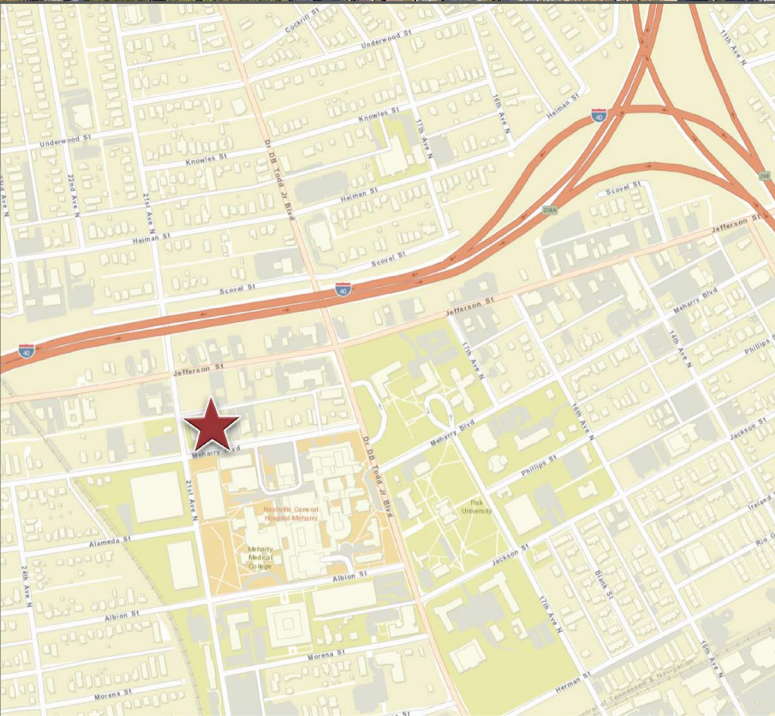


FOR LEASE

MEHARRY BOULEVARD LAND

2012 & 2016 MEHARRY BLVD, NASHVILLE, TN



PROPERTY FEATURES

- 28,314 SF Tract of Land for Lease
- Directly across from Meharry Medical College and Nashville General Hospital
- Close proximity to Tennessee State University and Fisk University
- Located just south of Interstate 40
- Approximately 1.5 miles / 5 minutes from downtown Nashville

**FOR INQUIRIES CONTACT
281.489.8800**

PRESTON CUNNINGHAM
preston@cunninghamtx.com



MEHARRY BOULEVARD LAND PROPERTY INFORMATION

LOCATION

NEQ OF MEHARRY BLVD & 21ST AVE
NASHVILLE, TENNESSEE 37208

AVAILABLE

28,314 SQUARE FEET OF LAND

LEASE RATE

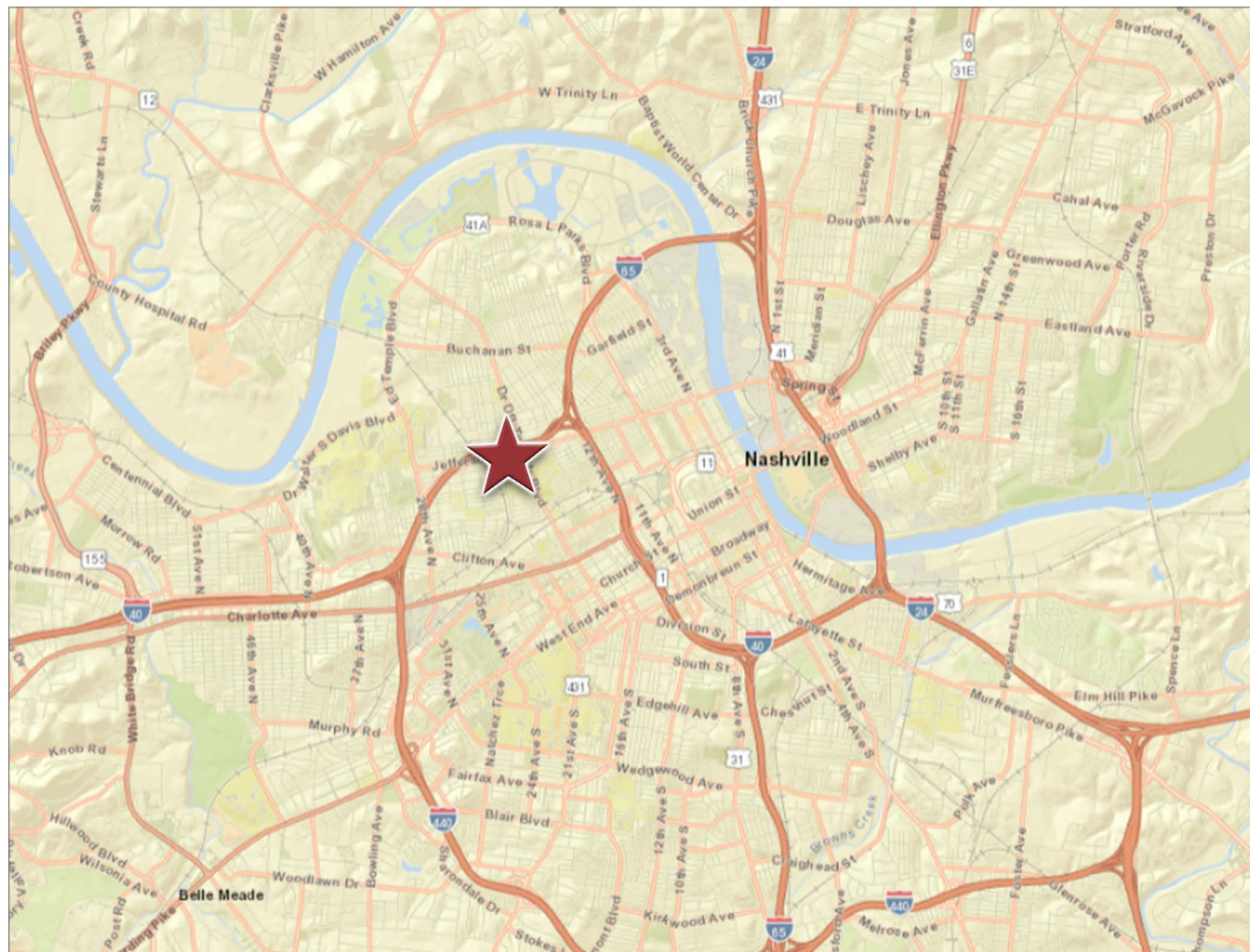
CALL FOR PRICING

TRAFFIC GENERATORS

MEHARRY MEDICAL COLLEGE
NASHVILLE GENERAL HOSPITAL
TENNESSEE STATE UNIVERSITY
FISK UNIVERSITY • CITIZENS BANK

TRAFFIC COUNTS

INTERSTATE 40: 104,647 VPD
DR DB TODD JR BLVD: 11,780 VPD
(TNDOT 2022)



2023 DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES	5 MILES
TOTAL POPULATION	13,932	62,555	118,883	230,283
DAYTIME POPULATION	16,699	228,666	291,297	420,934
AVERAGE HH INCOME	\$57,772	98,118	\$107,251	\$113,512



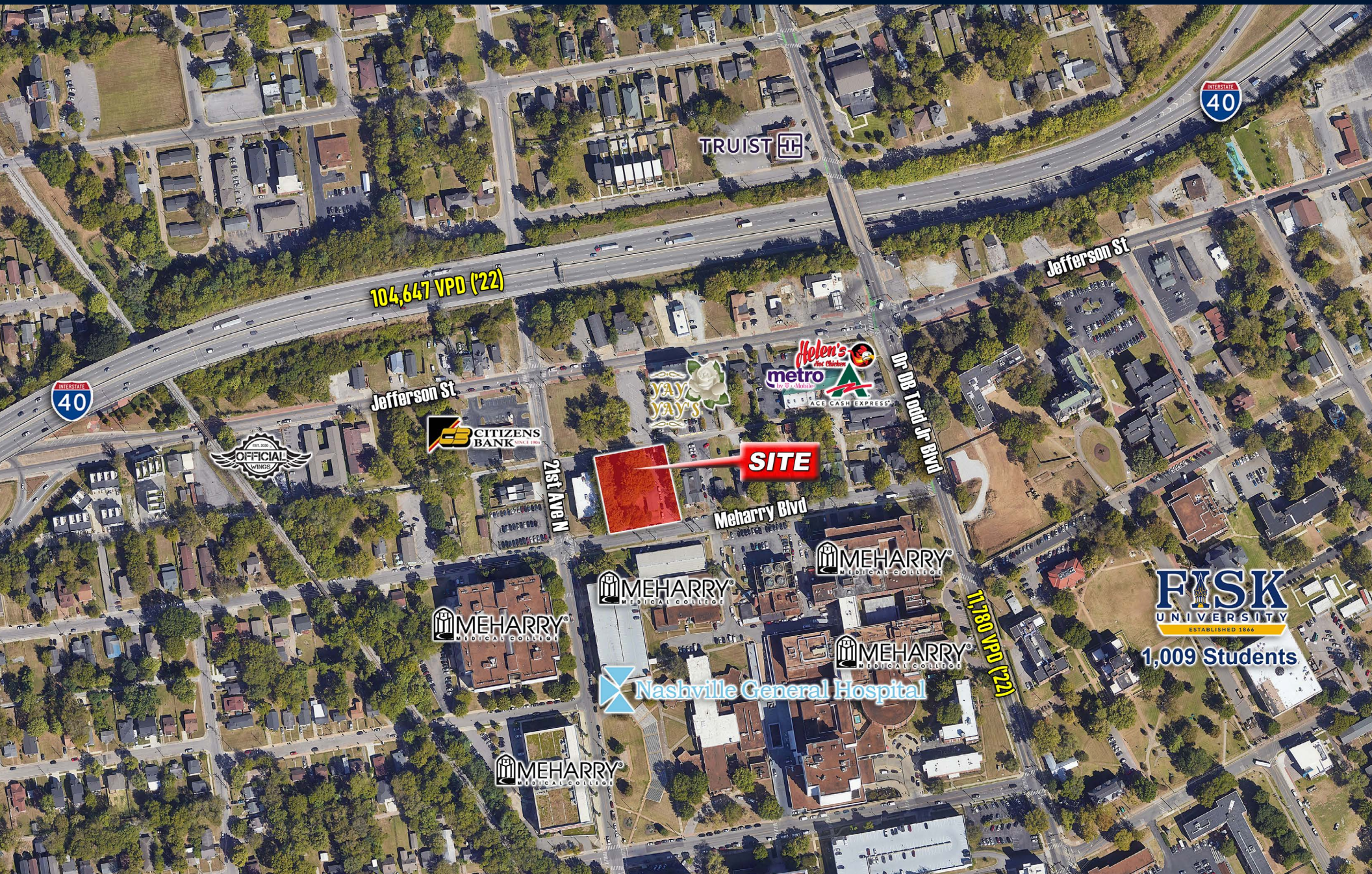
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MEHARRY BOULEVARD LAND SITE AERIAL



MEHARRY BOULEVARD LAND INTERSECTION AERIAL



MEHARRY BOULEVARD LAND RETAIL AERIAL

