

# SHOPS AT

*1731 Mallory Lane, Brentwood, Tennessee 37027*

# MALLORY

RARE VACANCY FOR LEASE IN COOL SPRINGS SUBMARKET

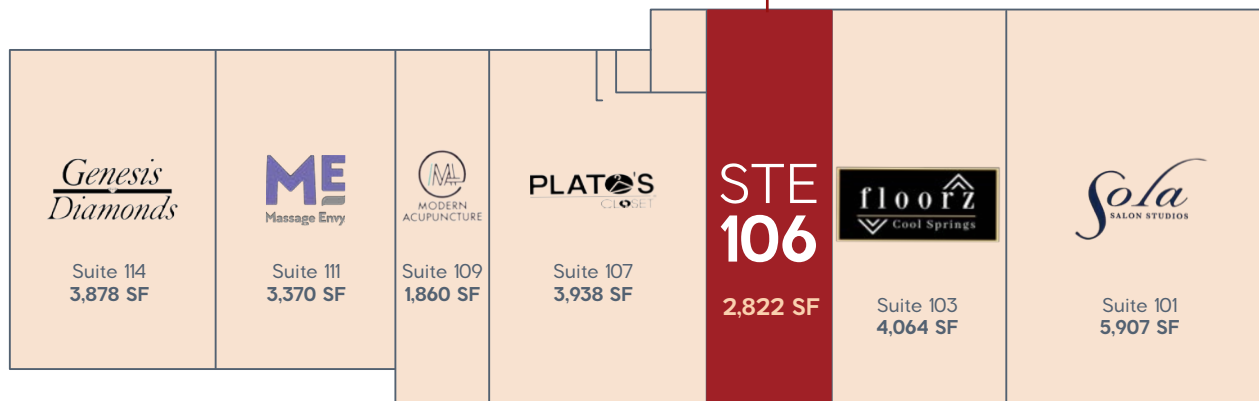


# Shops at Mallory

## FLOOR PLAN



★ FORMER FITNESS STUDIO  
★ OPEN FLOOR PLAN



PARKING LOT

### PROPERTY DETAILS

**Rentable Square Feet:**

26,114

**Land Area:**

2.89 acres

**Year Built:**

2007 (completed)

**Parking:**

132 spaces | 5 per 1,000 SF

**Access:**

2 points of ingress and egress

**Signage:**

2 monument and facade

**Zoning:**

C-3 commercial services-warehouse

**Parcel ID:**

053K A 011.03 000

**Number of Tenants:**

7 (same tenant mix since 2017)

**Roof:**

Screwed down metal roof over reinforced vinyl insulation sloping to rear gutters. Fixed steel cage ladder with locked hatch for a restricted access to the roof.

**HVAC:**

Each tenant has rooftop package HVAC

**Sprinkler:**

Wet system - 100% coverage

**Traffic Counts Daily:**

Mallory Lane 18,798; I-65 140,627

**2023 Beatification Upgrades:**

New building paint, landscaping, and gutters, soffit, flashing and roof repairs



# Site Plan

## CURRENT TENANTS + AVAILABILITY



### ON-SITE PARKING

132 spaces  
5 per 1,000 SF



### DAILY TRAFFIC COUNTS

Mallory Lane: 18,798  
I-65: 140,627





# Proximity AREA MAP

## DAILY TRAFFIC COUNTS

Mallory Lane: 18,798

I-65: 140,627



DOWNTOWN NASHVILLE  
(16.7 MILES)

AIRPORT (BNA)  
(18.5 MILES)

McEWEN NORTHSIDE AND  
 SOUTHSIDE AT McEWEN  
 (~2 MILES)

COOLSPRINGS  
 GALLERIA  


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Shops AT MALLORY





Proximity  
**AREA MAP**

**COOL SPRINGS GALLERIA  
New Development Plans**



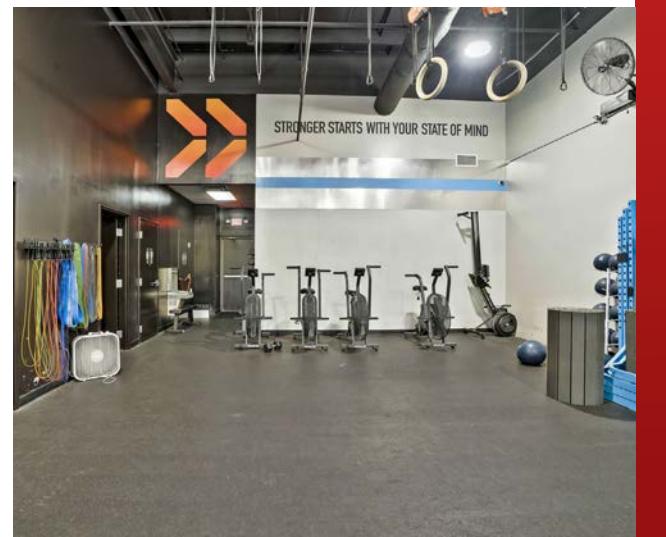
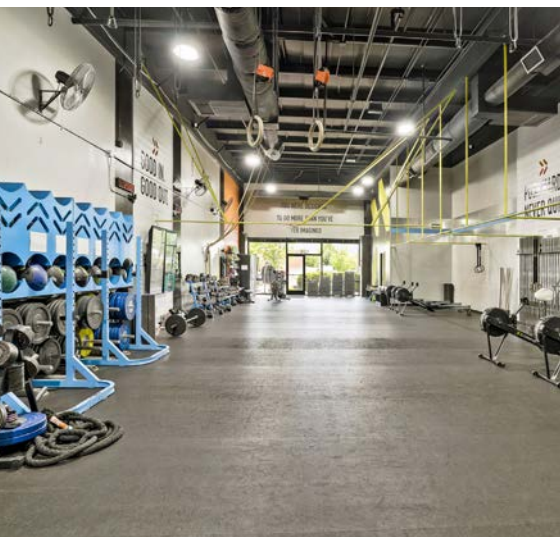
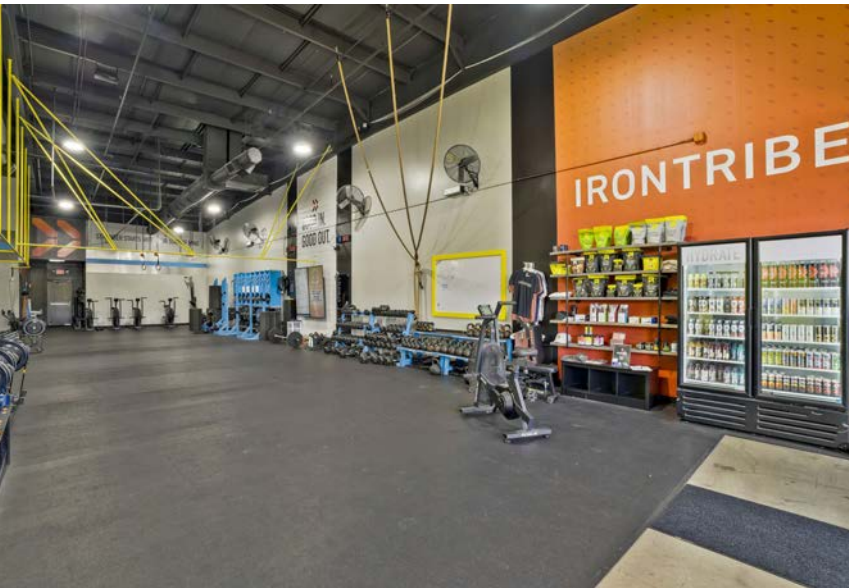
 Shops AT MALLORY





Gallery

# INTERIOR PHOTOS





Gallery

# EXTERIOR PHOTOS





# SHOPS AT MALLORY

1731 Mallory Lane, Brentwood, Tennessee 37017

SAGEMONTRE.COM



## CAMERON BICE

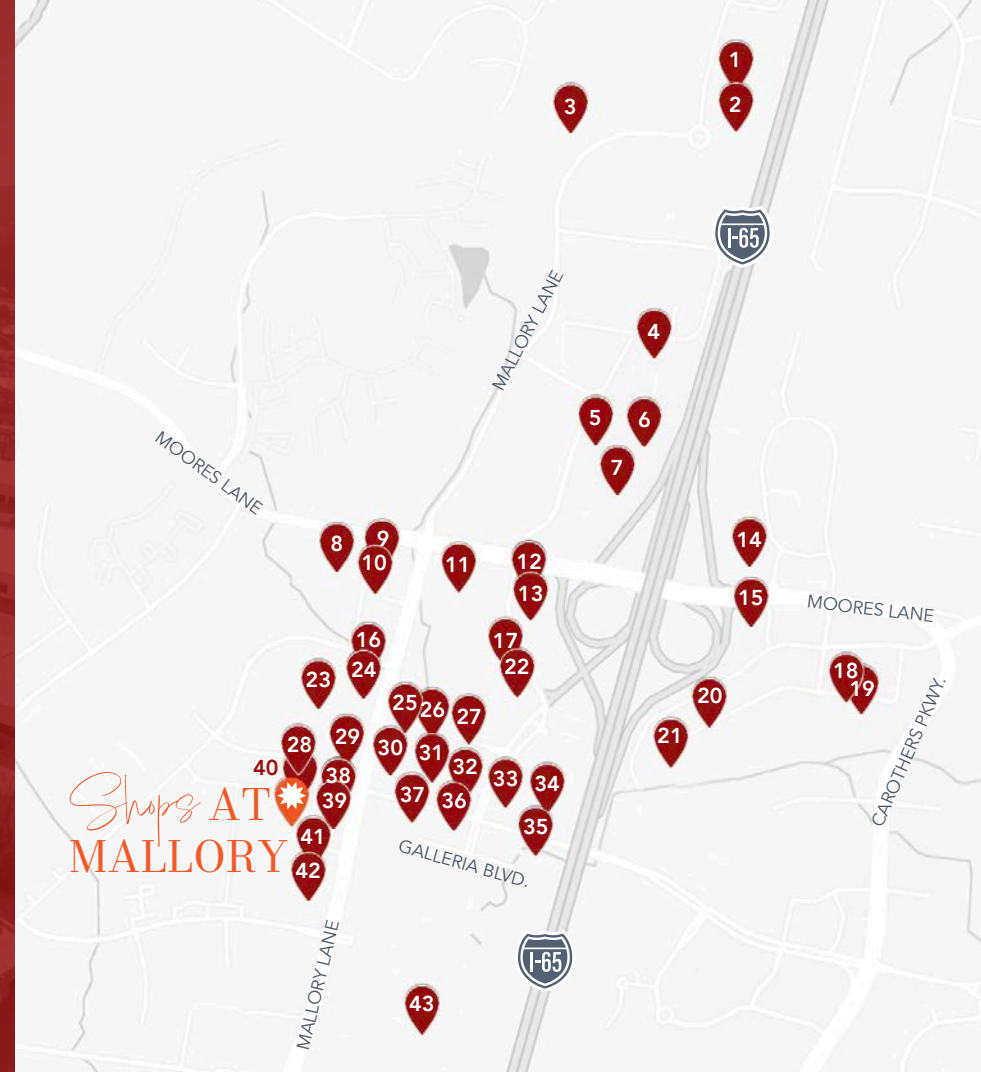
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### Shops at Mallory

- |                  |                      |                        |                                  |                          |
|------------------|----------------------|------------------------|----------------------------------|--------------------------|
| 1. Audi          | 9. Barnes & Noble    | 18. PetSmart           | 27. Urban Air                    | 36. Chili's              |
| 2. Porsche       | 10. Aldi             | 19. Publix             | 28. Discount Tire                | 37. Shoe Carnival        |
| 3. Volvo         | 11. Target           | 20. The Home Depot     | 29. Truist Bank                  | 38. Regions Bank         |
| 4. Best Buy      | 12. McDonald's       | 21. Ashley Furniture   | 30. Xfinity                      | 39. Krispy Kreme         |
| 5. Party City    | 13. Olive Garden     | 22. J. Alexander's     | 31. Fairfield Inn                | 40. NTB Tire & Battery   |
| 6. Ross          | 14. Cheddar's        | 23. Costco             | 32. First Horizon Bank           | 41. Cracker Barrel       |
| 7. RH Outlet     | 15. Outback          | 24. Pinnacle Bank      | 33. The Vitamin Shoppe           | 42. Churchill Mortgage   |
| 8. Floor & Decor | 16. Fifth Third Bank | 25. Electronic Express | 34. American Signature Furniture | 43. CoolSprings Galleria |
|                  | 17. Taco Bell        | 26. Gabe's             | 35. Aveda                        |                          |