPD

DAYTIME POPULATION

3 MILE	243,282 Employees
5 MILE	331,982 Employees

TRADE AREA

1 Tavern	restaurant	10 Tailgate Brewery	brewery	19 Gulch Crossing	office
2 Chuy's	restaurant	11 Tin Roof	bar	20 Velocity	mixed-use
3 Soulshine Pizza Factory	restaurant	12 1505 Demonbreun	mixed-use	21 Icon in the Gulch	mixed-use
4 Hattie B's Hot Chicken	restaurant	13 Crescent Music Row	mixed-use	22 Pine Street Flats	mixed-use
5 Red Door Saloon	bar	14 TwelveTwelve	mixed-use	23 Cummins Station	office/retail
6 Bristol on Broadway	condos	15 The Turnip Truck	grocery	24 Fairfield Inn & Suites	hotel
7 Hilton Garden Inn	hotel	16 Virago, Moto, Kayne	restaurants	25 The Westin Nashville	hotel
8 Patterson House	bar	17 Thompson Hotel	hotel	26 Music City Center	convention
9 DeSano's Pizzeria	restaurant	18 Terrazo	condos		

