



VOLUNTEER  
TRADITIONS

300

# 1004 8<sup>TH</sup> AVENUE SOUTH

FOR LEASE | 3,050 SF | EIGHTH AVENUE

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# PROPERTY OVERVIEW



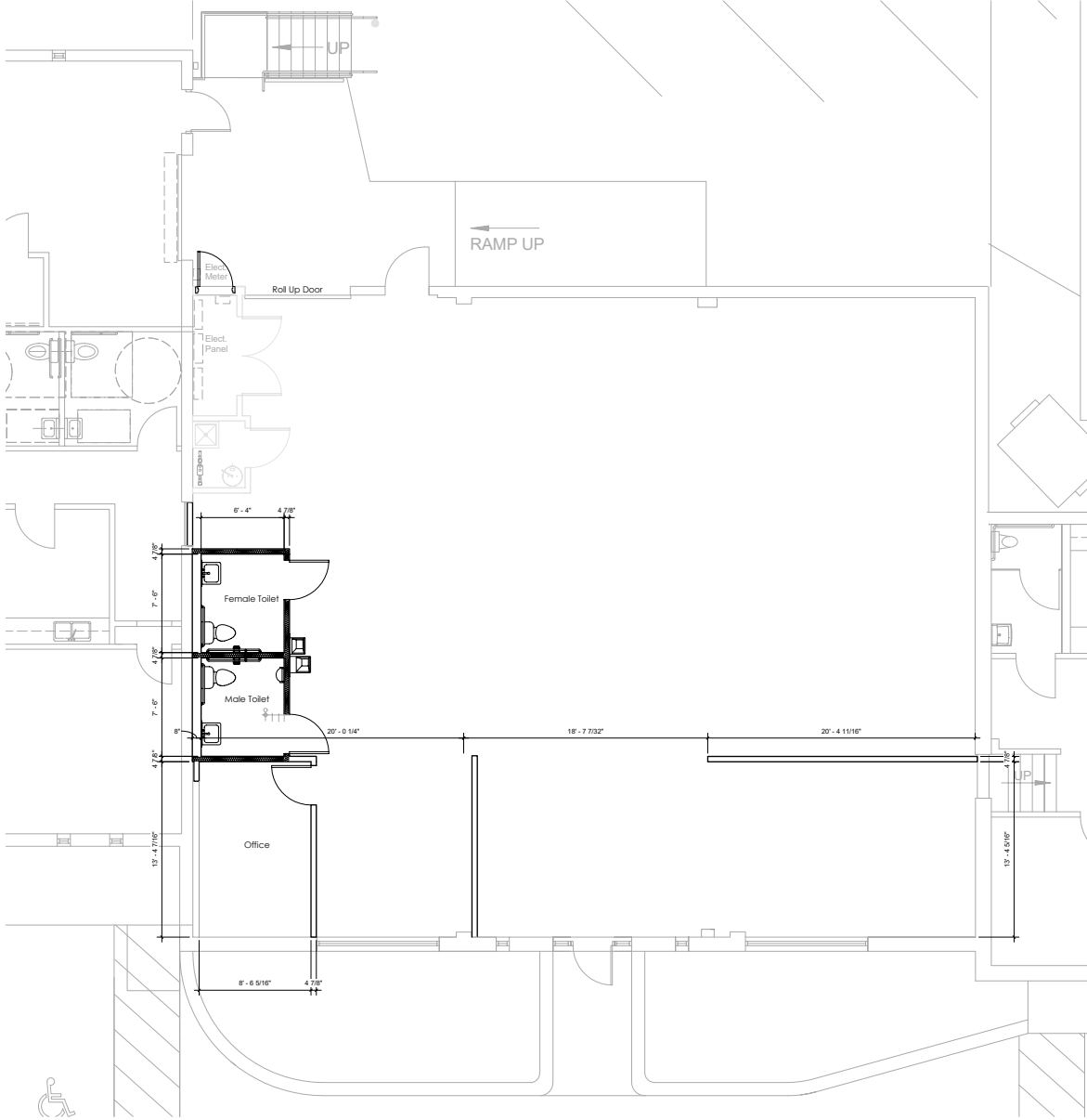
## PROPERTY DETAILS

<b>Address</b>	1004 8th Avenue South, Nashville, TN 37203
<b>Submarket</b>	Eighth Avenue / Edgehill / Music Row
<b>Suite</b>	300
<b>Available</b>	± 3,050 SF
<b>Parking Ratio</b>	Approx. 3/1000
<b>Possible Uses</b>	Retail, Office, Showroom
<b>Available</b>	6/1/2024
<b>Rate</b>	\$30.00/SF NNN

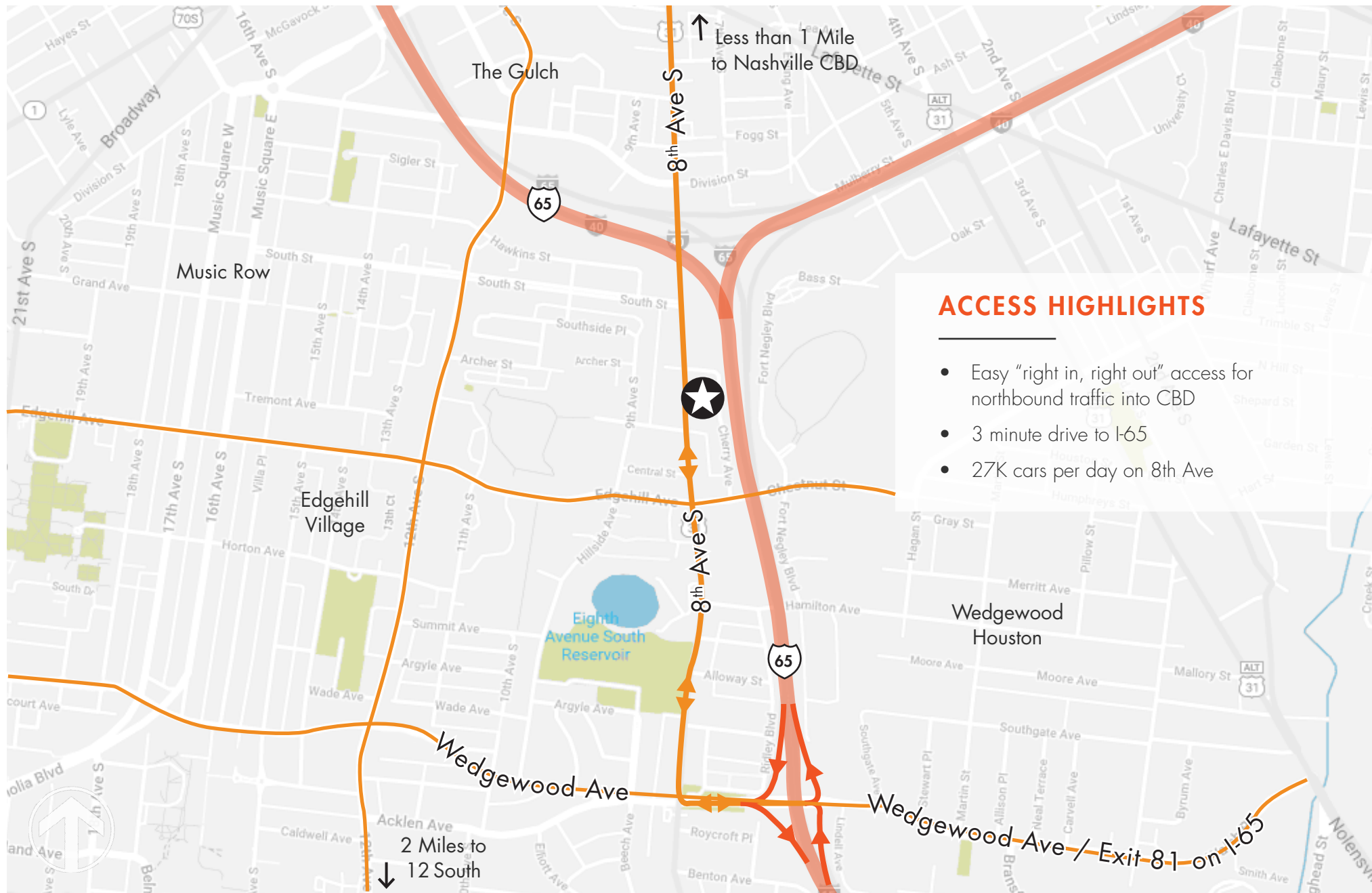
## PROPERTY HIGHLIGHTS

- Newly Painted Exterior
- Brand New Parking Lot
- Located at the gateway to The Gulch and Downtown
- Interior suitable for a broad number of uses
- Prominent 8th Ave Location
- Pylon Signage and Building Signage Available
- Dock Door with direct access to Premises

# FLOOR PLAN



# LOCATION & ACCESS MAP



## ACCESS HIGHLIGHTS

- Easy “right in, right out” access for northbound traffic into CBD
- 3 minute drive to I-65
- 27K cars per day on 8th Ave

1004 8<sup>TH</sup> AVE SOUTH  
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*Square footage is approximate, and floor plan drawings are for representation purposes only. The measurements provided are approximate values derived from property plans and specifications, subject to variances in construction and interior floor plans.*

