

SUBLEASE

RESTAURANT SPACE IN CAPITOL VIEW

±2,935 SF Vacant Ground-Level Retail Suite Available
 Located in the Premiere Multi-Use Urban District in
 the North Gulch

421 11th Ave N. Nashville, TN 37203



HIGHLIGHTS

- ±2,935 SF Available
- Former Pizza restaurant (Your Pie Pizza)
- Built-in Pizza oven
- Large patio offering plenty of outdoor seating
- **Currently vacant ready for immediate occupancy**
- Rate: \$36/ SF NNN
- All equipment and furniture still in place and negotiable
- Estimated vehicles per day 135,129+
- Prime location in Capitol View: a multi-use urban district located in North Gulch
- Campus includes offices, retail shops, restaurants, multi-family residential units, hotels and an urban activity park, with a trailhead for the Nashville Greenway



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
	69,958	235,482	524,591
	30,262	100,018	218,312
	\$51,935	\$58,387	\$59,351

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Exclusively listed by:
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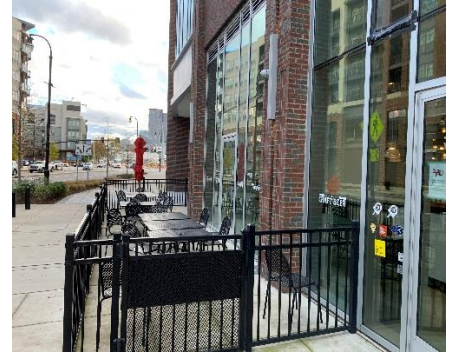
T: 615.256.3189 / F: 615.254.4026

Sublease
Retail Suite

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Nashville, TN 37203
Davidson County

CHARLES
HAWKINS CO.

PHOTOS / AERIAL



QUICK FACTS: NASHVILLE CBD

Provided By: Visit Music City

- In 2020, 19 hotels with 3,455 rooms are scheduled to open in the Nashville area
- 16.1 million visitors in 2019 (+6% over 2018)
- Average spending per person per day: \$179



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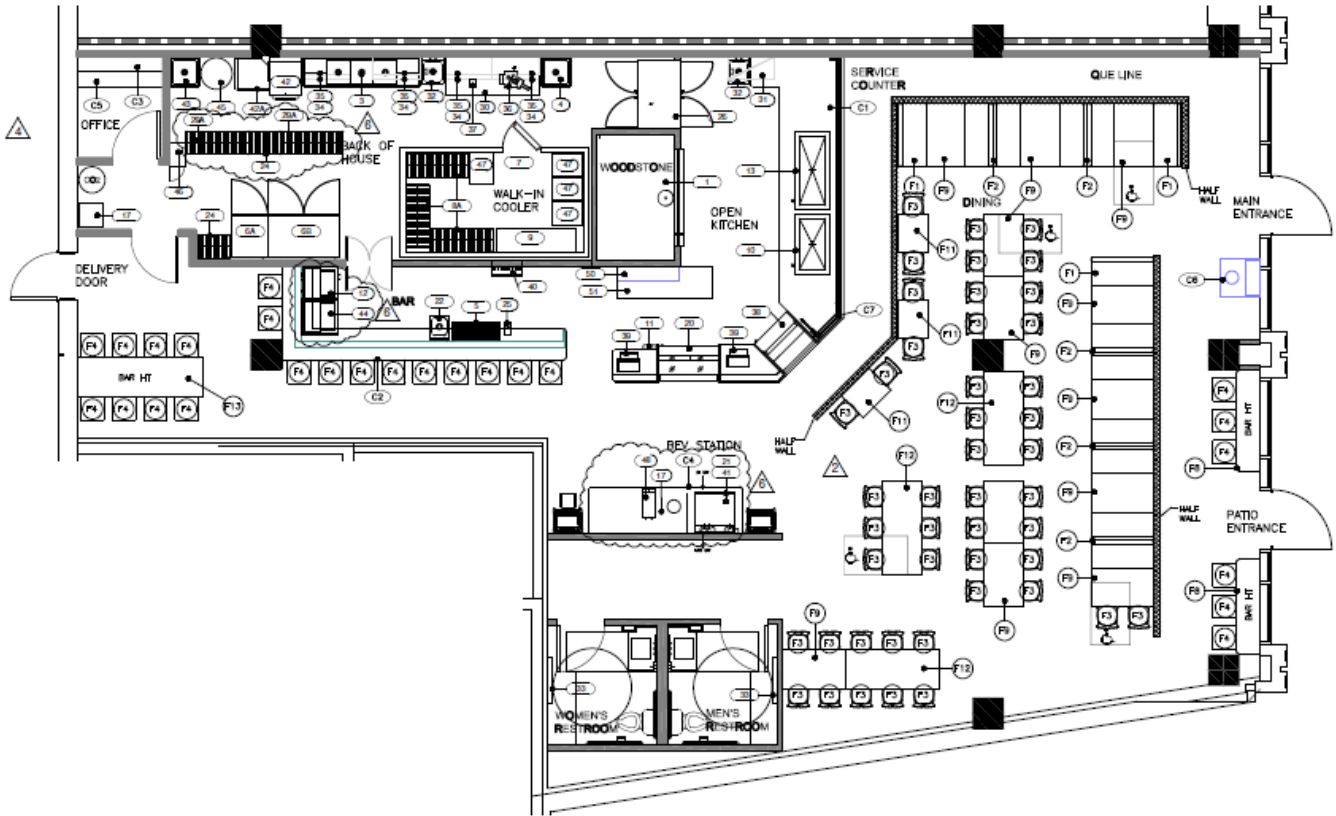
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FLOOR PLAN



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