

■ MULTIFAMILY
 ■ SINGLE FAMILY
 ■ OFFICE
 ■ ATHLETIC CLUB
 ■ RETAIL

3055 LEBANON PIKE, NASHVILLE, TN | 22+ ACRES

Rowline is a 22+ acre mixed-use campus on Lebanon Pike in Donelson, bringing together 300+ planned residential units, an existing athletic club, office, and a retail district organized around plazas, patios, and green space. Commercial availability includes up to 15,000 SF of multi-tenant retail suited for F&B, services, medtail, and soft goods, two outparcels available for sale, build-to-suit, or ground lease, and up to 26,000 SF of office space. The site fronts Lebanon Pike at 34,000 vehicles per day, sits adjacent to The Shops at Jackson Downs, and is within walking distance of the Stones River Greenway and Mid-State Sportsplex.

Donelson has seen consistent investment over the past several years — new restaurant and retail operators along Lebanon Pike, growing residential density throughout the submarket, and a \$4.5 billion expansion underway at BNA that is reshaping the surrounding corridor. Rowline is situated at the center of that activity, with a mix of on-campus uses — residential, fitness, food and beverage, and office — that generates daily activity across the development.

330 Multifamily Units

78 Single Family Units

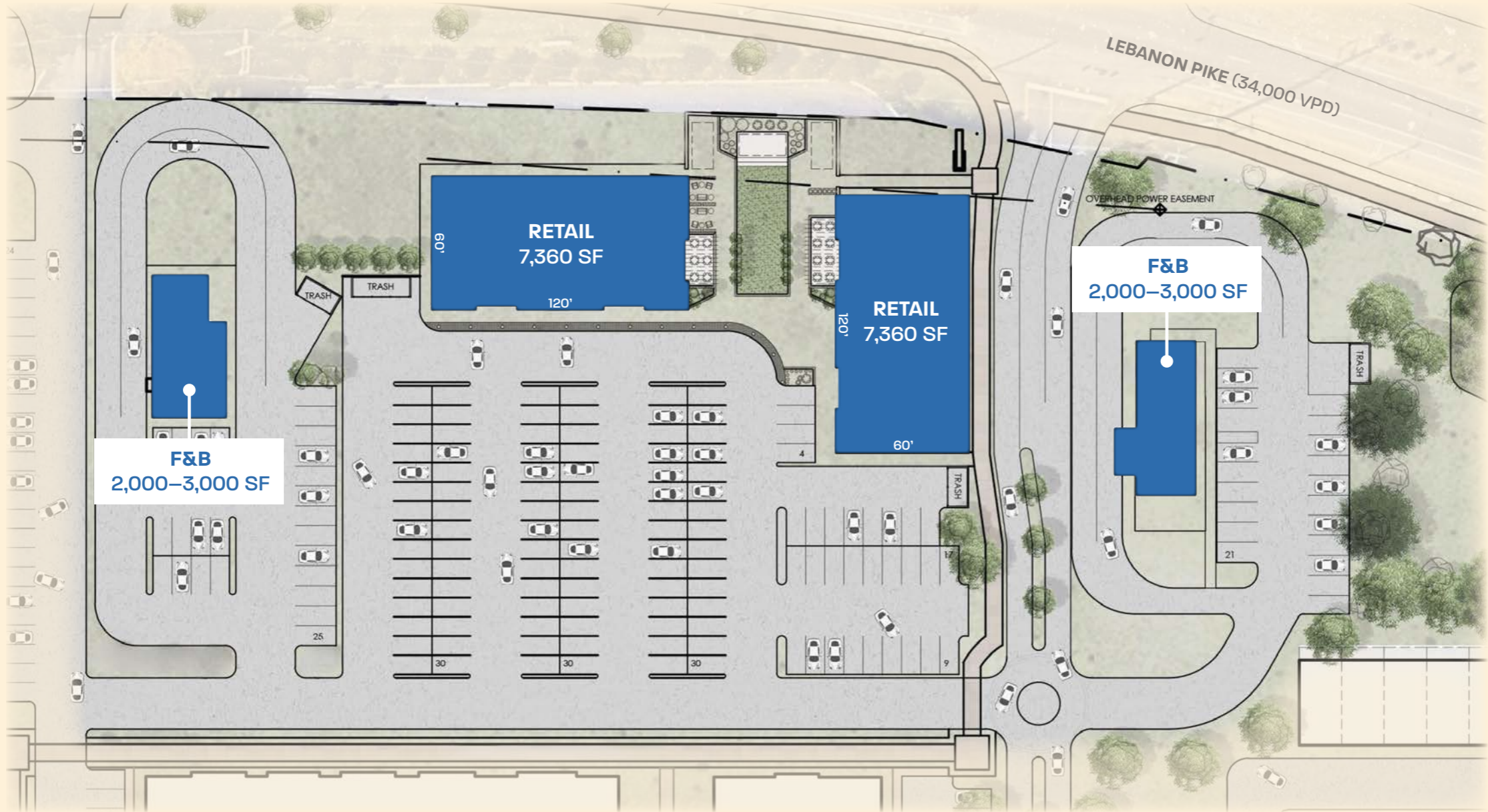
54,000 SF Existing Office

15,000+ SF Retail

TruFit Athletic Club On-site



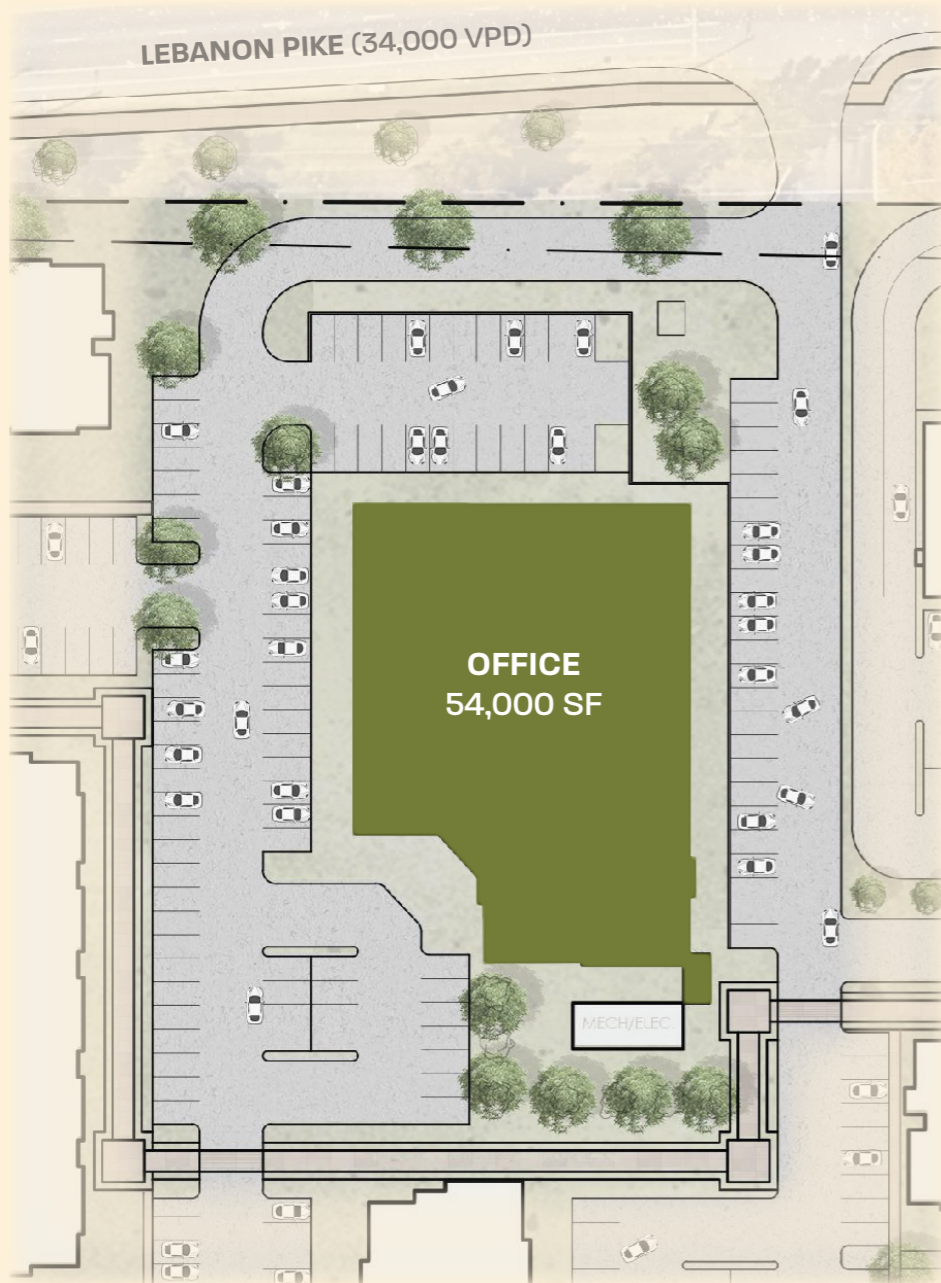
RETAIL OPPORTUNITY



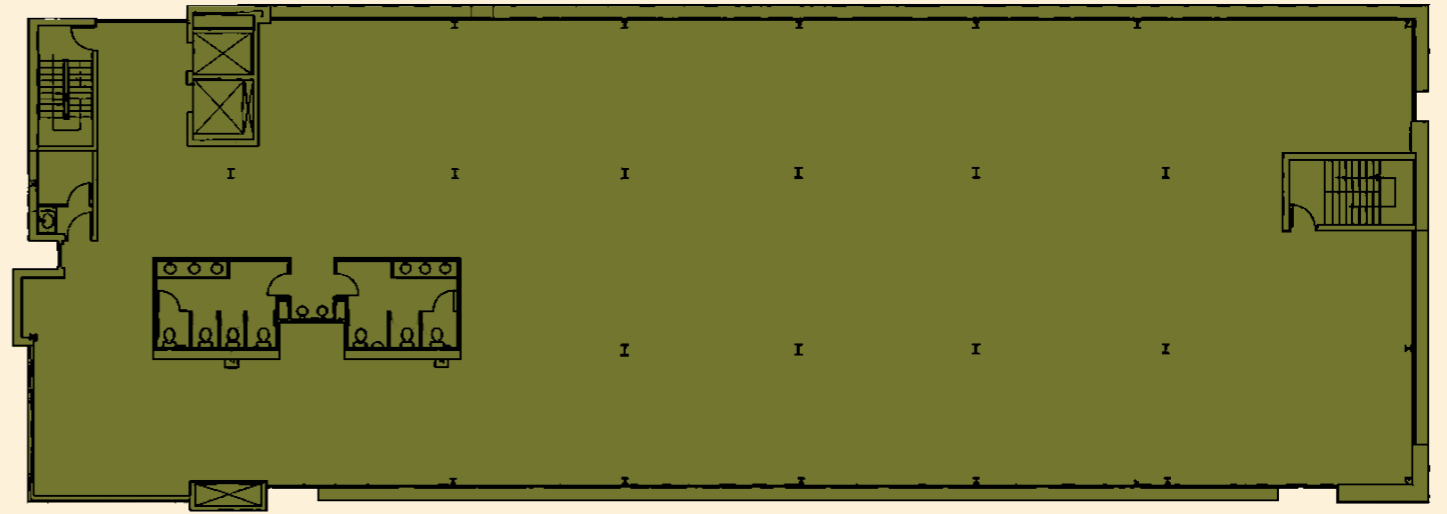
15,000 SF MULTI-TENANT RETAIL + 2 OUTPARCELS AVAILABLE



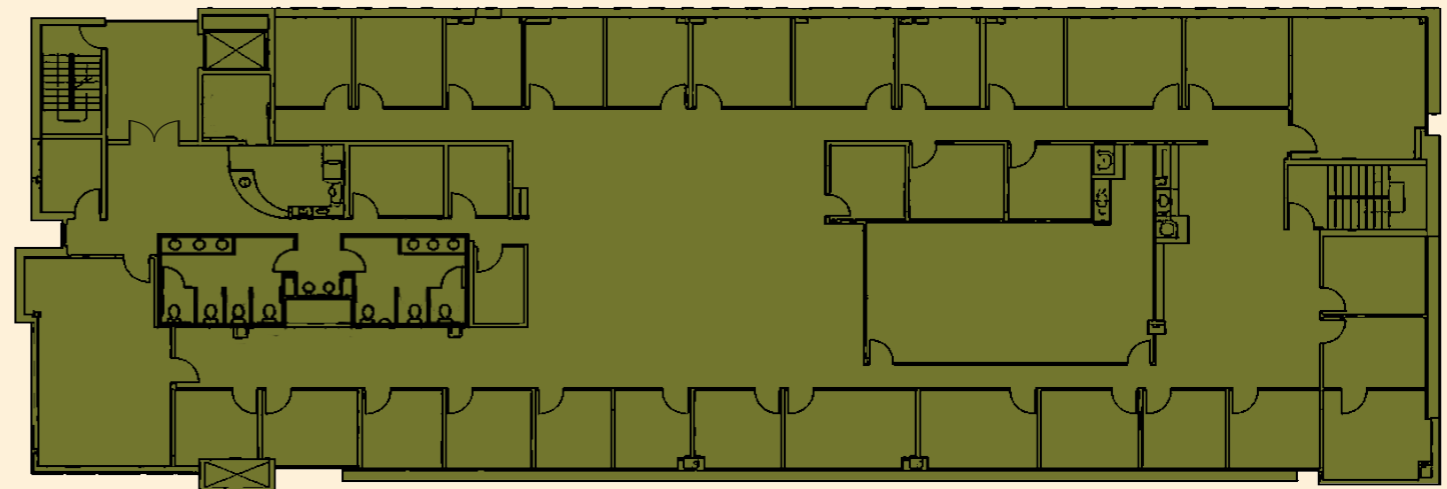
OFFICE OPPORTUNITY



THIRD FLOOR – 11,941 SF



FOURTH FLOOR – 11,937 SF



DOWNTOWN NASHVILLE
8.5 MILES

CROSSINGS SHOPPING CENTER

Publix Great Clips

CONDADO TACOS & TEQUILA keke's BREAKFAST CAFE **Jersey Mike's** SUBS

ROCKNROLL SUSHI **UPS** **BURGER KING**

HARBOR FREIGHT

fastpace health ANYTIME FITNESS

TACO BELL DONELSON SMILES DENTISTRY

McDonald's **TENN FOLD** BREWING **at&t**

Ascension Saint Thomas **MAPCO** Sunflower BAKESHOPS

URGENT CARE Donelson HOT YOGA

DONELSON PLAZA

Bagelshop **SPIN & STEAK** FAMILY FUN CENTER

HOME GROWN **TACO SHOP**

Kroger

Pizza Hut TAKE 5

Reddy Fresh

PHAT BITES **ACE Hardware**

BANK OF AMERICA

mcnamara's

LEBANON PIKE

the **Y** YOUTH CENTER

THE SHOPS AT JACKSON DOWNS

Marshalls **bealls** **H&R BLOCK**

HIBBETT SPORTS **THE VITAMIN SHOPPE** **TARGET**

FAMOUS footwear **CATFO** **STARBUCKS** **DOUBLEZ** **Club CAFE** **KOHL'S**

Walgreens

NECTAR URBAN CANTINA

Caliber Coffee Co. **Tim Hortons** **TRUIST**

UNCLE BUD'S CATFISH **RED DOOR SALOON**

EDLEY'S BAR-B-QUE

Hattie B's CHICKEN

PAPA JOHN'S

Donelson Cafe & Catering **Auto Zone**

Valvoline **Whitt's BARBECUE**

FIRST HORIZON **CAPTAIN D's** SEAFOOD KITCHEN

BNA Nashville International Airport
4 MILES

Gabe's MATTRESS FIRM

O'Reilly AUTO PARTS

Mozzarella PIZZERIA

tropical SMOOTHIE CAFE **FIVE GUYS** **Dutch Bros**

McDonald's **Arbys** **CAPTAIN D's** SEAFOOD KITCHEN **Wendy's**

NADEEN'S HERMITAGE HAVEN **Planet Fitness** **WAGS & WALKS**

us bank

FIRST WATCH THE DAYTIME CAFE **HOTWORX** 24 HOUR MEMBERED FITNESS STUDIO

OLD HICKORY BLVD

LOWE'S **chilj's** WHATABURGER

THE HOME DEPOT **IHOP** **Firestone**

Walgreens **Starbucks** **Chick-fil-A** **jiffy lube** **CHIPOTE** MEXICAN GRILL

NEIGHBORHOOD CONNECTIVITY

ROWLINE
DONELSON

STARBUCKS

TARGET

KOHL'S

Club
CARWASH

bealls

Marshalls

JACKSON DOWNS BLVD

STONES RIVER
GREENWAY
TRAILHEAD

MIDSTATE
SPORTS PLEX

STONES RIVER
GREENWAY
TRAILHEAD

LEBANON PIKE (34,000 VPD)

STONES RIVER
GREENWAY
TRAILHEAD

the
YMCA

SAGEMONT



ROWLINE

DONELSON

Local Looks Good

NOW LEASING

ROWLINE RETAIL
PROPERTY PAGE

ROWLINE OFFICE
PROPERTY PAGE

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