



500

HADLEY VILLAGE  
BOULEVARD  
NASHVILLE, TN 37138

FIVE-TENANT RETAIL  
INVESTMENT OPPORTUNITY

**AVAILABLE FOR SALE**



# PROPERTY OVERVIEW



## Prime Retail Investment Opportunity in growing Old Hickory, TN.

Colliers Nashville is proud to present an exceptional opportunity to acquire an 8,400 SF, five-tenant retail asset located in the heart of Old Hickory, Tennessee. This newly constructed property features a strong national and regional tenant mix, including Domino's Pizza, Star Physical Therapy, Bang Bang Hibachi, and BK Nails & Spa. As the first phase of a two-building, 15,600 SF development, the asset is strategically positioned for long-term value and visibility.

Phase II of the development, a 7,200 SF retail building, is anchored by the globally recognized Dunkin' Donuts brand—solidifying this retail center as the premier neighborhood destination.

Surrounded by significant residential growth, the property benefits from immediate proximity to several new townhome communities, Robinson Flats (a 210-unit senior living development), and the expanding Blue Turtle Bay Marina area. With high visibility, growing foot traffic, and strong tenant synergy, this retail center is quickly becoming Old Hickory's go-to commercial hub. more residential developments in the Blue Turtle Bay Marina area all within a close proximity of the property.

**8,400 SF Five-Tenant  
Retail Building**

**100% Occupied** with  
new 5 & 10-year leases

**Brand New  
Construction!**

Traffic Counts in  
**Excess of 35,000 VPD**  
on Old Hickory Blvd



# BUILDING TWO

*Not included in sale of building one.*





# TENANT MAKE-UP



Founded in 1960, Domino's Pizza is a well-known American multi-national pizza chain that has grown to become one of the largest pizza chains globally, with thousands of locations in more than 90 countries. Domino's has a rich history of developing innovations that have made a significant impact on the pizza and delivery industries.

This location is owned by Nashville Pizza Group, which has been in the Nashville (Davidson County) market for over 7 years. This franchisee owns over 30 franchise locations in Middle Tennessee.



Established in Franklin, TN in 1997 with one clinic and one mission - to serve. Today, they have grown to offer out-patient physical therapy services in 72 clinics across Tennessee, as well as Alabama and Arkansas. While they continue to grow, STAR strives to make a difference in the health and well-being of their patients through clinical excellence and personal care. They are committed to creating family culture where they use their time, talents, and resources to not only care for their patients, but also, the communities surrounding their clients.



BK Nails & Spa is the latest rave in Old Hickory! This brand-new salon offers various services that range from trending nail enhancements to the most indulging spa pedicures with their incredible selection of over 1000 polish colors to choose from. Providing the best love and care for their clients and boasting a wonderful 4.8 stars on Google reviews. Beloved by the community they serve and continuing to expand throughout the Village.



As one of Nashville's most recognized and highly esteemed food trucks, Bang Bang Hibachi Grill & Sushi combines sushi rolls and grilled dishes at two convenient locations. The owner learned and developed a passion for the culinary industry in the mid-90s as a sushi chef. In early 2003 he began his restaurant management career and after 14 years he opened his first restaurant in 2017. The culinary team at Bang Bang prepares each dish fresh to order, ensuring maximum flavor and quality.



Stash House Vape & Smoke is a rapidly growing regional retailer with multiple locations across Middle Tennessee, including Old Hickory, Mt. Juliet, and Nashville. Known for its clean, well-organized storefronts, extended hours, and knowledgeable staff, Stash House offers a broad range of high-demand products including top-tier vape brands, CBD, Delta-8/9, smoking accessories, and glassware. The retailer has built a loyal customer base through competitive pricing, personalized service, and in-store loyalty programs.

# MARKET HIGHLIGHTS

65% of the US  
population  
resides within  
650 miles

World class  
airport with  
nearly 600 flights  
daily

Lower taxes and  
cost of living

One of the  
fastest rising  
metropolitan  
areas in the  
country

127,000 residents  
within 5 miles

33.2% job growth  
since 2010  
(Nashville)

Nashville  
metropolitan area  
ranks #3 Best  
City for Young  
Professionals

Labor force of  
103,400 within  
5 miles



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HADLEY VILLAGE

**DUNKIN'**  
DRIVE THRU

**Domino's**  
DRIVE THRU

**TAVERN**  
@ THE VILLAGE

**S★T★A★R**  
PHYSICAL THERAPY

**BK NAILS & SPA**

**BANG BANG**  
HIBACHI EXPRESS

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