

For Lease

Availability:
1,260 SF
Former CBD
store

- Located on Hwy 70 South across from Bellevue Mall and near I-40
- Shopping center is 70,000 SF
- Tenants include Staples, AutoZone, Post Office, Verizon, Hair Salon, Dentist, Baskin Robbins
- Traffic count: 26,139

2024 Demographics

Estimated Population

1 mile radius: 9,111
3 mile radius: 41,469
5 mile radius: 66,681

Est. Household Income

1 mile radius: \$104,951
3 mile radius: \$121,402
5 mile radius: \$144,688

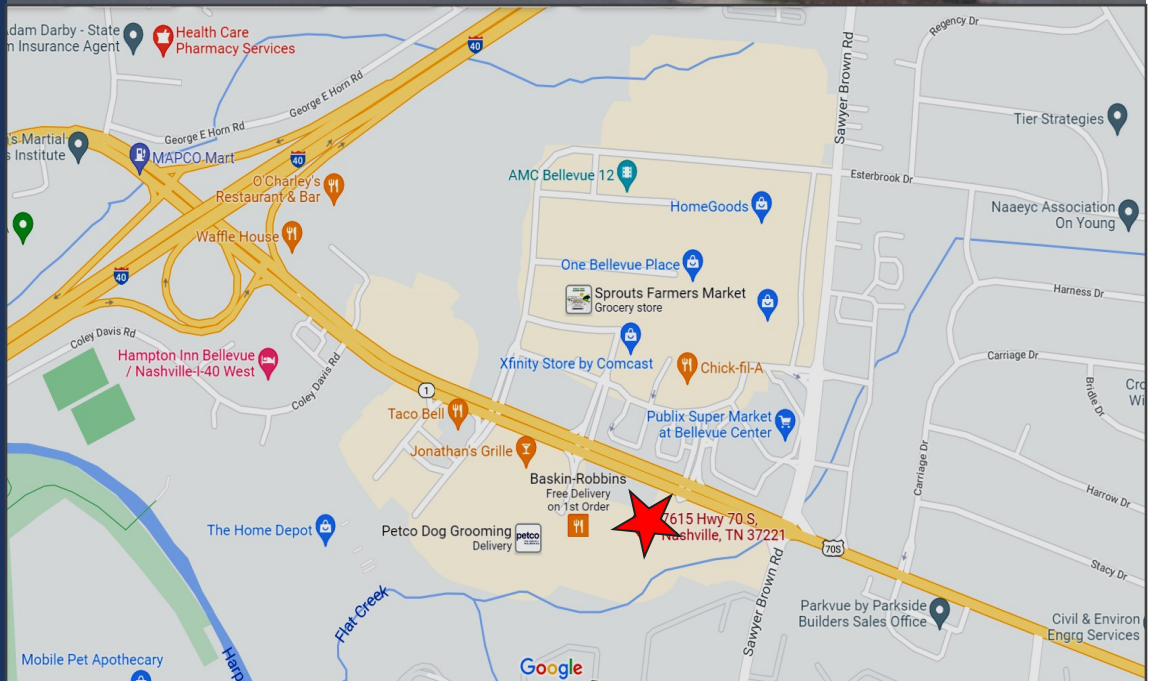
Estimated Median Age

1 mile radius: 41.42
3 mile radius: 38.53
5 mile radius: 39.45

Bellevue Village Shopping Center

7615 Highway 70 South

NASHVILLE, TENNESSEE



For more information and personal showing contact:

CHARLIE WARFIELD

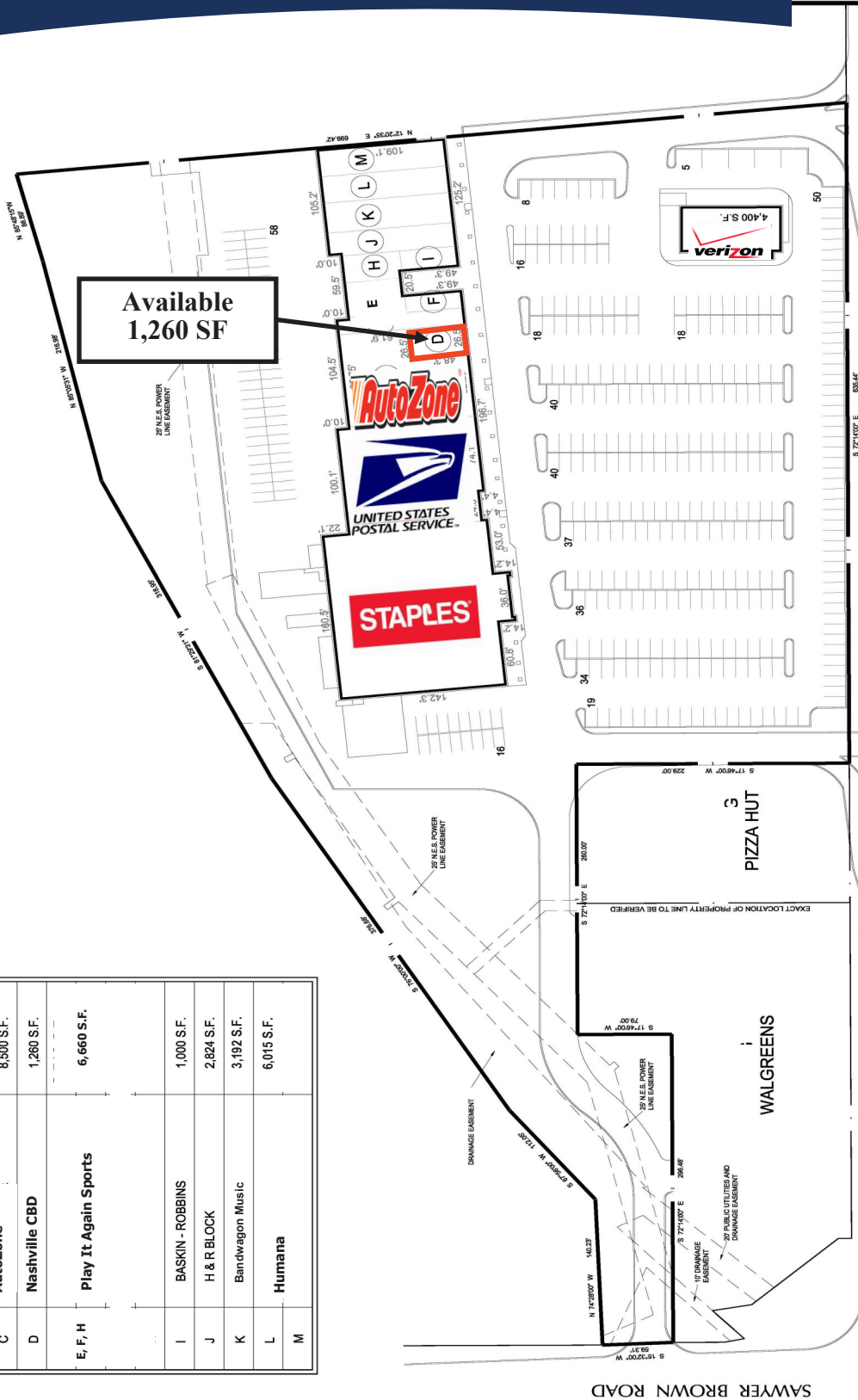
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Bellevue Village Shopping Center



LEASE SPACE LEGEND		
MARK	NAME	AREA
A	STAPLES	22,720 S.F.
B	U.S. POST OFFICE	12,000 S.F.
C	AutoZone	8,500 S.F.
D	Nashville CBD	1,260 S.F.
E, F, H	Play It Again Sports	6,660 S.F.
I	BASKIN - ROBBINS	1,000 S.F.
J	H & R BLOCK	2,824 S.F.
K	Bandwagon Music	3,192 S.F.
L	Humana	6,015 S.F.
M		



MEMPHIS BRISTOL HIGHWAY U.S. 705

Leasing Site Plan
Scale: 1"=50'

Site Data	
LAND AREA	10.27 ACRES
BUILDING AREA	67,107 S.F.
PARKING	379 CARS
PARKING RATIO	5.6 CARS / 1,000 S.F.

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