



The Stahlman

211 Union Street, Nashville, TN 37201

First Floor Retail in Mixed-Use Property

BUILDING DETAILS

Property Overview

Total GLA	8,988 sq. ft. (Commercial)
Total GLA	114,320 sq. ft. (Residential)
Year Built / Renovated	1906 / 1960 / 2006
Parking	1/5 Spaces
Walk Score®	92 (Walker's Paradise)

Space Available

Suite 101	1,772 sq. ft.
Suite 102	1,374 sq. ft.
Suite 106	1,611 sq. ft.
Suite B1	2,634 sq. ft.
Suite B5	5,695 sq. ft.

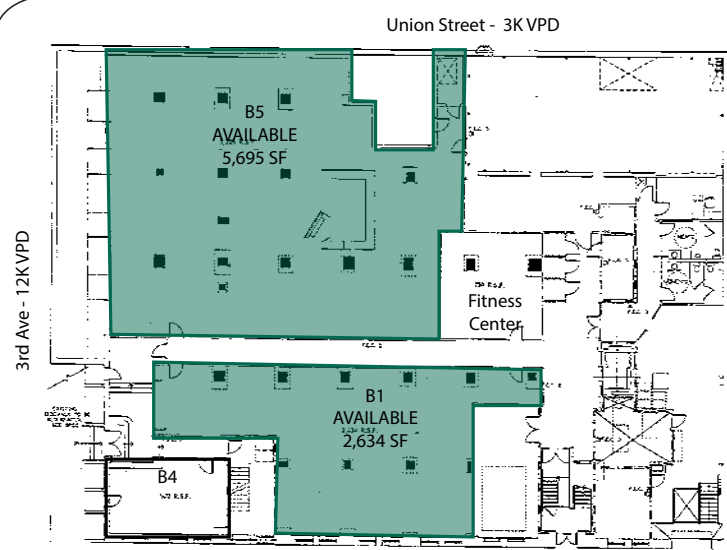
Key Features

- The Stahlman remains a historic monument to Nashville's vibrant past, showcasing the building's original tile floors, restored marble wainscoting, hardwood floors, and crotch mahogany doors
- Convenient location in the heart of downtown Nashville. The Nashville International Airport is a 13 minute drive while the Riverfront Commuter Rail is an 8 minute walk away
- Nashville has experienced 300%+ increase in downtown residential occupancy since 2000
- Tenants will have access to the buildings fitness center

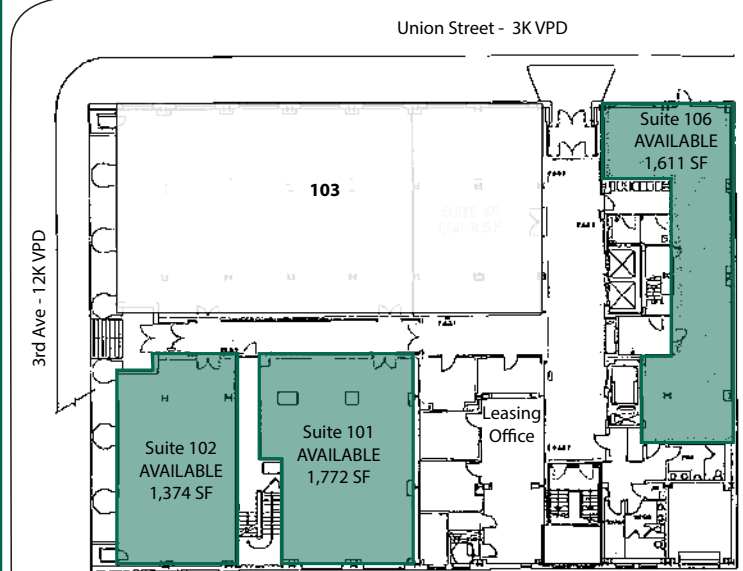




Basement Level



First Level



DEMOGRAPHICS

POPULATION	HOUSEHOLDS (HH)	AVERAGE HH INCOME	DAYTIME EMPLOYEES	TOTAL RETAIL SPENDING
1 mile: 18,592	1 Mile: 12,588	1 Mile: \$63,242	1 Mile: 54,576	1 Mile: \$299,040,000
3 miles: 137,429	3 Miles: 67,785	3 Miles: \$86,619	3 Miles: 154,927	3 Miles: \$1,980,000,000
5 miles: 259,046	5 Miles: 121,227	5 Miles: \$108,709	5 Miles: 243,160	5 Miles: \$4,190,000,000