

PORTLAND VILLAGE

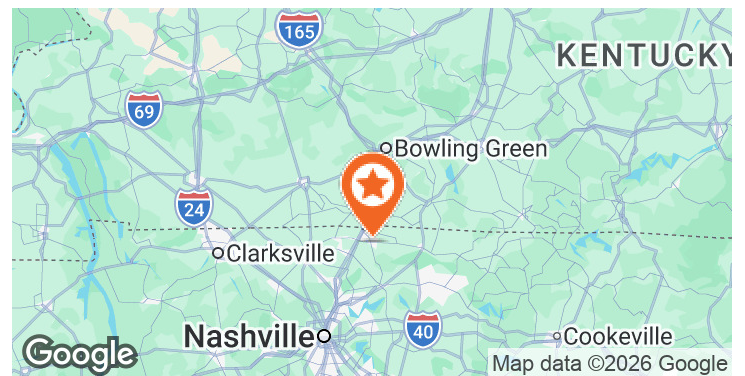
112 W KNIGHT STREET, PORTLAND, TN 37148

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

- 4,000 SF medical space available
- 1,600 SF second-gen salon 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

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Total Population	3,565	13,347	21,654
2025 Total Households	1,395	4,995	8,046
2025 Average Household Income	\$71,377	\$83,288	\$90,009



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SUITE	TENANT NAME	SPACE SIZE
10	Sonic	1,000 SF
100A	D'or Nail Spa	2,312 SF
100B	420 Vape	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	Available	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	Available	1,600 SF
505	T-Mobile	1,800 SF
507	Rent Way	4,800 SF



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