

BOWIE COMMONS

CHARLES
HAWKINS CO.



FOR LEASE

7012 CITY CENTER WAY
FAIRVIEW, TN

PUBLIX-ANCHORED RETAIL CENTER
2 Retail Suites Available

PROPERTY HIGHLIGHTS

Address	7012 City Center Way, Fairview, TN 37062
Suites Available	Suite 7016: ±1,829 SF Suite 7040: ±3,104 SF
Signage	Prominent signage opportunities
Use Type	Retail
Frontage	632' of Frontage on Hwy 100 (<i>over 16,000 cars per day</i>)
Market / Submarket	Fairview / Nashville MSA
County	Williamson County, TN

AREA DEMOGRAPHICS

Demographics	1 Mile	3 Miles	5 Miles
Population	2,550	7,550	10,651
2030 Population Projected	2,649	7,919	11,257
Households	933	2,722	3,861
Median Household Income	\$78,000	\$79,900	\$80,800
Median Home Value	\$330,600	\$351,200	\$358,800

High Visibility. Strong Demographics. Prime Fairview Location.

LEASE RATE

\$25/SF NNN

Bowie Commons is situated in Fairview, Tennessee - a growing submarket of Nashville.

Anchored by Publix Grocery, it offers a diverse list of tenants including AT&T, Anytime Fitness, Snappy's Pizza, Fairview Family Dentistry. That mix creates cross-shopping opportunities and recurring customer traffic, particularly beneficial for restaurants, medical/wellness, beauty, fitness, professional services and convenience-oriented retailers.

Fairview continues to experience steady population growth and expanding household demand, creating an attractive environment for businesses. The market's strong household incomes and high rate of homeownership further support the area's appeal as a retail destination.

The property's location provides convenient connectivity throughout Fairview and Williamson County, with access to Highway 100, Highway 96, I-40 and I-840. Its proximity to major employment and population centers—including Franklin, Nashville, Bellevue and Spring Hill—expands the potential customer base well beyond Fairview itself.



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Prime Highway 100 Retail Corridor.

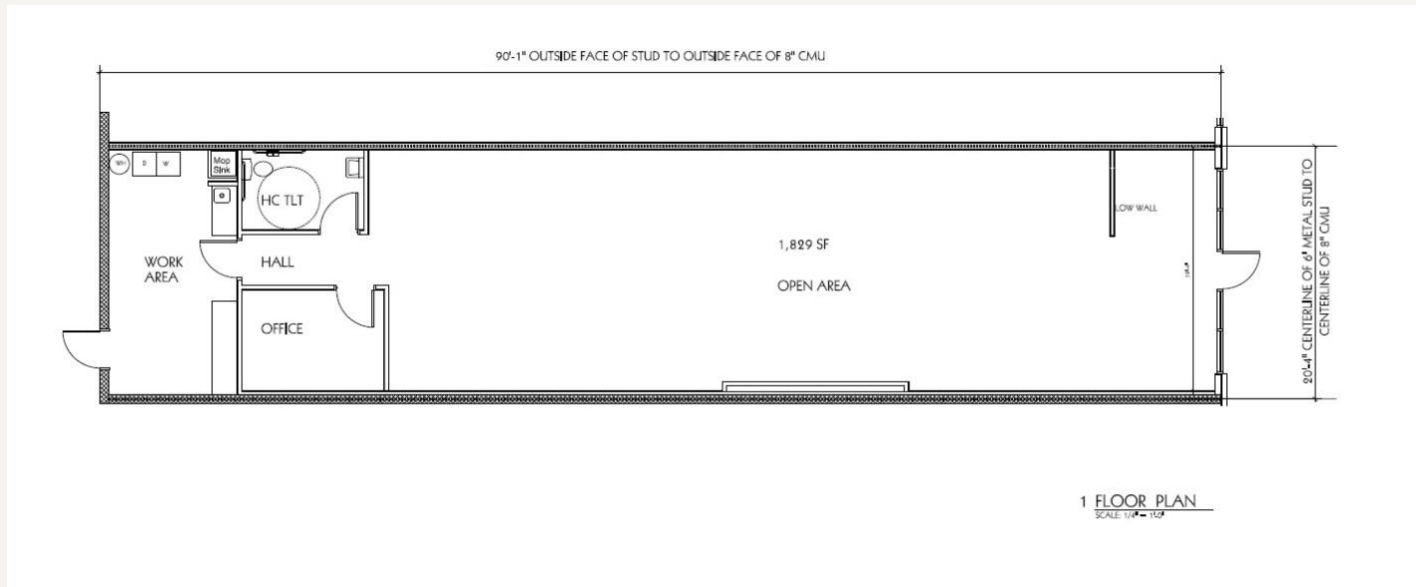
Excellent Regional Accessibility Fairview provides access to the broader Williamson County and Nashville MSA customer base while maintaining a strong neighborhood-oriented retail environment.



SUITE 7016

±1,829 SF Retail Suite.

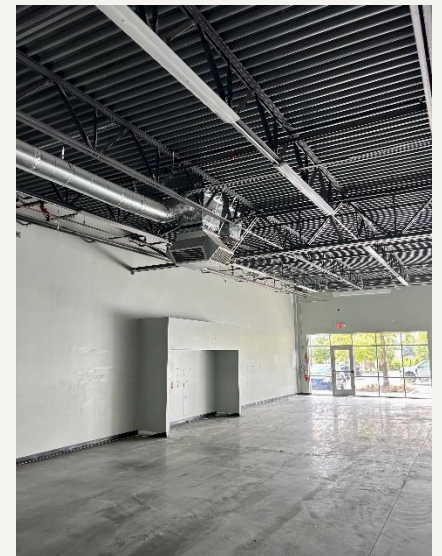
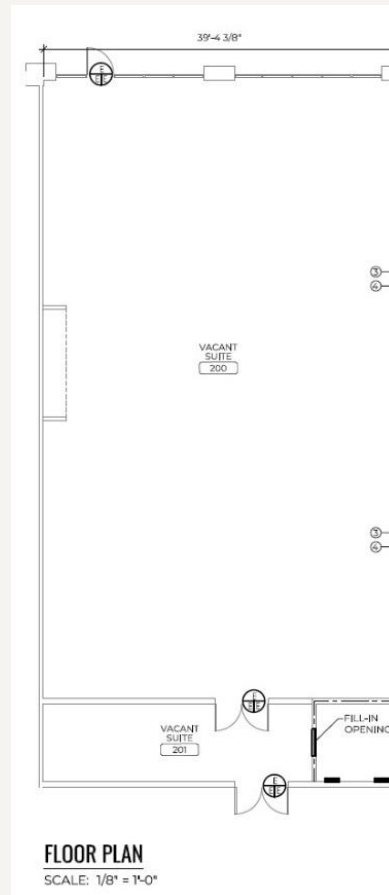
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SUITE 7040

±3,104 SF Retail Suite.

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Established Retail. Growing Market.

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VIEW OF MAIN PARKING LOT



OUTLOT TENANTS



EXTERIOR OF SHOPS

BOWIE COMMONS

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A Prime Retail Opportunity in
the Heart of Fairview

CONTACT US

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Commercial Real Estate Services