

FOR LEASE

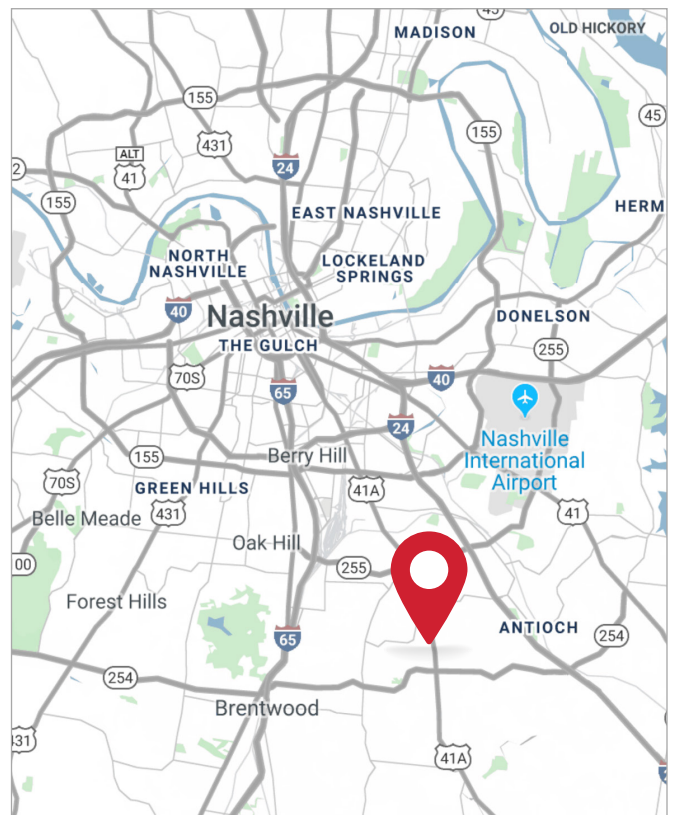
**HIGHLY VISIBLE 13,500 SF BUILDING
ON 2.72-ACRE RETAIL OUTPARCEL**



PROPERTY SUMMARY

ADDRESS	5429 Nolensville Pike, Nashville, TN 37211
SIZE	13,500 SF on 2.72-Acre Lot
ZONING	Shopping Center Regional (SCR) with Multi-Overlay
TRAFFIC COUNTS	Nolensville Pike - 33,978 CPD Old Hickory Blvd - 38,985 CPD

5429 Nolensville Pike is a 13,500 SF building on 2.72-acre retail outparcel anchored by Dollar General Market. Positioned in a highly trafficked corridor with multiple access points to Nolensville Pike, the site offers excellent visibility and accessibility. Surrounded by a strong mix of commercial businesses, including Lowe's, Kroger, Starbucks, and Chick-Fil-A, this location provides exceptional retail potential in a thriving market.



SITE PLAN



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LOCATION HIGHLIGHTS



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 POPULATION	14,630	96,224	176,121
2024 HOUSEHOLDS	5,602	36,253	66,530
2024 AVG. HOUSEHOLD INCOME	\$75,723	\$87,539	\$95,522
MEDIAN HOME VALUE	\$289,154	\$335,084	\$352,273

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