

SOUTHWALK

7150-7152 Nolensville Road
Nolensville, TN 37135

Exxon



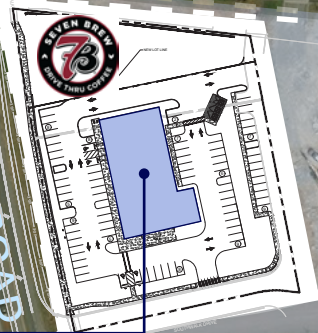
PHASE I

1,895 SF AVAILABLE

27-ACRE MIXED-USE
DEVELOPMENT
UNDER CONSTRUCTION

PHASE II
PRE-LEASING
12,350 SF
(divisible)
Delivery Q1 2027

NOLENSVILLE ROAD
15,675 VPD



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Retail Space
Available For Lease



Property Highlights

Introducing SouthWalk—a 27-acre mixed-use development in the heart of Nolensville, one of Nashville's fastest-growing and most sought-after submarkets. Over the past five years, Nolensville has seen remarkable residential expansion, accompanied by a wave of new national and local businesses. SouthWalk will feature 176 residential units and approximately 100,000 square feet of commercial, retail, and civic space, and will benefit from a dedicated traffic signal on Nolensville Road providing direct access into the development.

PHASE I

- Now leasing approximately 8,500 SF of ground-level retail on Lot 3 mixed-use building (14 residential units on 2nd level)
- New construction delivered in Q2 2025
- **Only one suite remaining: 1,895 SF End-Cap with Grease Trap**
- Nearby national retailers include Publix, Kroger, Starbucks, McDonald's, Wendy's, McAlister's Deli, and Orange Theory Fitness. Nolensville is also home to many popular, local and regional restaurants such as Martin's BBQ, Taziki's, and Brothers Burger Joint
- Strong household incomes in excess of \$172,000 and over 80,000 residents within 5-miles



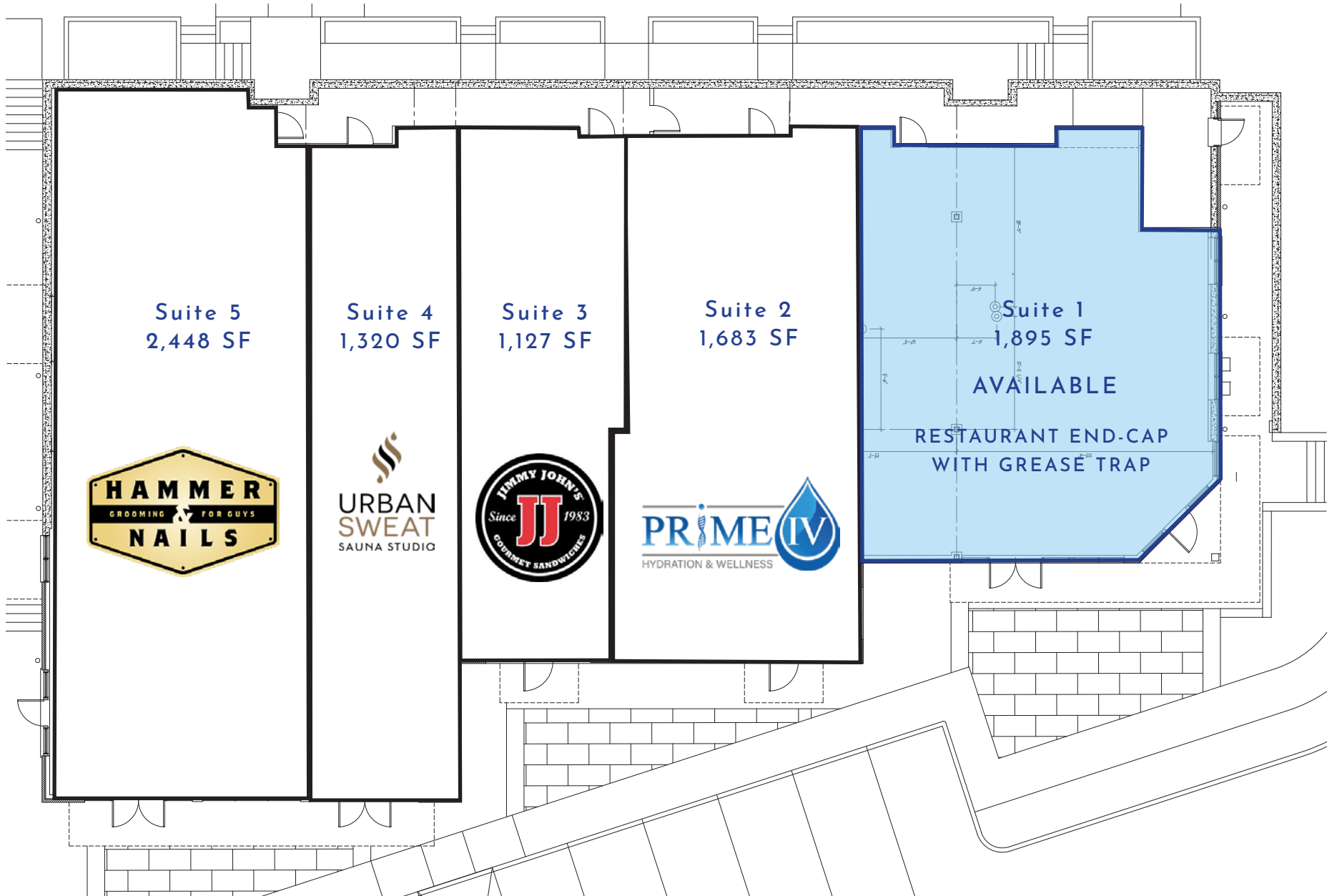
SOUTHWALK

NEW CONSTRUCTION

Phase I



Leasing Plan (Phase I)



SOUTHWALK

Nolensville Road ↓

SOUTHWALK

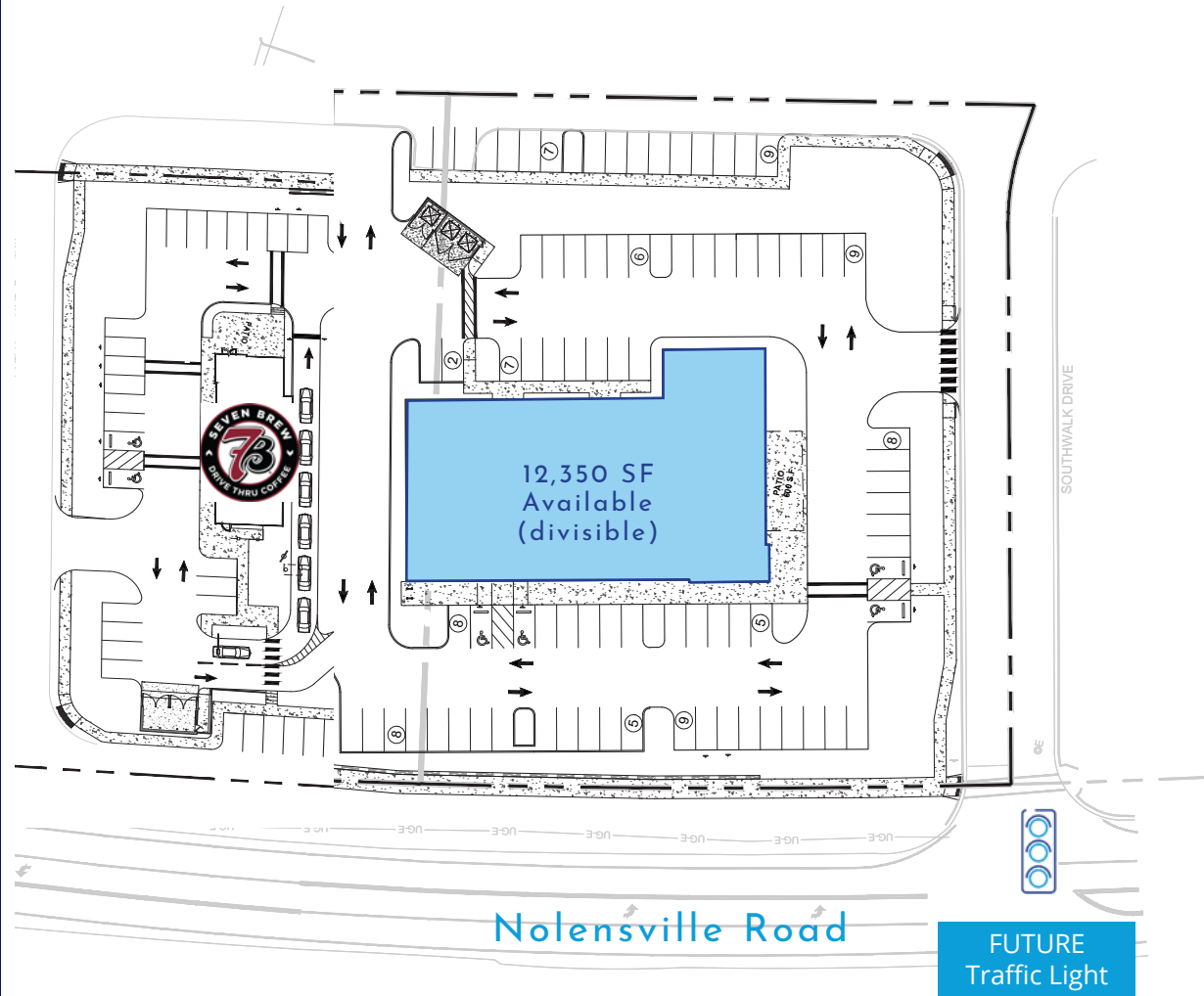
PRE-LEASING

Phase II



PHASE II

- Now pre-leasing approximately 12,350 SF in phase II
- Estimated Q1 2027 delivery.
- Phase II will feature 7-Brew Coffee and a new multi-tenant building with available suites ranging in size from 1,500 SF to 4,500 SF. Outdoor seating area and grease trap available for restaurant use.
- Highly visible fronting Nolensville Road in a growing development corridor.
- Future lighted intersection at Nolensville Road and Southwalk Drive.
- Flexible layouts to meet a variety of tenant space requirements.

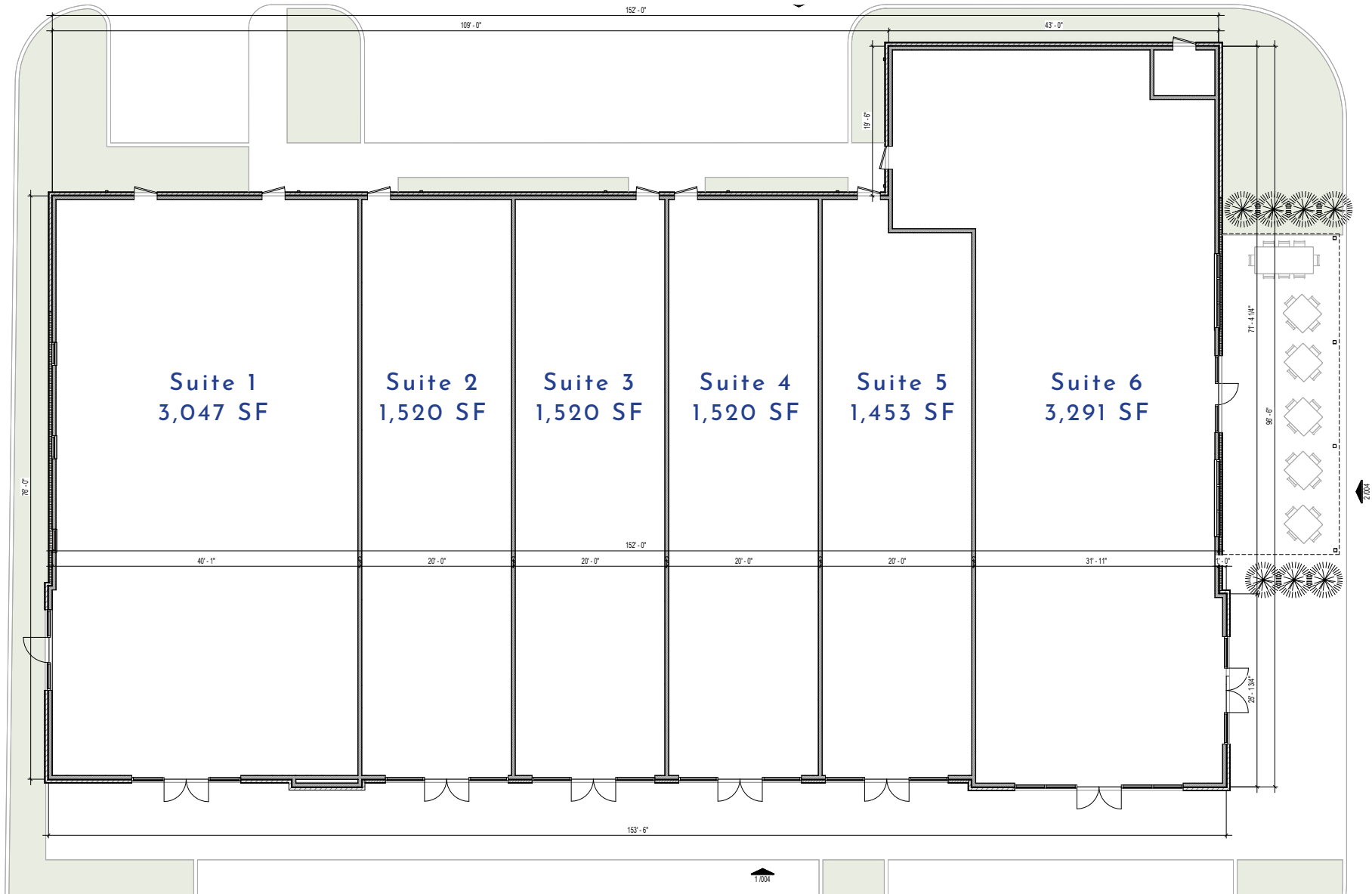


**CONTACT AGENT FOR
PRICING GUIDANCE.**

Nolensville Road

FUTURE
Traffic Light

Leasing Plan (Phase II)



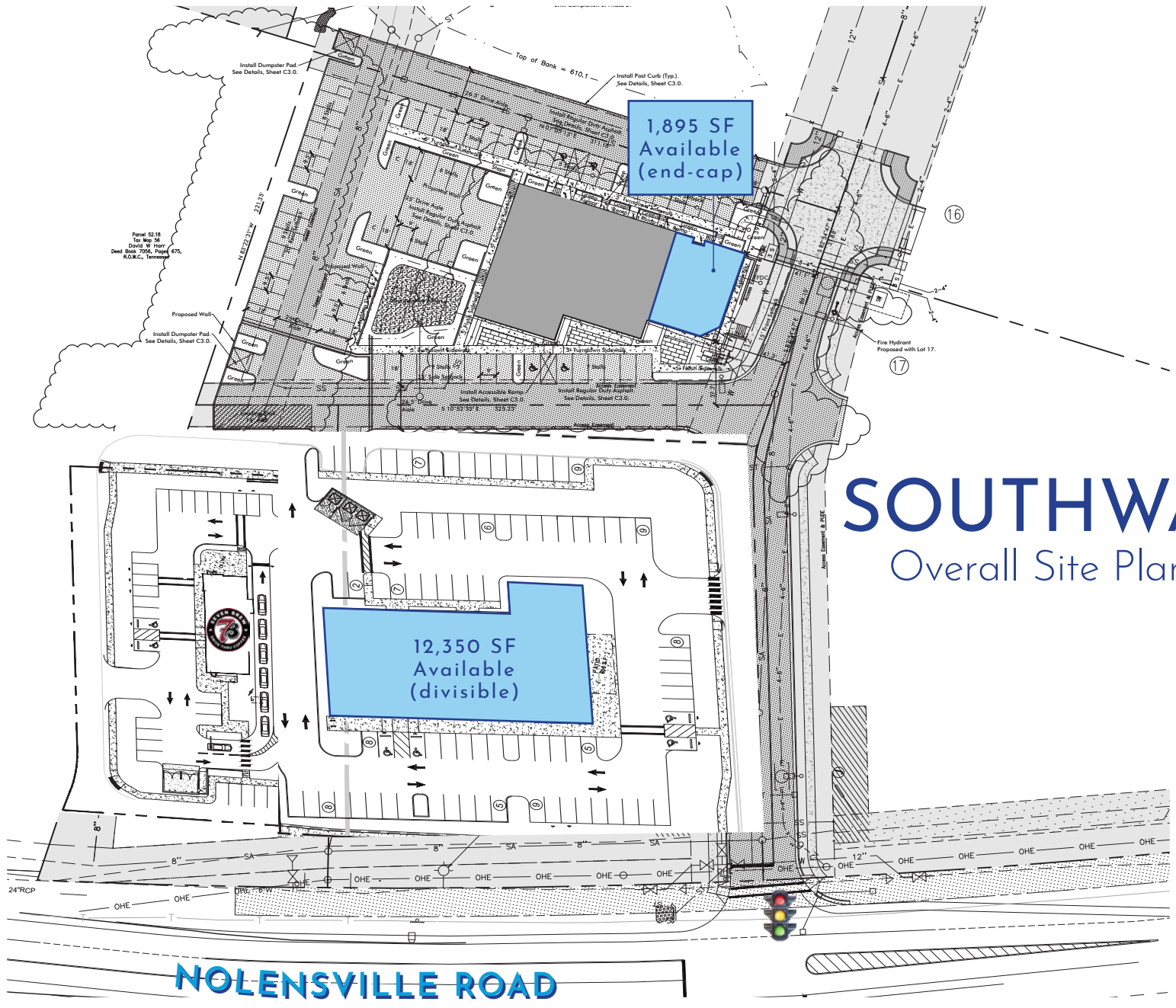
SOUTHWALK

Nolensville Road 

Renderings (Phase II)



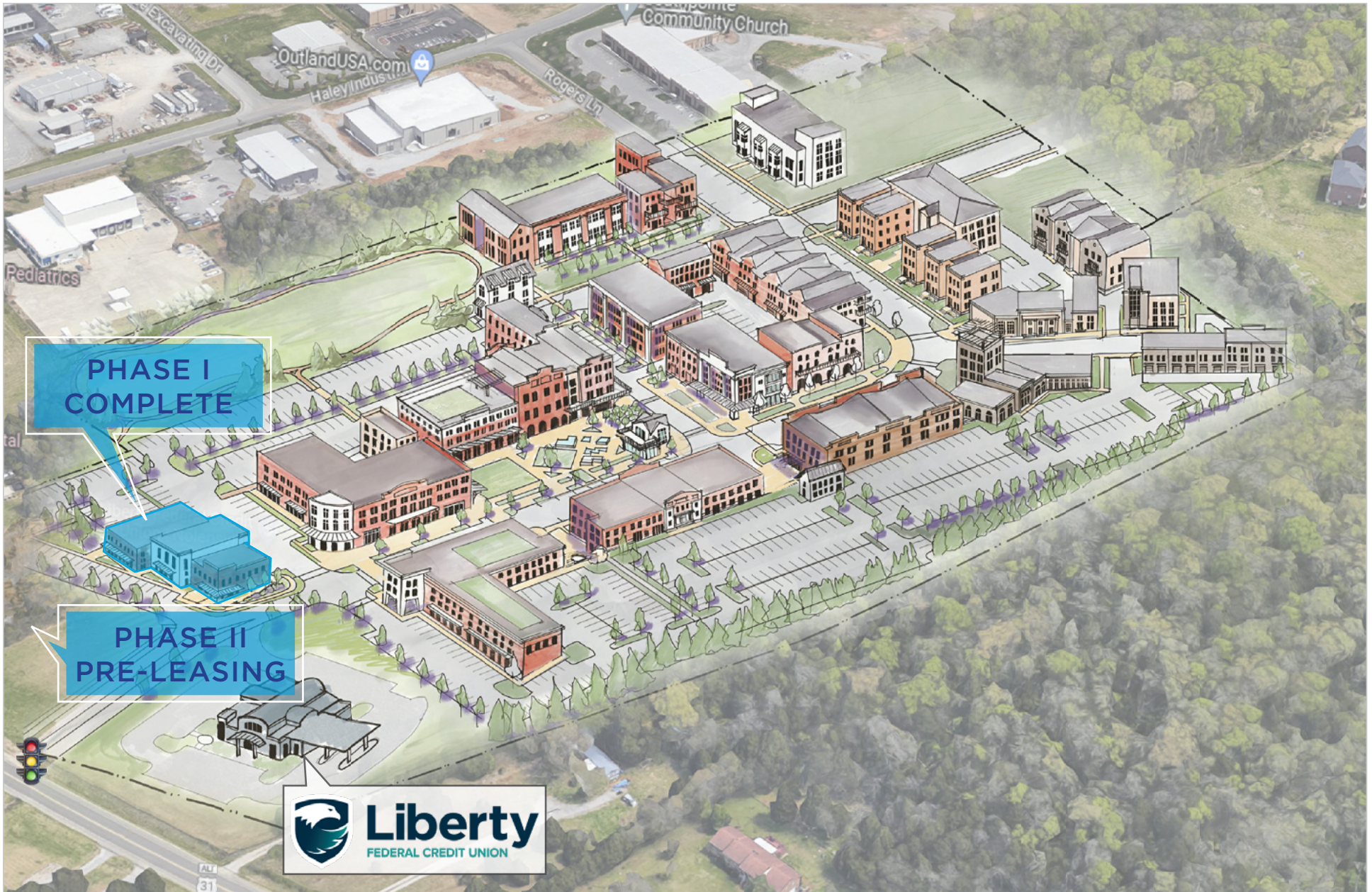
SOUTHWALK



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Overall Site Plan


NOLENSVILLE ROAD

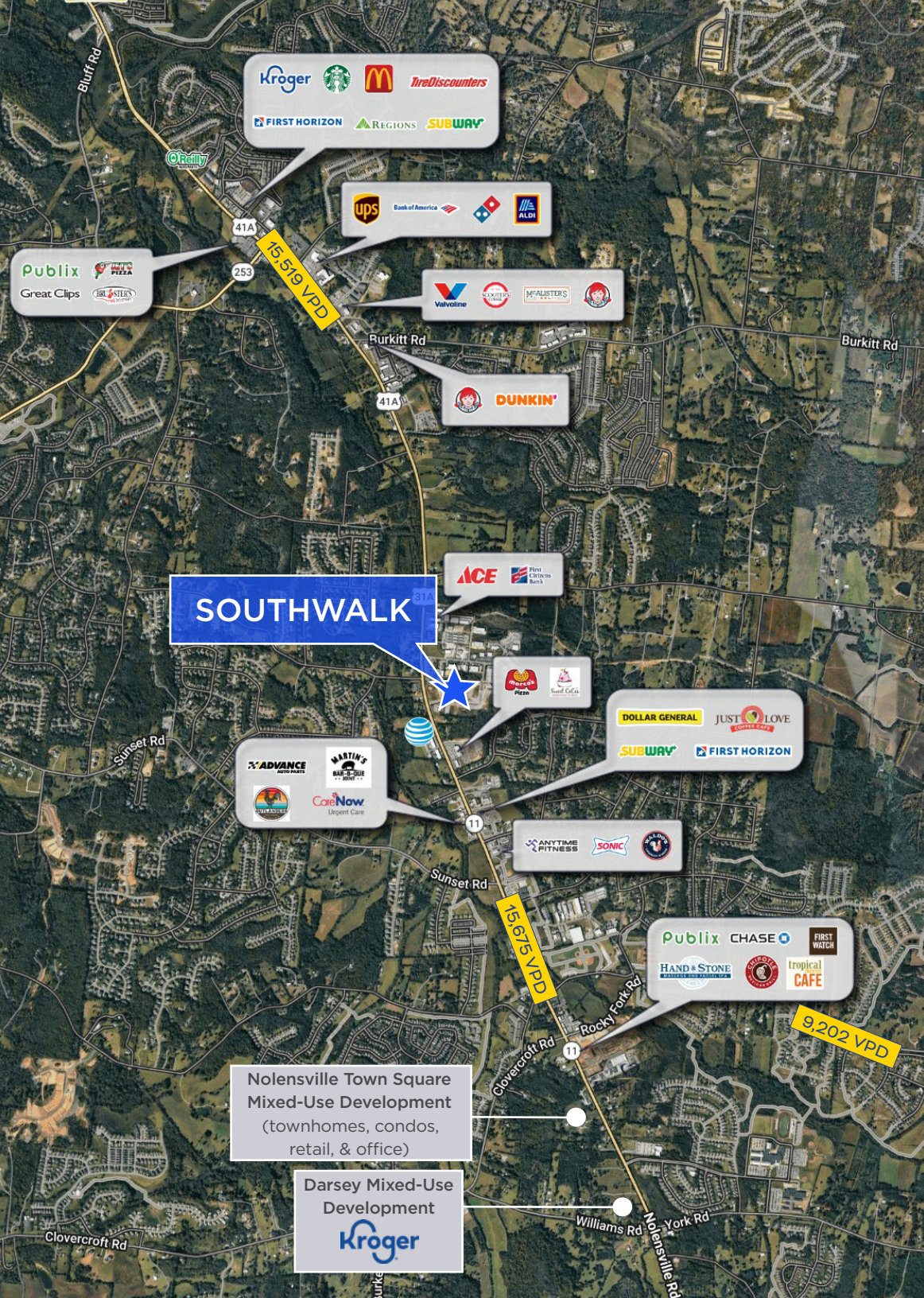


SOUTHWALK

 Future
signalized
intersection

 27-acre mixed-use
development

 100,000 SF of commercial,
retail, and civic space +
176 residential units



SOUTHWALK

Nolensville Town Square Mixed-Use Development (townhomes, condos, retail, & office)

Darsey Mixed-Use Development
Kroger

Nolensville Market Data

| | 1 mile | 3 miles | 5 miles |
|---------------------------|-----------|------------|-----------|
| Population | 4,127 | 31,876 | 88,162 |
| Est. Population Growth | 1.6% | 1.7% | 1.1% |
| Households | 1,315 | 10,664 | 30,432 |
| Average HH Income | \$186,666 | \$198,497 | \$181,839 |
| Annual Retail Expenditure | \$1.26 M | \$786.03 M | \$2.07 B |

Front Elevation

SOUTHWALK

Phase I Building



West View - Commercial

Side Elevation



South View - Commercial



SOUTHWALK RENDERINGS

Phase I



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