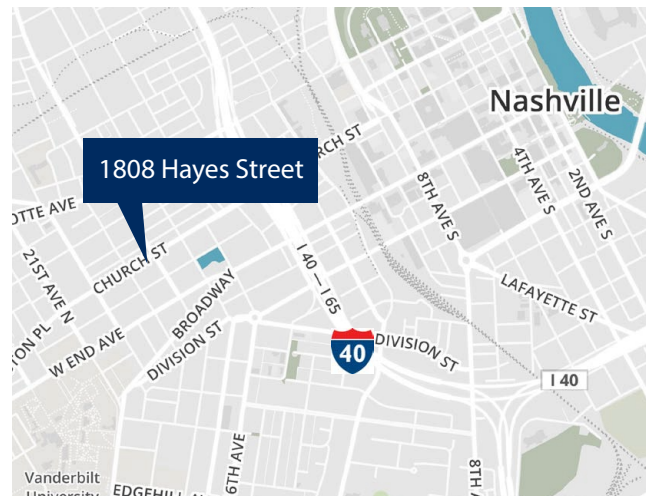




## Opportunity

- 2,000 sf available
- Located in close proximity to Vanderbilt University, the Midtown Medical District and the West End Corridor, as well as new hotel, office developments and multifamily developments
- High resident and daytime population
- Catering company previously used the lower level for 30 years (1985-2019)
- Has separate entrance in back lower level, two bathrooms, separate gas, electric and HVAC
- Three dedicated parking spaces
- Additional parking in close proximity



## Lease Rate

- \$10.00 NNN

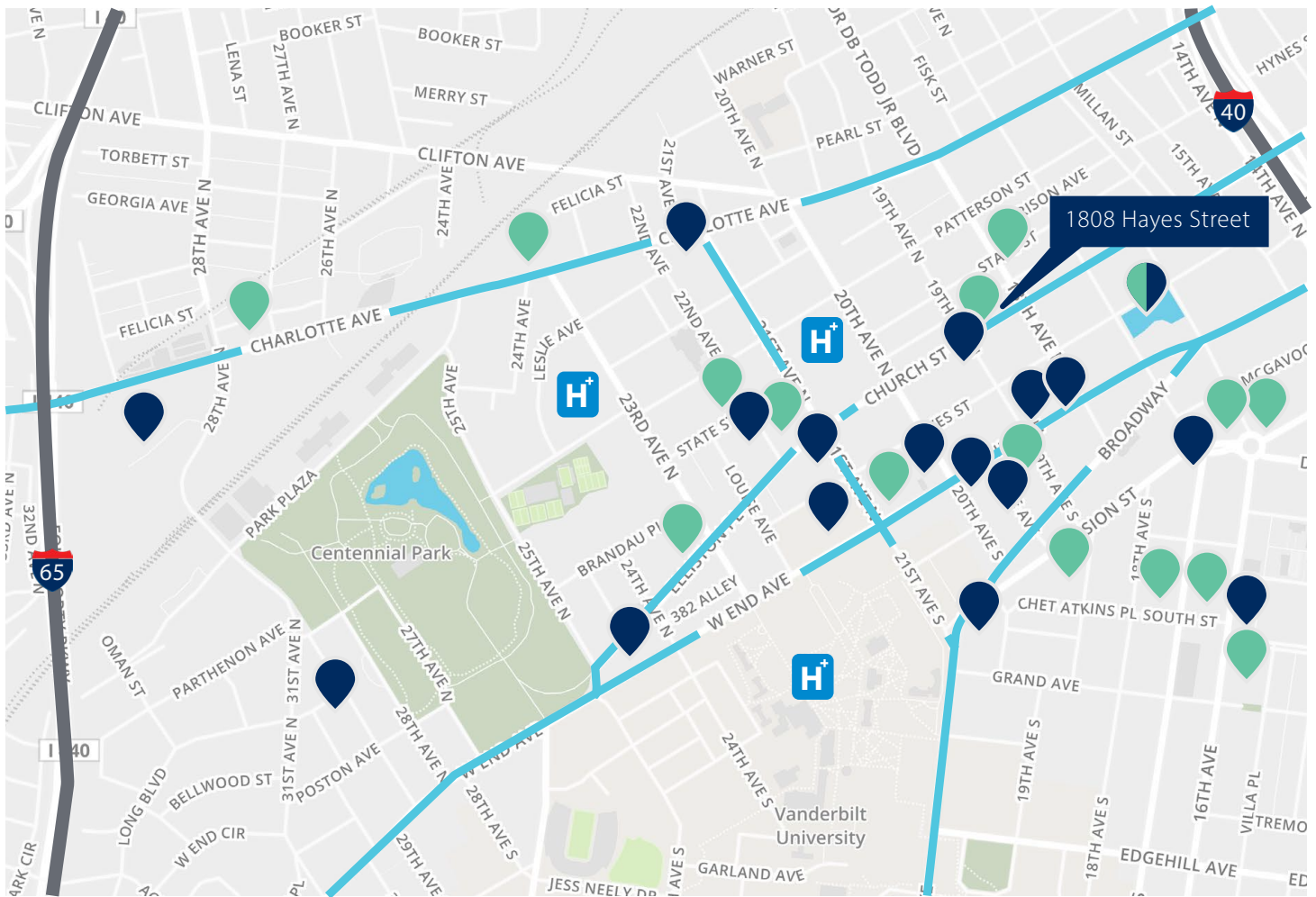
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### **Billy Lyell, CCIM**

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Demographics	1 Mile	3 Mile	5 Mile
2019 Population	19,245	127,217	238,832
2024 Projected Population	21,894	140,419	258,865
2019 Average Household Income	\$82,455	\$85,257	\$87,548
Daytime Population	79,830	304,469	436,031

-  Hospitality Developments
-  Multifamily Developments



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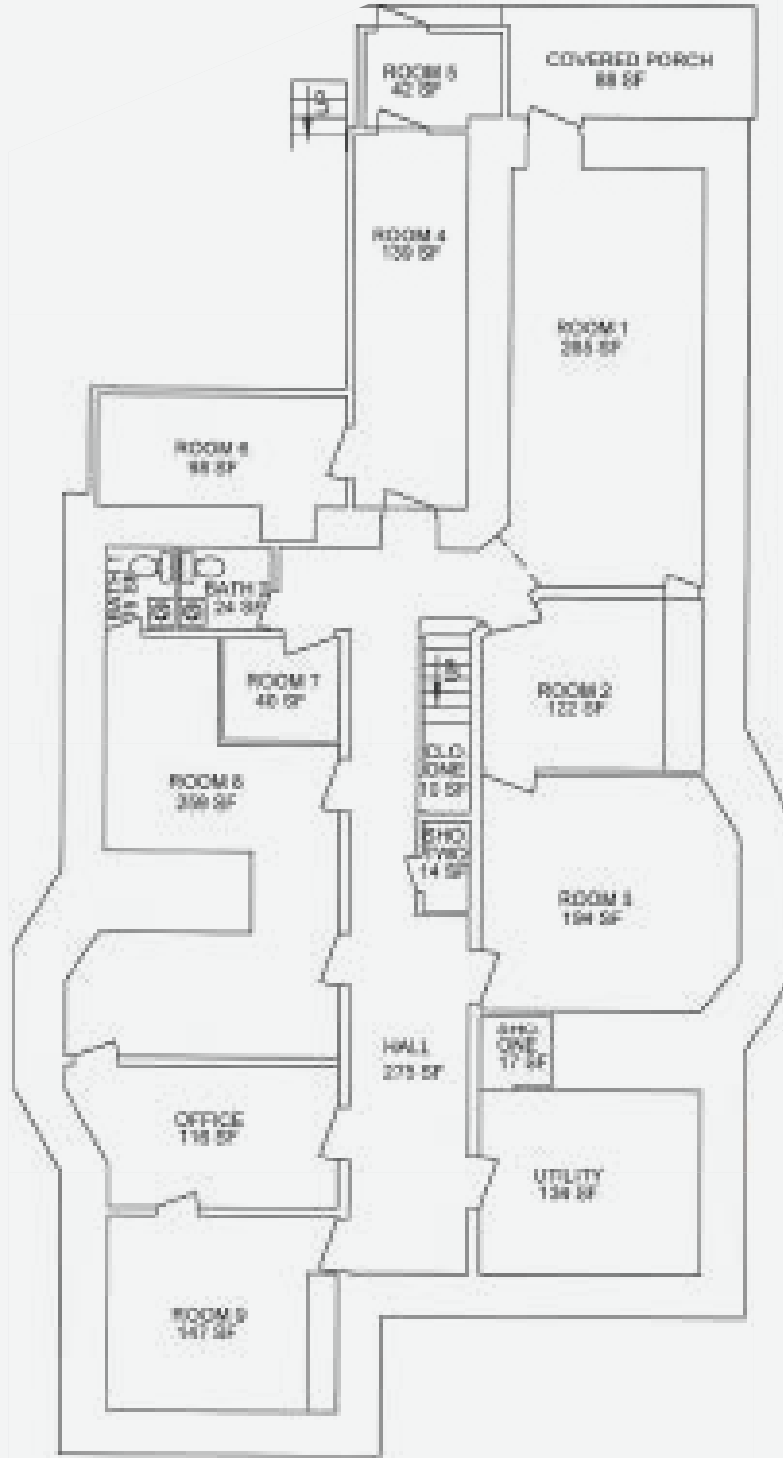




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Floorplan



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