

PORTLAND VILLAGE

112 W KNIGHT STREET, PORTLAND, TN 37148

FOR LEASE



LOCATION DESCRIPTION

The City of Portland, Tennessee is located approximately 40 miles north of Nashville and approximately 4 miles east off of I-65. The area serves as a retail hub for several communities. The subject property is positioned at the SWQ of State Highway 52 and Broadway (Hwy 109), and it is located near national retailers that include Food Lion, CVS, Verizon, and TSC plus numerous restaurants, such as Arby's, DQ, Subway, and Dunkin'.



PROPERTY HIGHLIGHTS

- 3,600 SF - 4,500 SF spaces available
- Portland Village is ideally located on Broadway (Hwy 109), the main retail and business thoroughfare in the market
- Cash Saver is one of two grocers in the trade area
- Traffic Counts: Highway 52 - 15,269 AADT; Highway 109 - 21,812 AADT



DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
2024 Total Population	3,466	13,397	21,708
2024 Total Households	1,348	4,935	7,956
2024 Average Household Income	\$60,261	\$79,281	\$87,472



CRAIGE PEARSON

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SUITE	TENANT NAME	SPACE SIZE
10	Sonic	1,000 SF
100A	D'or Nail Spa	2,312 SF
100B	420 Smoke Shop	2,730 SF
102	Available	4,000 SF
106	Jackson Hewitt	1,240 SF
108	Results Physiotherapy	1,320 SF
110	Portland Discount Tobacco	1,240 SF

SUITE	TENANT NAME	SPACE SIZE
112	CashSaver	30,000 SF
114A	Family Dollar	10,420 SF
114B	Planet Fitness	11,030 SF
140	Papa John's	1,500 SF
142	World Finance Corporation	1,500 SF
144	Portland Wine & Spirits	1,500 SF

SUITE	TENANT NAME	SPACE SIZE
146	Senor Fajita	3,000 SF
152	Tokyo Sushi and Hibachi	3,000 SF
153	Gyro King	1,514 SF
503	180 Hair Studio	1,600 SF
505	T-Mobile	1,800 SF
507	Rent Way	4,800 SF



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