

# OFFICE & RETAIL SPACES FOR LEASE

1700 Church St, Nashville, TN, 37203 | LEASING BROCHURE



**MATTHEWS**<sup>™</sup>  
REAL ESTATE INVESTMENT SERVICES

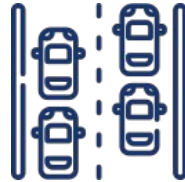
**NATHAN ROBERTO**

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**BROKER OF RECORD**

HUTT COOKE  
License No. 263667 (TN)

ADDRESS	AVAILABLE SF	ASKING RENT/SF	NNN EXPENSES	TOTAL MONTHLY RENT
1700 Church Street, Nashville, TN 37203 (Retail Bottom Floor)	7,333 SF	\$35/SF	\$4,577.00	\$25,964.90
1700 Church Street, Nashville, TN 37203 (Office Space Top Floor)	4,572 SF	\$35/SF	\$2,853.60	\$16,188.60



**±23,200 VPD (Church St)**  
**±79,000 VPD (Hwy 40)**  
**±133,000 VPD (Hwy 65)**

**DEMOGRAPHICS**

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	40,781	178,950	293,898
Current Year Estimate	31,137	152,947	264,098
2020 Census	20,176	130,719	242,057
Growth Current Year-Five-Year	30.97%	17.00%	11.28%
Growth 2020-Current Year	54.32%	17.00%	9.11%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	24,317	89,434	137,279
Current Year Estimate	18,432	76,146	123,570
2020 Census	9,917	58,099	104,518
Growth Current Year-Five-Year	31.93%	17.45%	11.09%
Growth 2020-Current Year	85.86%	31.06%	18.23%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$116,774	\$128,428	\$133,017



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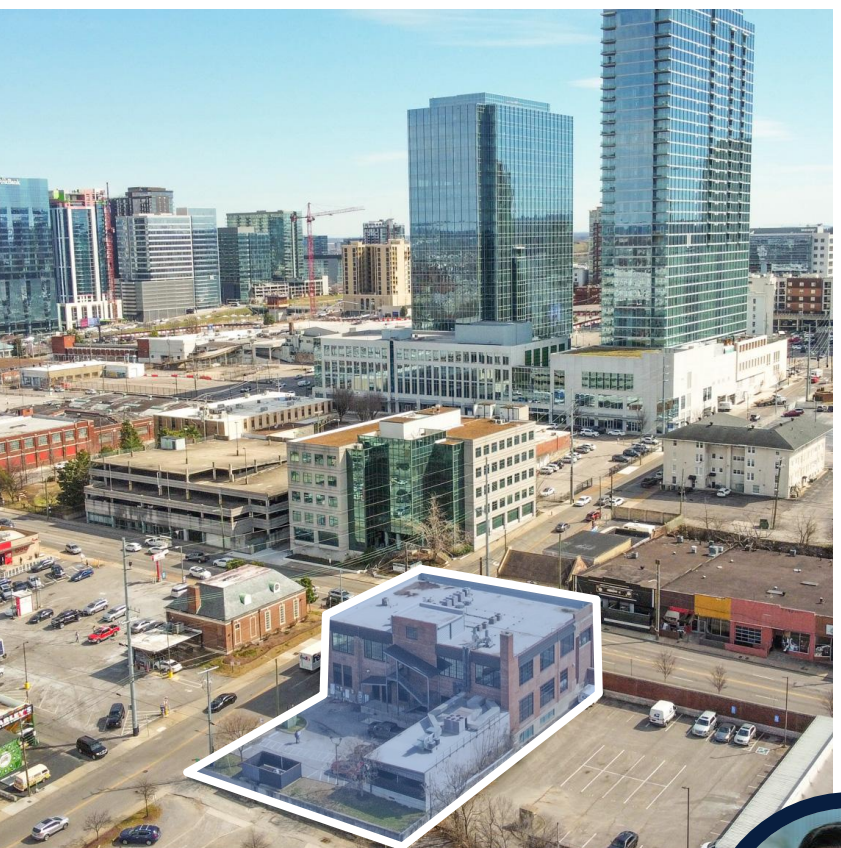
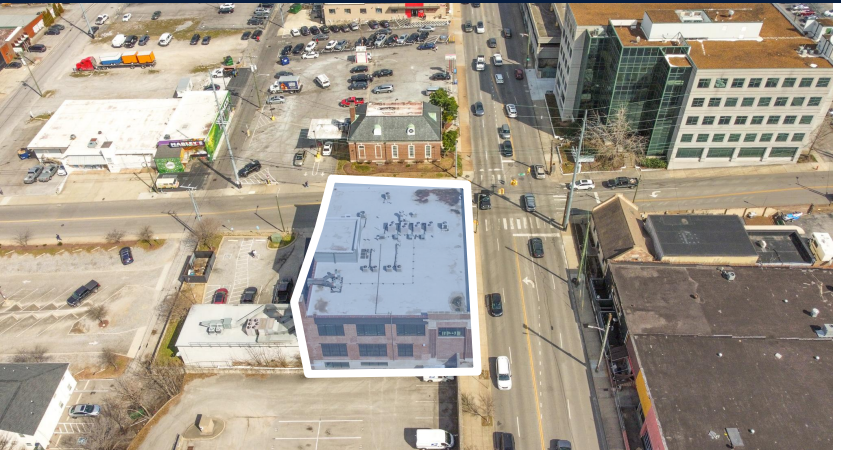
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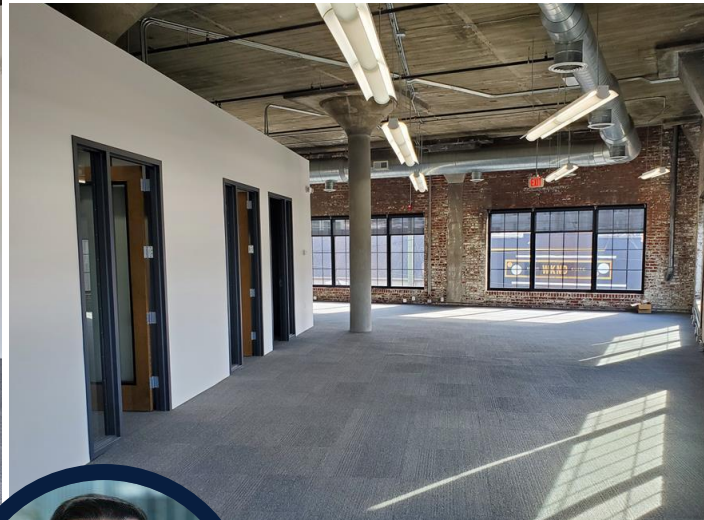
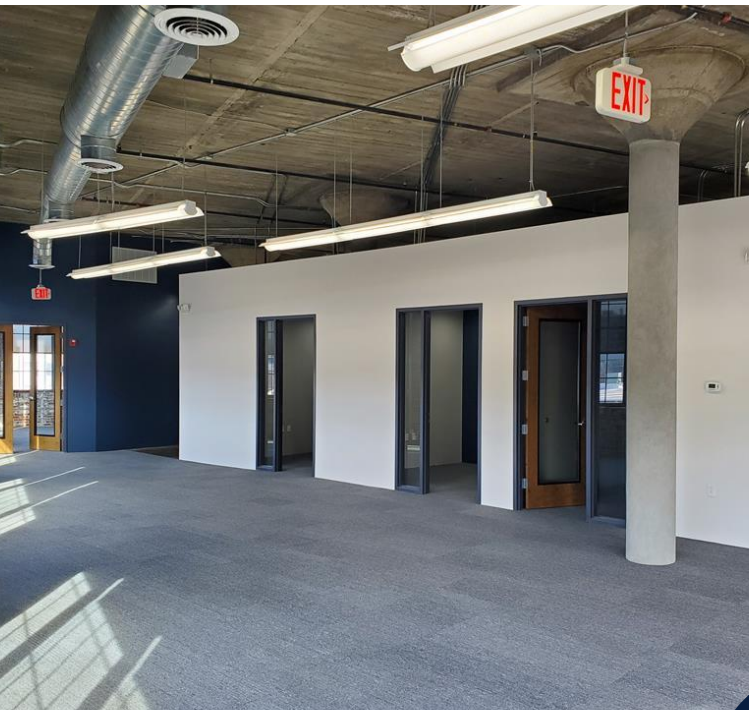
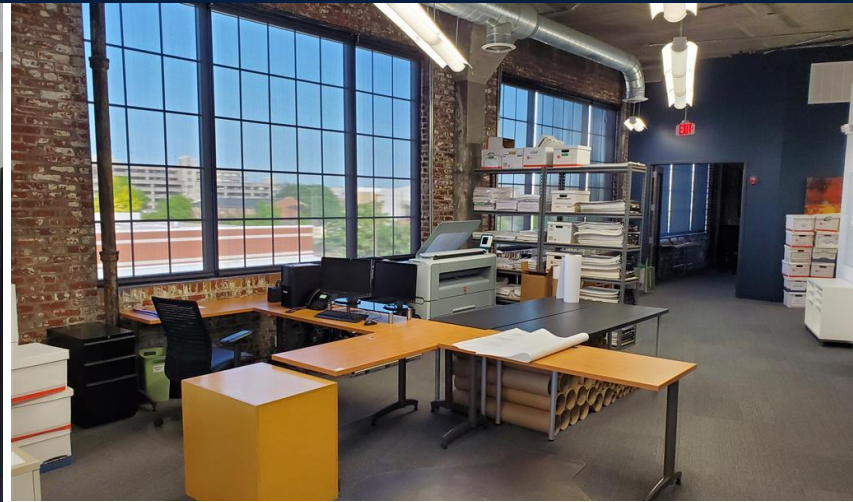
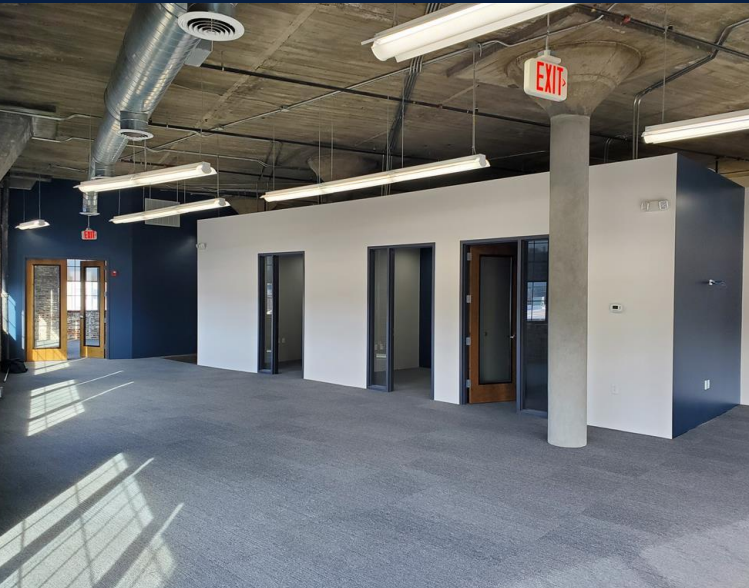
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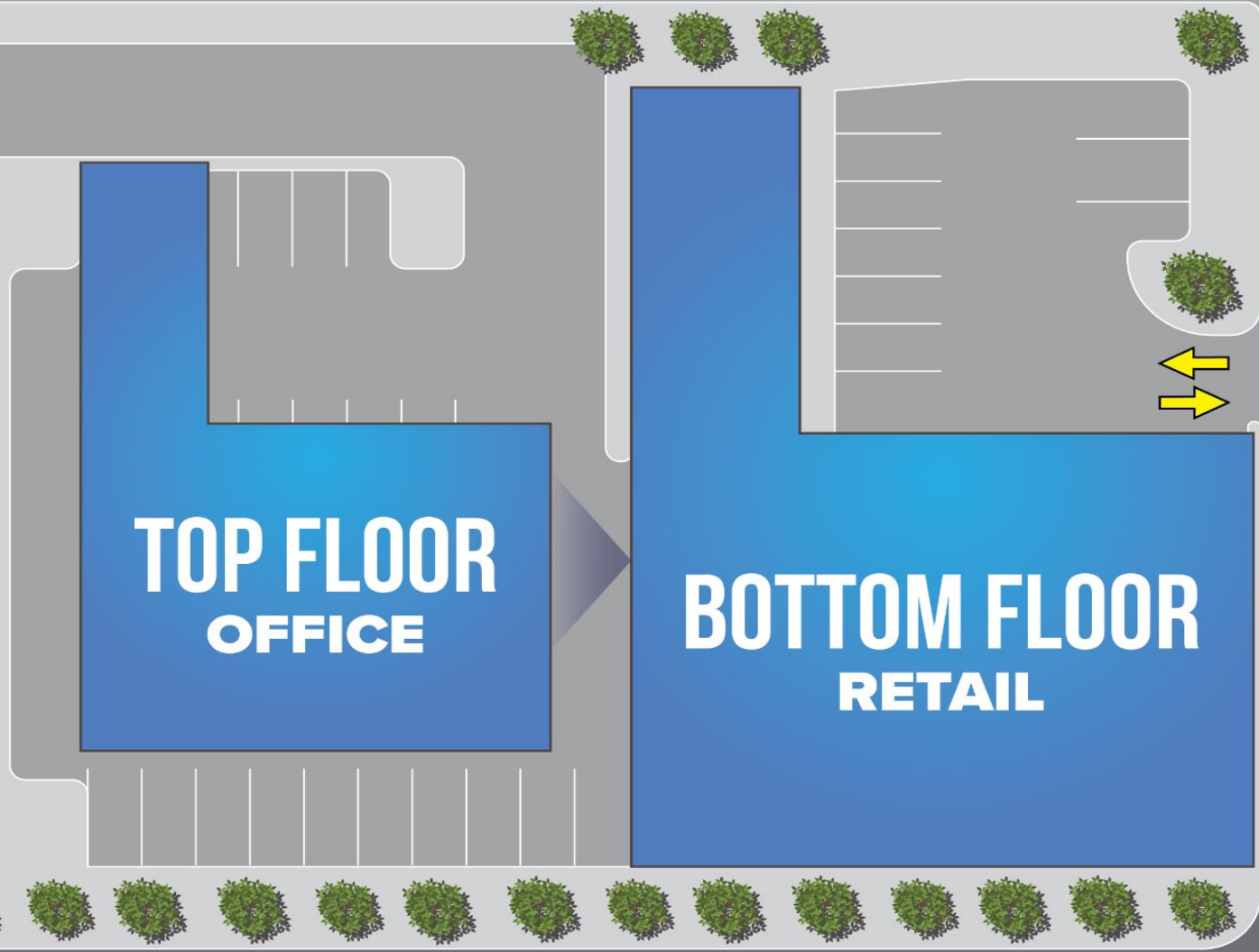
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**AVAILABLE**   
**OCCUPIED** 



CHURCH ST ± 23,200 VPD

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Nashville General Hospital  
at Meharry  
± 114 BEDS

**M.L. ROSE** drybar  
CRAFT BEER & BURGERS  
**Big Shake's**  
NASHVILLE HOT CHICKEN  
extended  
- shop -

**FIFTH + BROADWAY**  
SHOPPING MALL

**Eddie V's**  
PRIME SEAFOOD  
**Apple Store**  
**Whiskey Row**  
**Boat Barn**

**MARATHON VILLAGE**  
SHOPPING PLAZA

**CORSAIR DISTILLERY**  
**ANTIQUE ARCHAEOLOGY**  
**JACK DANIEL'S**  
**THIRD COAST**  
**VINCENT PEACH**

**Saint Añejo**  
CUCINA  
CANTINA 120  
ENOTECA  
**KAYNEADELE'S**  
PRIME

**amazon**

**BRIDGESTONE**  
ARENA

14TH AVE & HYNES ST  
HOTEL/CONDO/RESIDENTIAL

**SUBJECT PROPERTY**

1401 CHURCH ST  
RESIDENTIAL MIXED-USE

**Music City**  
CENTER

**ALBION**  
in the gulch  
415-UNIT / 20-STORY

1212 MCGAVOCK ST  
RESIDENTIAL MIXED-USE

**Ascension**  
**Saint Thomas**  
± 683 BEDS

**TriStar Centennial**  
MEDICAL CENTER  
± 741 BEDS

**Chuy's**  
**Hattie B's**  
**SLIDER HOUSE**  
**URBAN COOKHOUSE**  
**HOPSMITH**  
**THE BREAD BAKERY**  
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MIDTOWN

**AMERIGO**  
AN ITALIAN RESTAURANT  
**FIVE GUYS**  
BURGERS and FRIES  
**Jasper's**  
**Jason's deli**  
**DG**

**VANDERBILT**  
UNIVERSITY  
± 13,537 STUDENTS

**BARRY'S**  
KITTENISH  
DESIGN WITHIN REACH  
**Biscuit Love**  
**CARNE MARE**  
NASHVILLE  
**URBAN OUTFITTERS**

**VANDERBILT**  
HEALTH  
± 1,019 BEDS

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This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.



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