

THE  
**MARKETPLACE**

AT CHARLOTTE PIKE

7050-7088 CHARLOTTE PIKE | NASHVILLE, TN 37209

**SECOND GEN. RESTAURANT | ENDCAP SPACE  
WITH DRIVE-THRU**



# AREA HIGHLIGHTS



## PROPERTY SUMMARY

Strategically positioned in the high-growth neighborhood of West Nashville, the area has seen over 3,000+ residential units built since 2019. Walmart and Lowe's are currently generating approximately 2.7 million annual visitors!

**FOR LEASE:** 32,600 square foot community shopping center located at the signalized intersection of Charlotte Pike (US 70) and River Road in Nashville, Tennessee.

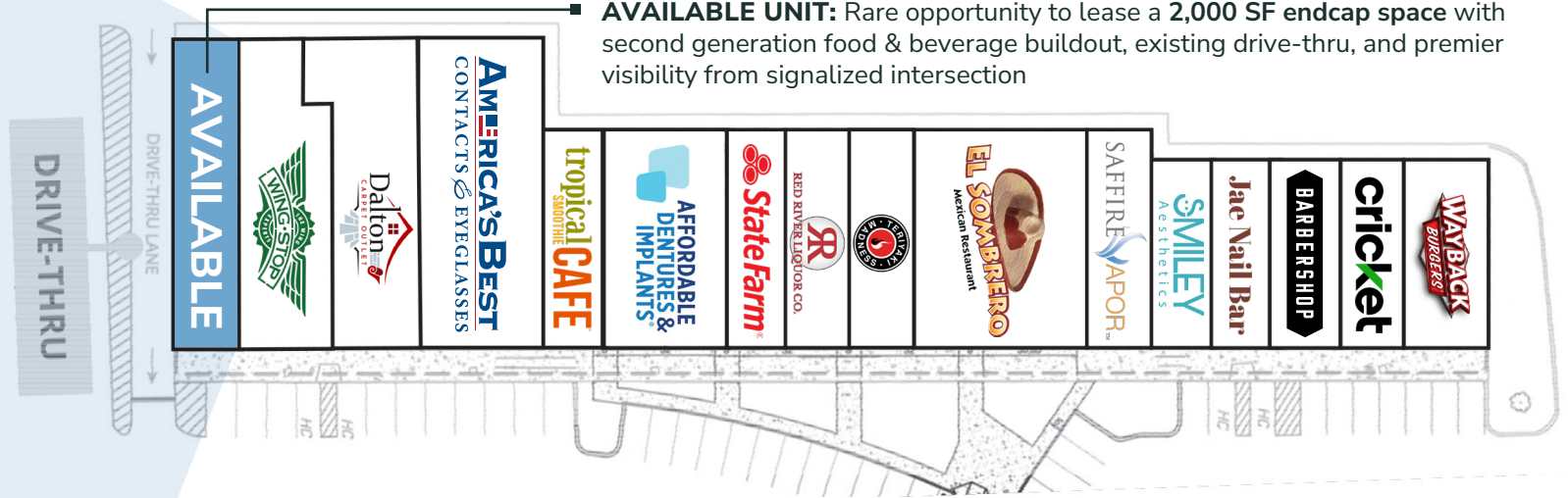
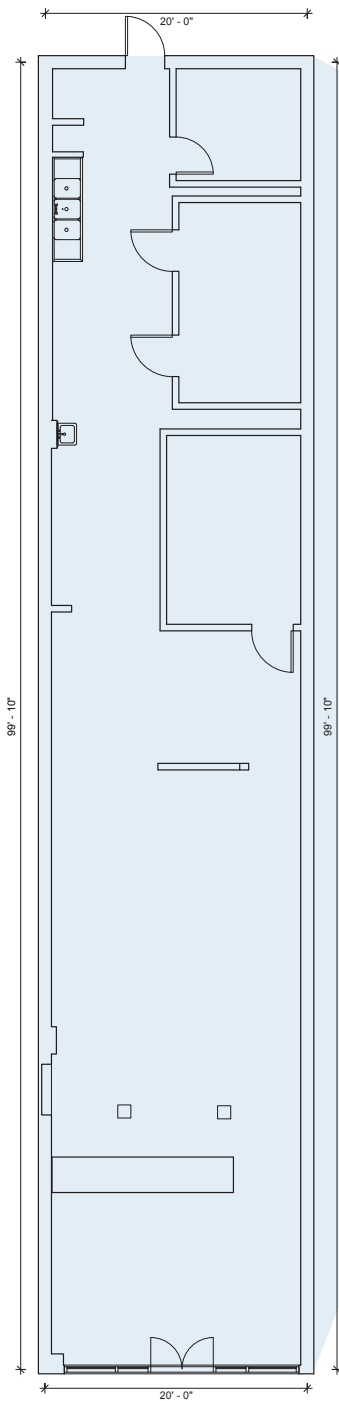
**AVAILABILITY:** 2,000 SF endcap space with second generation food & beverage buildout, existing drive-thru, and premier visibility from signalized intersection

DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
2023 Population	5,575	31,480	81,915
Total Households	2,337	13,894	49,905
Average Household Income	\$98,995	\$107,347	\$116,233
Consumer Spending – Food Away From Home	\$8,748,840	\$53,083,906	\$163,719,028

TRAFFIC COUNTS	
Road	AADT
River Road	8,050+
Charlotte Pike (Near Property)	11,700+
Charlotte Pike (Closer to Downtown)	19,400+
I-40 (Near Property)	85,800+
I-40 (Closer to Downtown)	97,500+
Davidson Drive	3,900+



# FLOOR PLAN + PROXIMITY



**AVAILABLE UNIT:** Rare opportunity to lease a 2,000 SF endcap space with second generation food & beverage buildout, existing drive-thru, and premier visibility from signalized intersection



## DRIVE TIMES

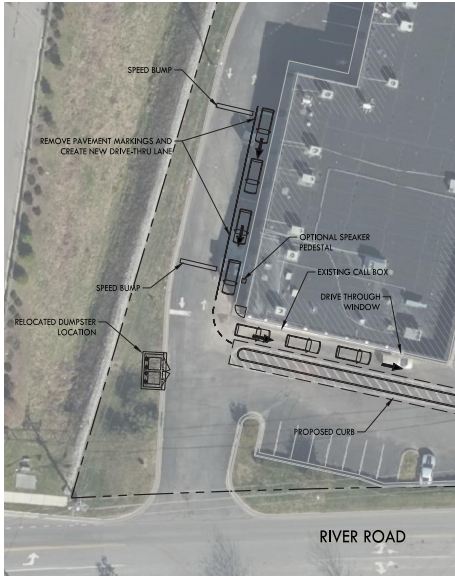
I-40 | 0.5 Mi + 2 Min  
 Nashville West | 1.2 Mi + 5 Min  
 Hillwood | 2 Mi + 6 Min  
 The Nations | 4.5 Mi + 10 Min

One Bellevue Place | 4.6 Mi + 11 Min  
 Belle Meade | 5.3 Mi + 15 Min  
 Green Hills | 6.8 Mi + 16 Min  
 Downtown | 8 Mi + 20 Min

Map Source: ©2024 Google Maps, Airbus, Maxar Technologies



# GALLERY



PROFESSIONALLY OWNED BY

LAST MILE 

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