



FOR LEASE

1224 LISCHEY AVE, NASHVILLE, TN 37207

CONTACT INFO:

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OVERVIEW

1224 LISCHEY AVE,
NASHVILLE, TN 37207

PROPERTY SUMMARY

1224 Lischey Avenue presents a rare opportunity to lease a freestanding commercial building in the heart of East Nashville. The $\pm 3,509$ SF brick building offers a highly adaptable layout anchored by a large open main area, complemented by private office and support space, three restrooms, utility areas, and multiple points of access.

The property combines prominent glass frontage with dedicated parking, a gated rear area, rear alley access, and a wraparound driveway. Inside, the expansive main room provides flexibility for a wide range of retail, service, wellness, creative, showroom, or other commercial concepts, while the existing plumbing and support areas provide additional functionality.

Positioned at a prominent four-way stop between Gallatin Pike and Dickerson Pike, the property offers convenient connectivity throughout East Nashville and into Downtown Nashville. Its combination of a freestanding presence, flexible configuration, parking, and central East Nashville location creates a compelling opportunity for businesses seeking a distinctive standalone location.

PROPERTY DETAILS



**1224 Lischey Ave,
Nashville, TN 37207**



Building Size: +/- 3,509 SF



Lot Area: +/- 0.29 acres



Availability: Immediate



Lease Type: Triple Net (NNN)



**Lease Rate:
\$25/SF NNN (\$2.80/SF Opex)**



Zoning: Specific Plan (SP)



PROPERTY HIGHLIGHTS

1224 LISCHEY AVE,
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Prime East Nashville Location	Strategically positioned between Gallatin Pike and Dickerson Pike with convenient access to Downtown Nashville.
Freestanding Commercial Building	±3,509 SF standalone building offering a distinct identity for a tenant seeking its own location.
Flexible Open Layout	Large ±59' × 35' main area provides substantial flexibility for retail, service, wellness, showroom, creative, or similar concepts.
Functional Support Space	Private office, additional rooms, three restrooms, utility/laundry area, kitchenette, and multiple plumbing points throughout.
Dedicated Parking & Access	Approximately 12 existing parking spaces with multiple building entrances and convenient rear alley access.
Gated Rear Area	Private gated area wraps the rear portion of the building, providing valuable additional functionality for a variety of users.
Strong Street Presence	Glass-front façade, covered front awning, and prominent positioning at a four-way stop provide strong visibility and identity.

AERIAL PHOTOS

1224 LISCHEY AVE,
NASHVILLE, TN 37207



PROPERTY PHOTOS

1224 LISCHHEY AVE,
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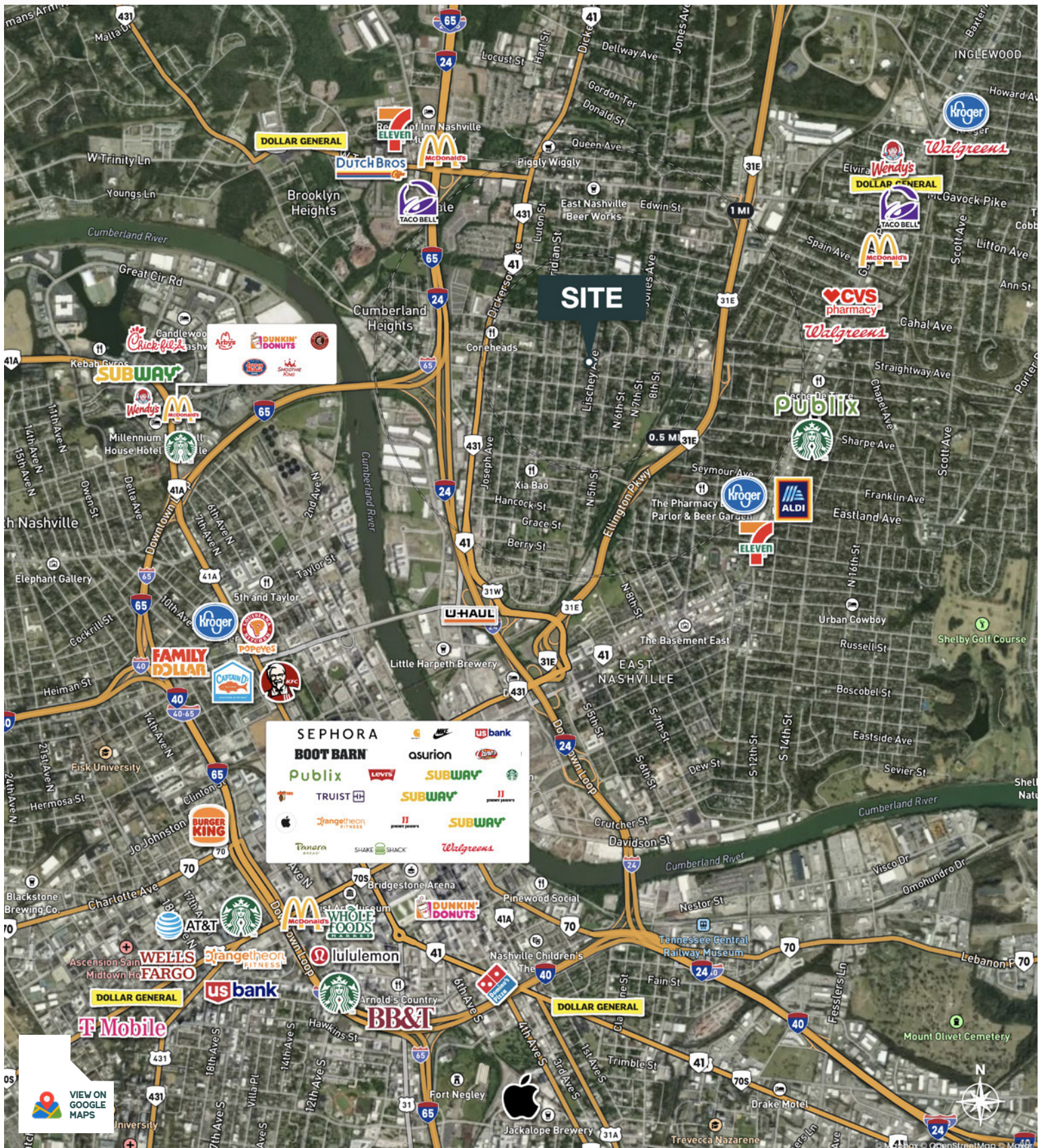


FLOOR PLAN

1224 LISCHHEY AVE,
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AVAILABLE
+/- 3,509 SF





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