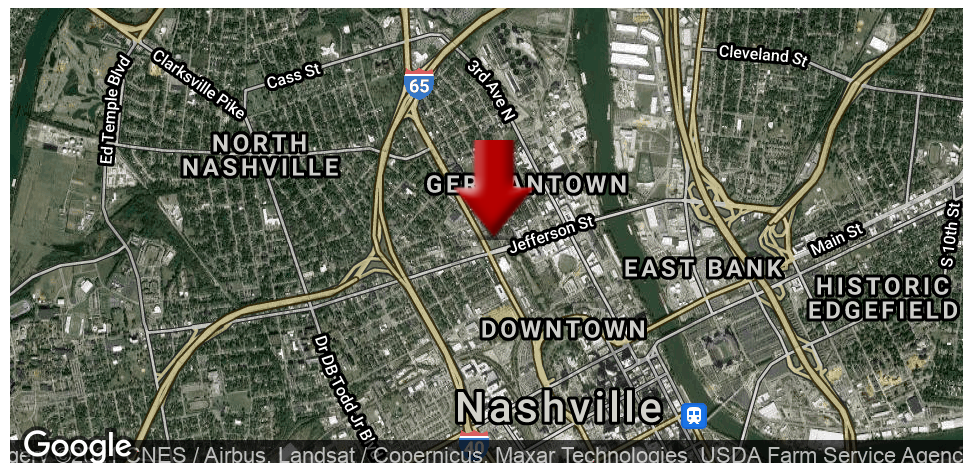


OFFICE - FOR LEASE



1201 7th Ave N , Nashville, TN 37208



OFFERING SUMMARY

| | |
|----------------------|---------------------|
| AVAILABLE SF: | 1,800 SF |
| LEASE RATE: | \$25.00 SF/yr (NNN) |
| NNN: | \$3.40 |
| UNITS: | 1 |

[CLICK HERE TO VIEW VIDEO](#)

PROPERTY OVERVIEW

Amazing Views of the Nashville Skyline at this 1,800 SqFt Three Story Office Space For Lease in Germantown.

PROPERTY HIGHLIGHTS

- 8 Offices, 2 Restrooms, 3 Stories, Street Parking
- Hardwood Floors Throughout and an Abundance of Natural Light
- Full Kitchen and Ample Storage Areas
- 2 Outdoor Patios with Views of Downtown Nashville
- Easy Access to Interstate, Downtown Nashville, and Walking Distance to Several Restaurants

KW COMMERCIAL
2033 N. Mt. Juliet Road
Mt. Juliet, TN 37122

KAILEIGH DUNN
Commercial REALTOR
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C: 217.304.5013
kdunn@kw.com

Each Office Independently Owned and Operated kwcommercial.com

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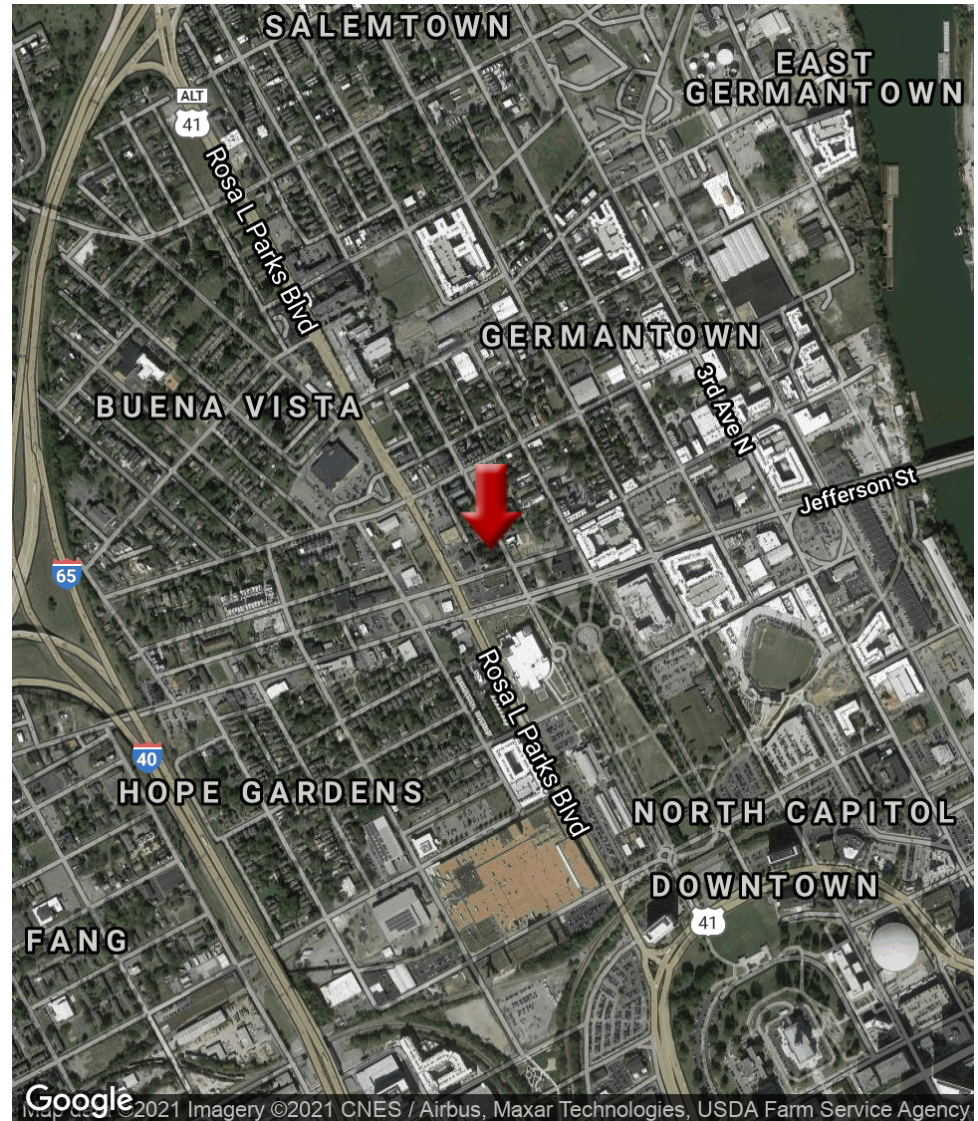
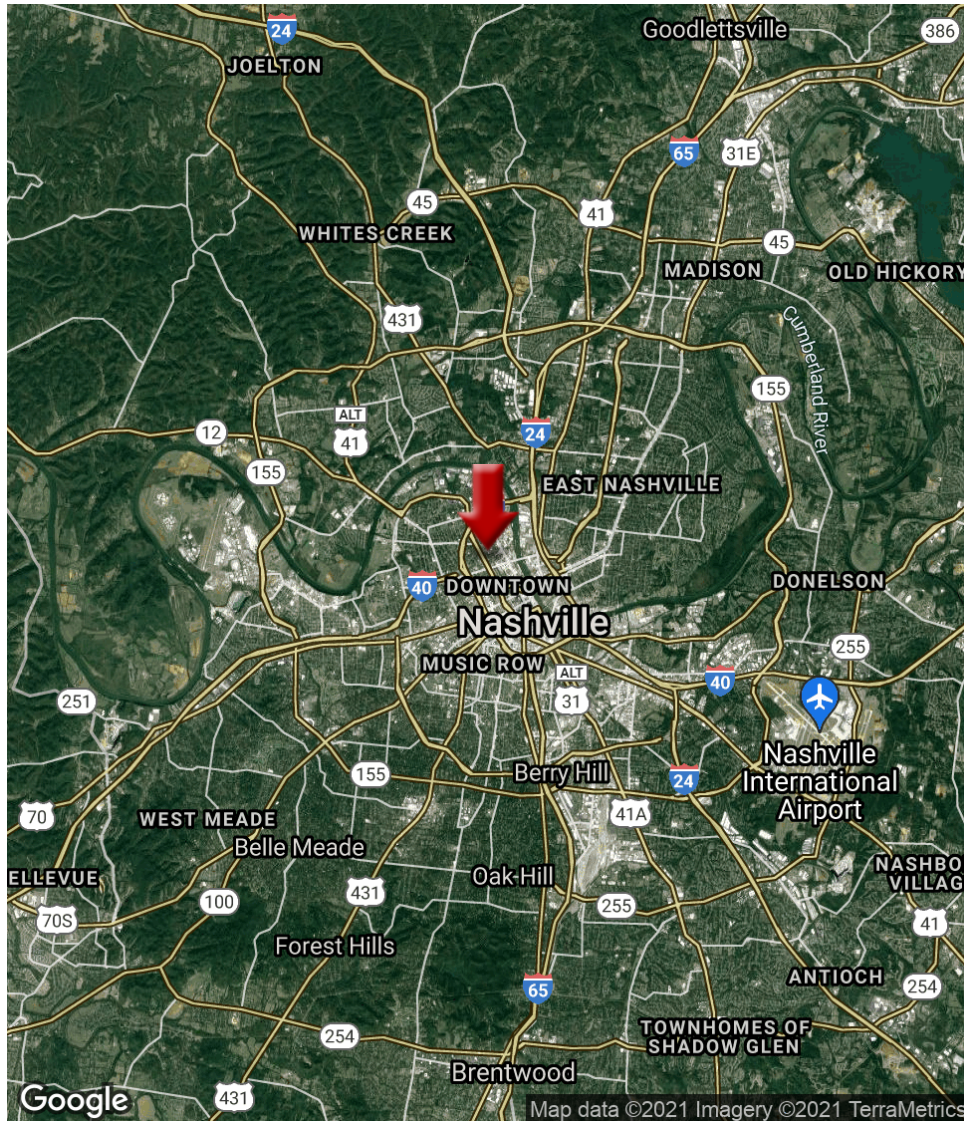
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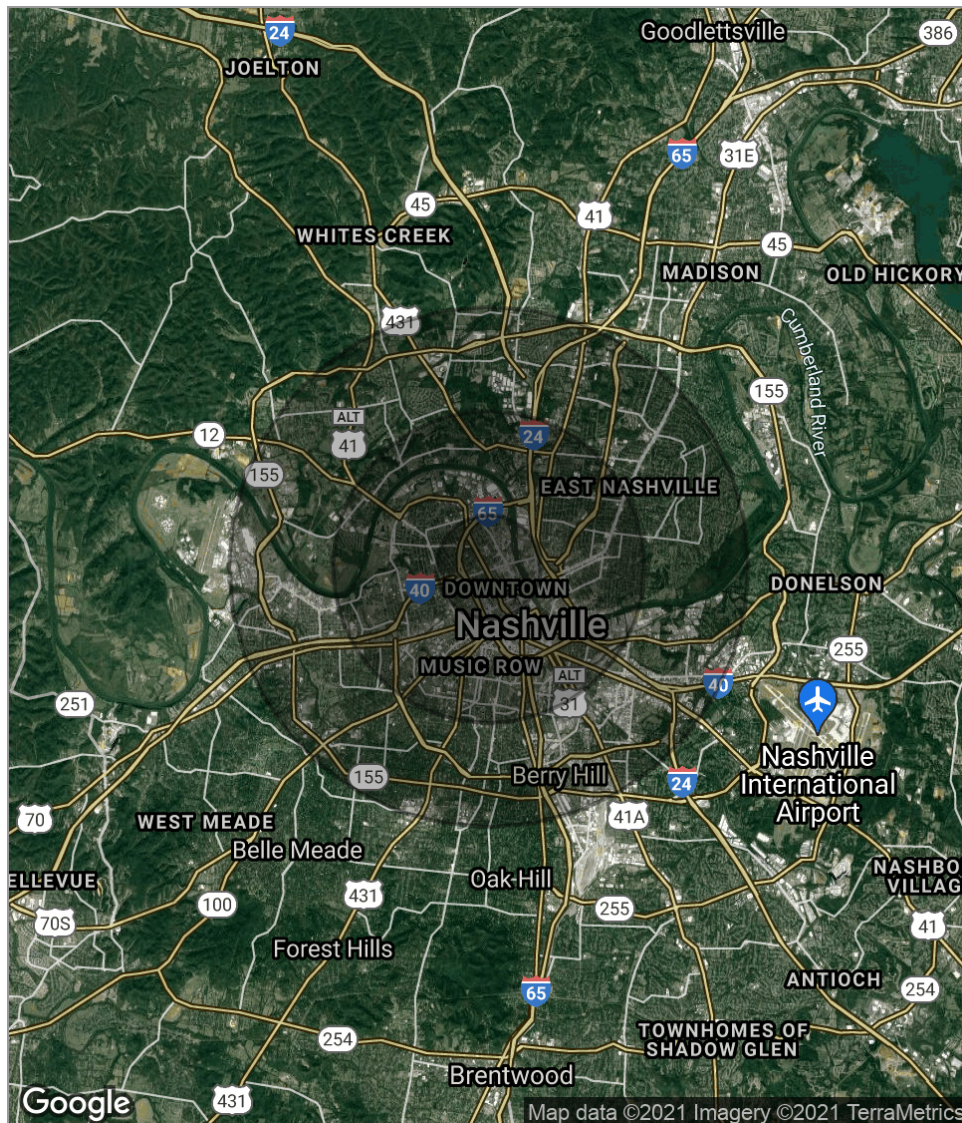
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Population | 7,685 | 86,261 | 195,811 |
| Median Age | 30.8 | 28.9 | 31.9 |
| Median Age (Male) | 29.5 | 27.1 | 30.3 |
| Median Age (Female) | 31.7 | 30.0 | 32.9 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 3,504 | 32,217 | 79,580 |
| # Of Persons Per HH | 2.2 | 2.7 | 2.5 |
| Average HH Income | \$43,327 | \$40,093 | \$57,303 |
| Average House Value | \$203,945 | \$173,395 | \$282,996 |
| ETHNICITY (%) | 1 MILE | 3 MILES | 5 MILES |
| Hispanic | 2.0% | 3.1% | 4.1% |
| RACE (%) | 1 MILE | 3 MILES | 5 MILES |
| White | 22.9% | 31.7% | 46.5% |
| Black | 73.0% | 63.4% | 47.9% |
| Asian | 1.1% | 2.4% | 2.7% |
| Hawaiian | 0.2% | 0.2% | 0.1% |
| American Indian | 0.4% | 0.2% | 0.3% |
| Other | 1.4% | 0.6% | 1.1% |

* Demographic data derived from 2010 US Census

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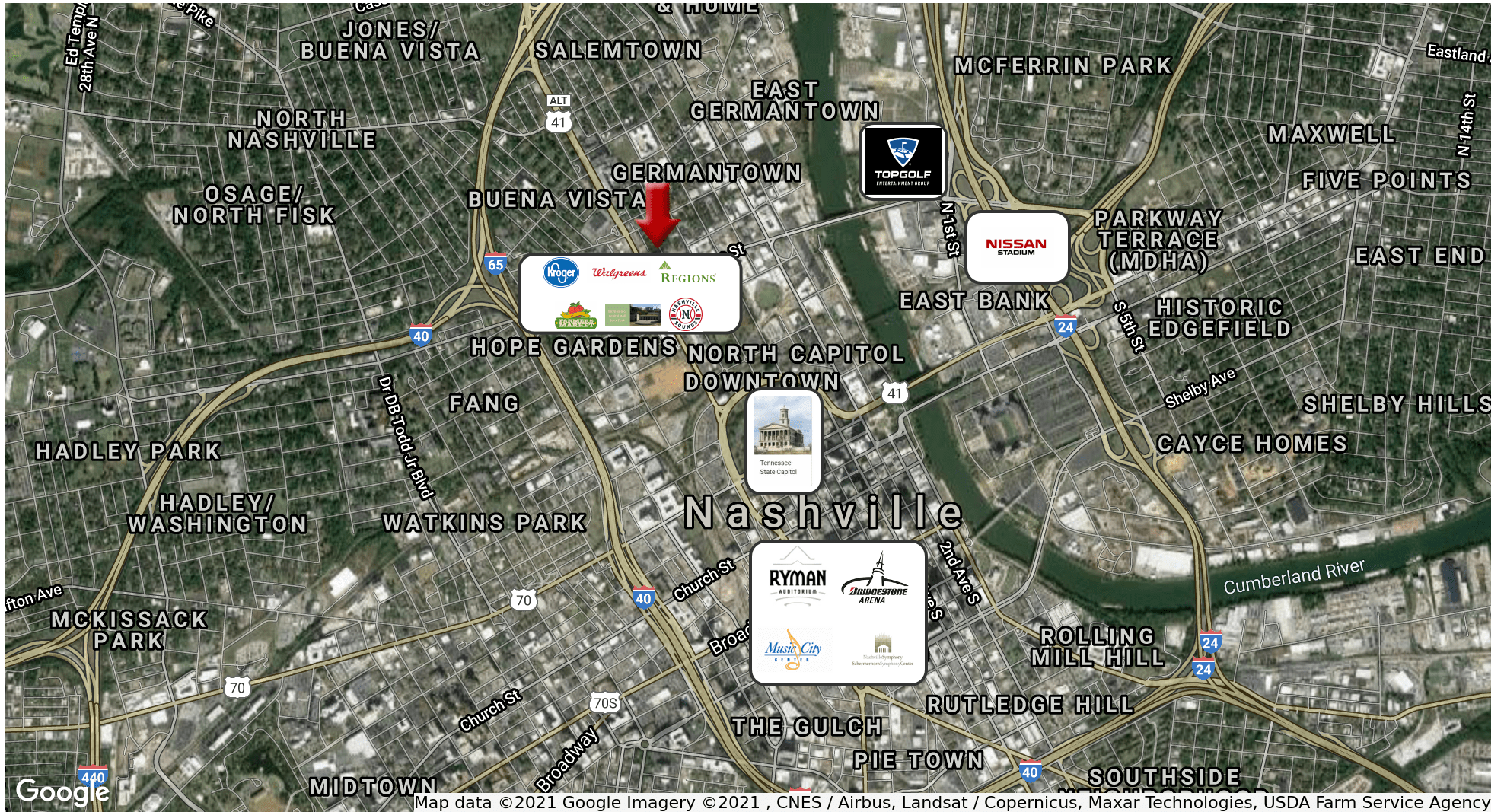
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