NASHVILLE

HILLSBORO VILLAGE

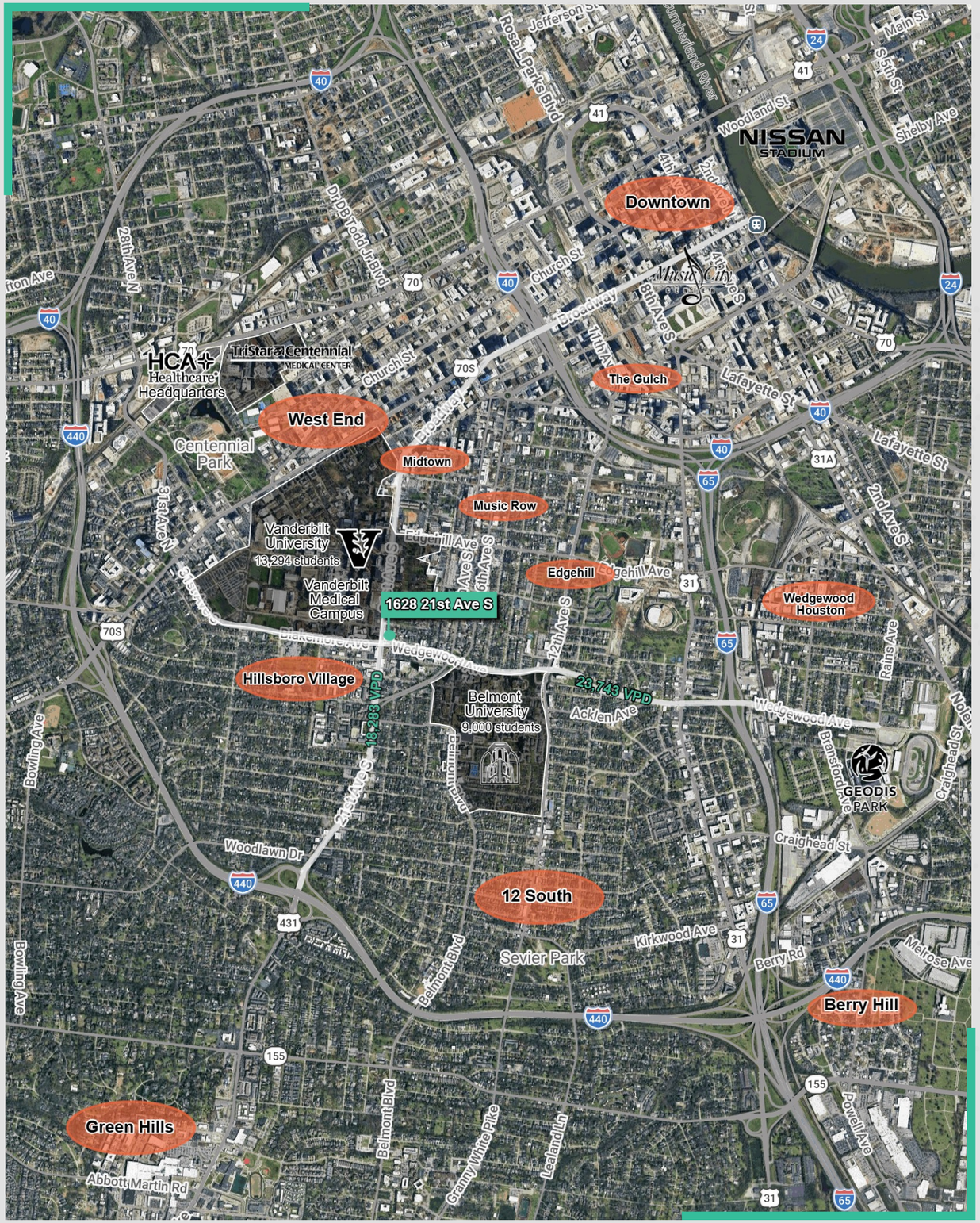
FOR LEASE

6,453 SF
FREESTANDING SECOND GEN RESTAURANT

1628 21ST AVENUE S



JLL



AREA OVERVIEW

Located in the heart of **Hillsboro Village**, **1628 21st Avenue S** sits at one of Nashville's most dynamic retail intersections — positioned between **Vanderbilt University Medical Center** and **Belmont University**, and just 3 miles southwest of Downtown Nashville. This corridor commands **over 30,000 vehicles daily** from the I-440 interchange, with a daytime **population exceeding 105,000** within one mile. The surrounding neighborhood blends Nashville's academic energy, medical infrastructure, and a thriving mix of independent restaurants, boutiques, and cafés — making it one of the most supply-constrained and high-demand retail pockets in Middle Tennessee.

DEMOGRAPHICS

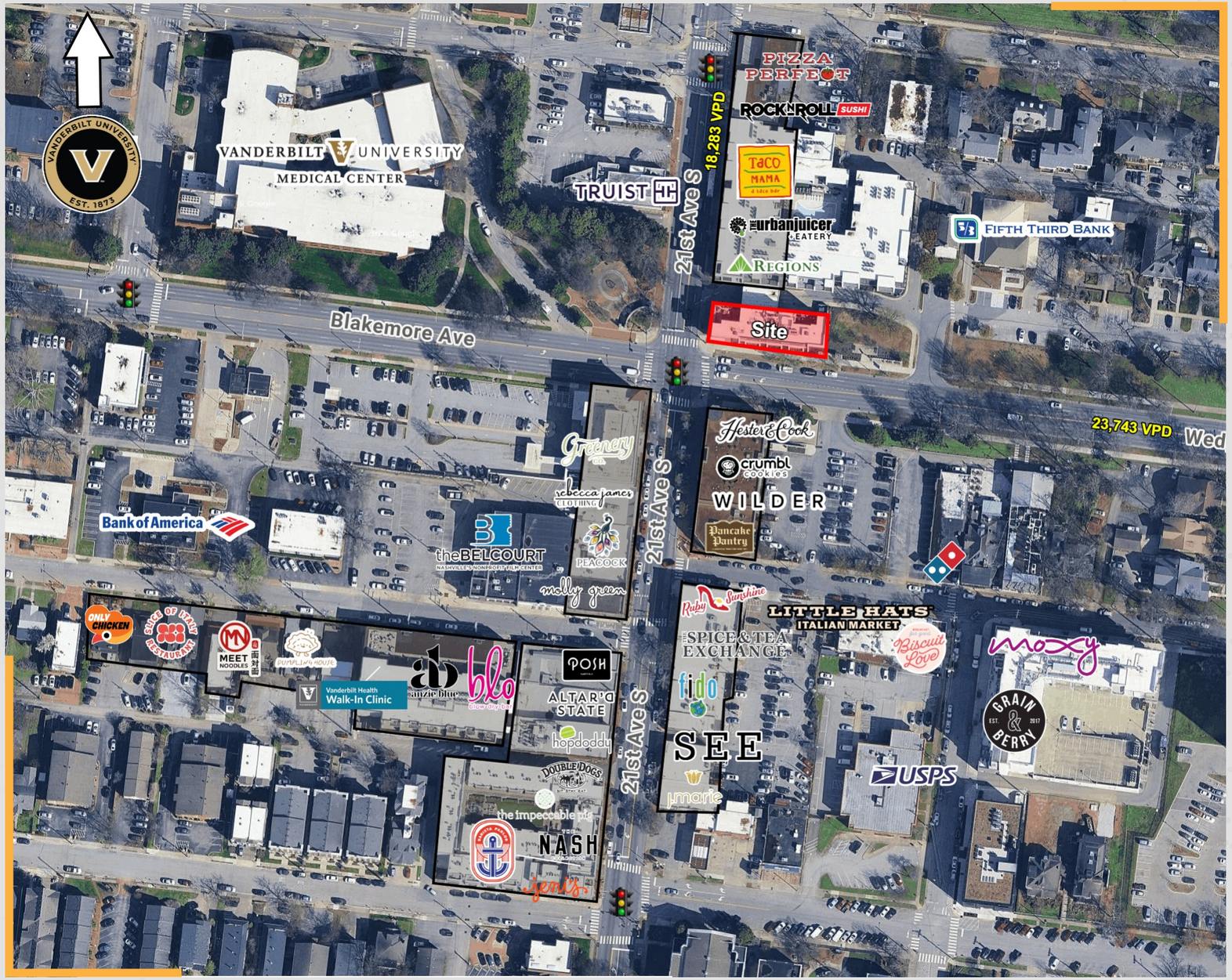
1-Mile Radius

26,296 Population	$132,510 Average Household Income
105,545 Daytime Population	2,650 Businesses
12,113 Housing Units	97,993 Employees

RETAIL OVERVIEW

1628 21st Avenue S is surrounded by one of Nashville's most walkable and vibrant retail ecosystems. **Hillsboro Village** features over 112 dining locations, 336 retail businesses, and 70 hospitality venues within a single mile. The neighborhood draws a consistent and loyal customer base from **Vanderbilt University** (13,000+ students), **Belmont University** (8,400+ students), **Vanderbilt University Medical Center**, and the dense multifamily residential population lining 21st Avenue South and Wedgewood Avenue. With a Walk Score of 74 and strong bike-friendliness, foot traffic in this corridor is high seven days a week.





VANDERBILT UNIVERSITY

10-MINUTE WALK

BELCOURT THEATRE

5-MINUTE WALK

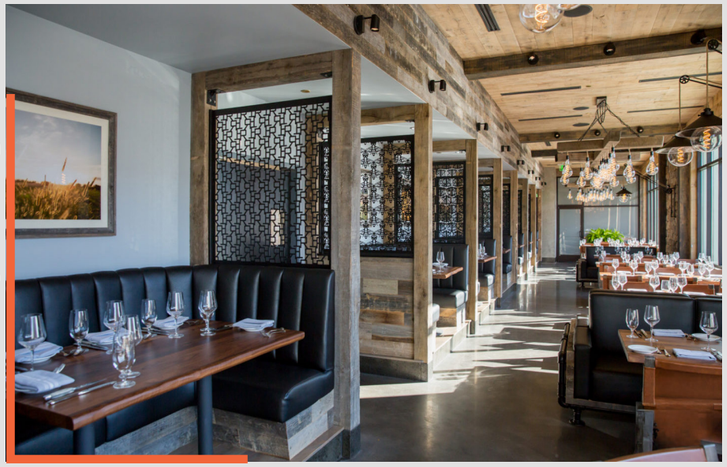
BELMONT UNIVERSITY

10-MINUTE WALK

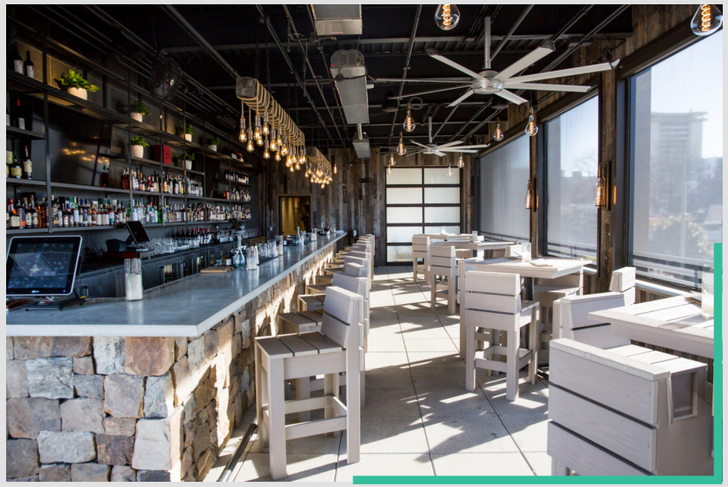
SITE PLAN



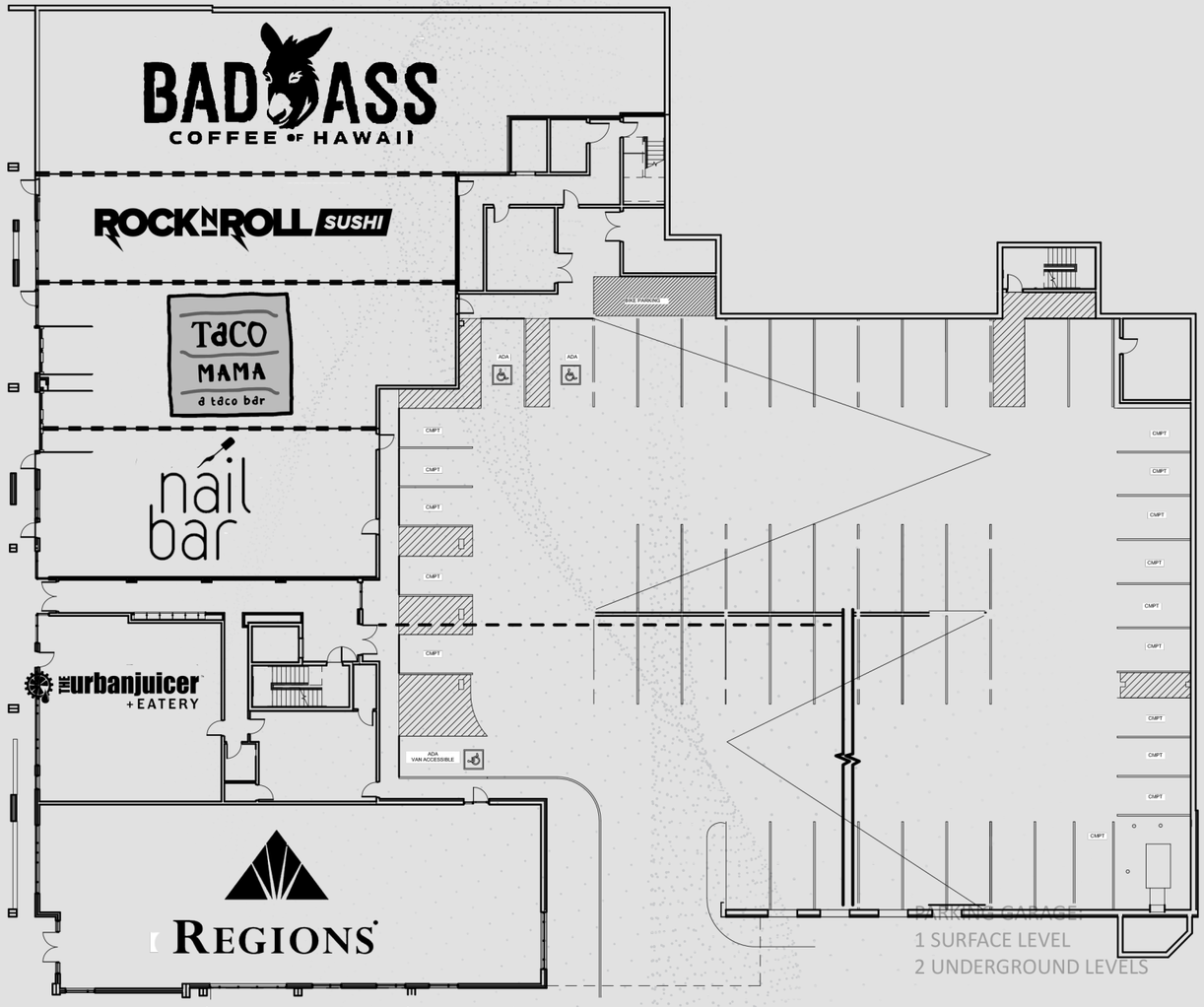
2nd Story Dining Room



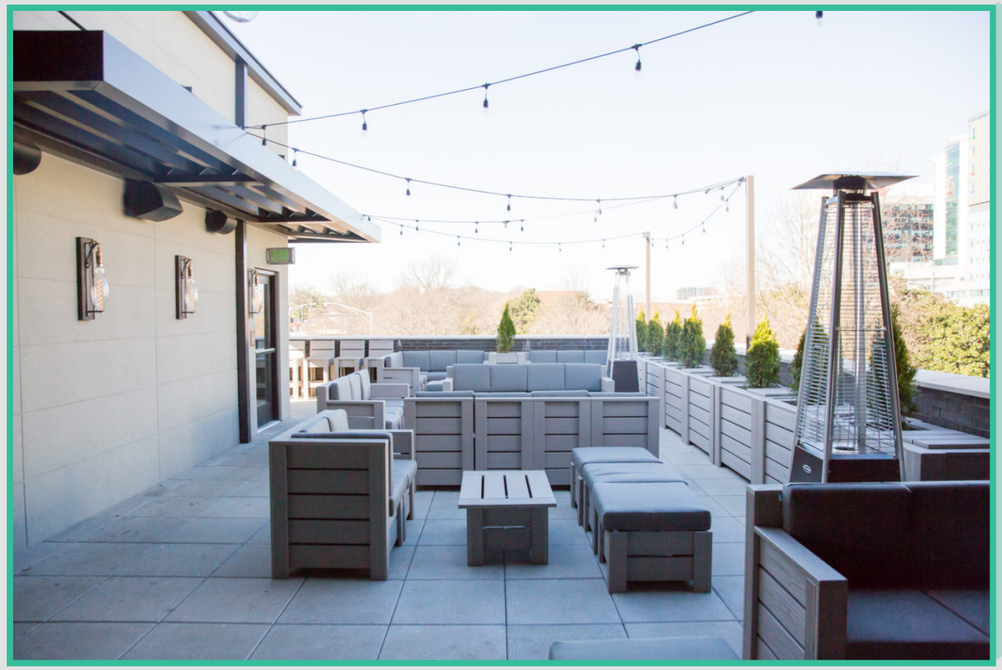
2nd Story Dining Room



3rd Story Bar



3rd Story Balcony





1st Story Bar



PROPERTY SPECIFICATIONS

Total SF	**6,453**
Available	**Immediately**
Parking	**95 Spaces Available**

1628 21ST AVENUE S,
NASHVILLE, TN
37212

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