

# White House Shops - Publix Anchored Retail Space For Lease PLUS Outparcel & Future Development Pad Available for Build-to-Suit or Ground Lease

Raymond Hirsch Pkwy and TN Hwy 76  
White House, TN 37188 (Nashville MSA)



Publix

WHIT'S  
FROZEN CUSTARD  
made fresh daily

UPS  
THE UPS STORE

Noire  
THE NAIL BAR

YEMARI

Simmons  
Bank

Outparcel  
0.50 ac

ACE  
Hardware

O'Reilly  
AUTO PARTS

DOLLAR TREE

LEASED  
NATIONAL  
FULL-SERVICE  
RESTAURANT  
1.8 AC



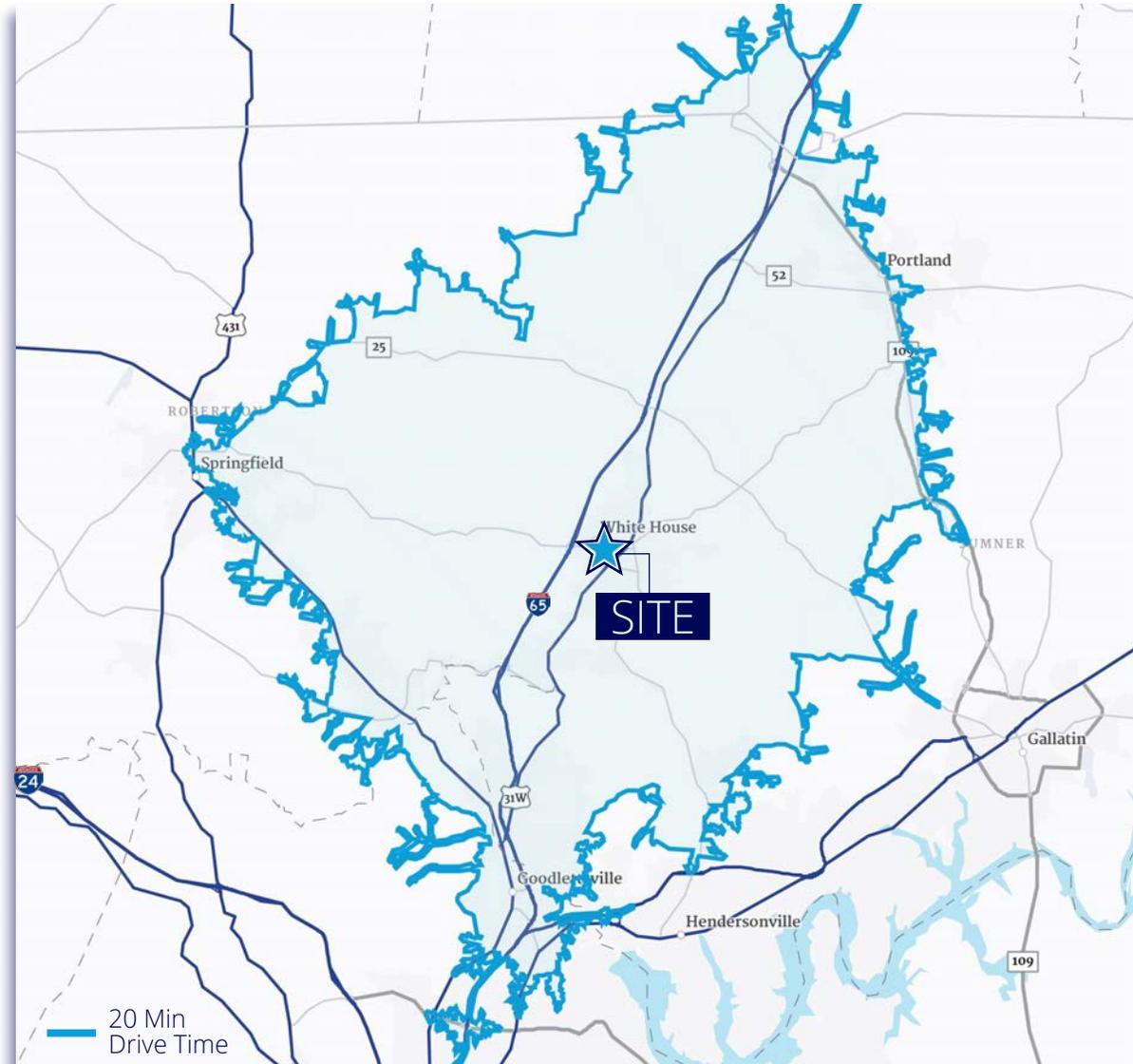
**Brian Forrester, CCIM**  
Principal & Executive Vice President  
Dir. 615 850 2779  
brian.forrester@colliers.com

**Woody Widenhofer**  
Principal & Executive Vice President  
Dir. 615 850 2795  
woody.widenhofer@colliers.com



## Site Highlights

- Brand new Publix anchored shopping center located in White House offering retail suites ranging in size from 1,000 - 3,600 SF
- Outparcel opportunity available 0.50 acres
- Signalized intersection at Raymond Hirsch Parkway and Hwy 76 with traffic counts in excess of 21,713 VPD (Hwy 76) and signalized access into project off Raymond Hirsch Parkway
- Surrounding retailers and businesses include Kroger, Ace Hardware, Walgreens, Dollar Tree, Dollar General, Tractor Supply, Walmart, and Dunkin
- Strong average household income over \$111K
- Robust residential growth in the area with 28 active single & multi-family developments showing an expected 3,400 units proposed or under construction
- Grease traps available on-site for food and restaurant tenants



Contact Agent For Pricing.





# Market Aerial

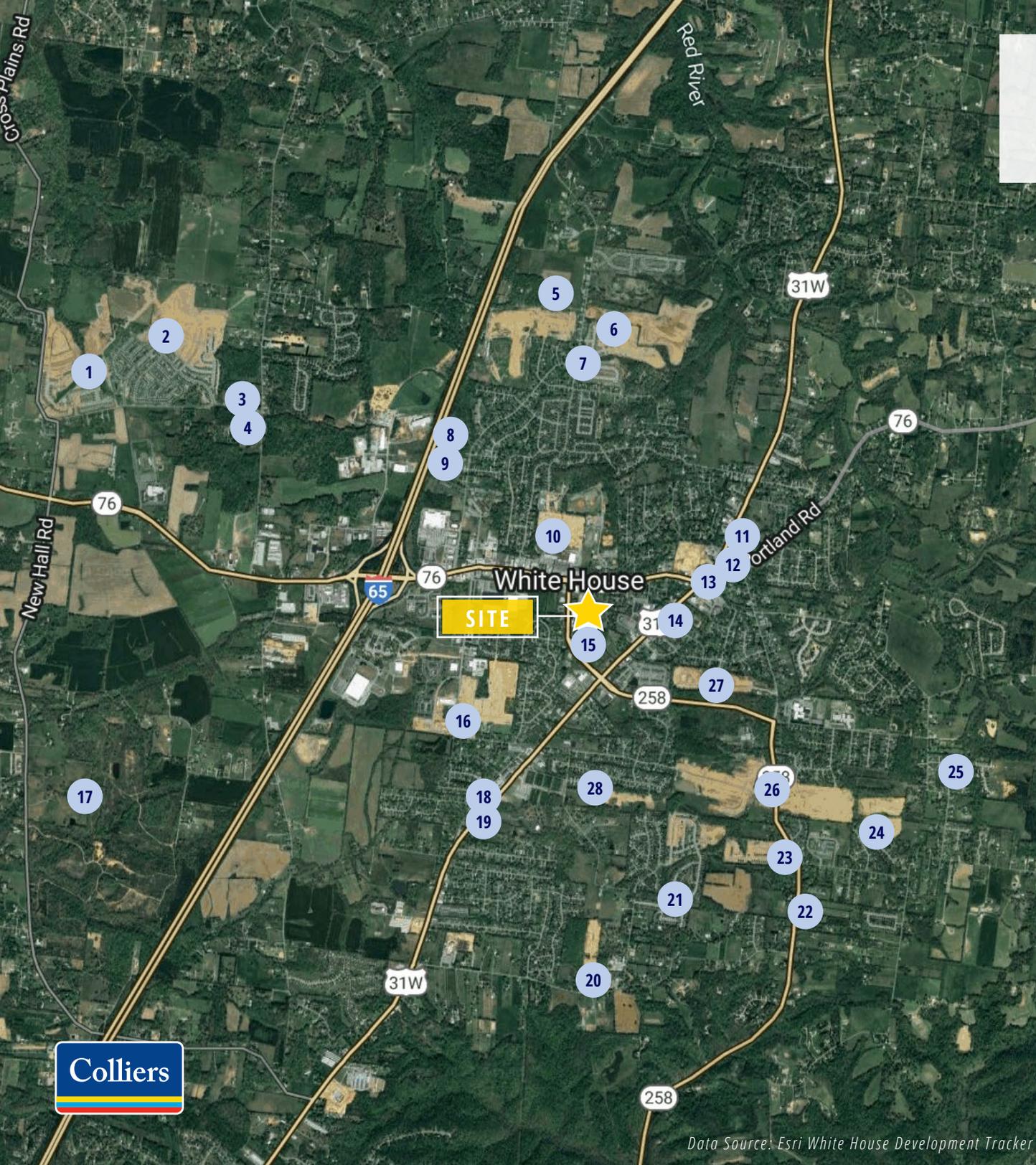


## DEMOGRAPHICS 2024

|                 | 1 MILE    | 3 MILES   | 5 MILES   |
|-----------------|-----------|-----------|-----------|
| Est. Population | 5,556     | 17,823    | 28,533    |
| Est. Households | 2,201     | 6,888     | 10,912    |
| Avg. HH Income  | \$107,134 | \$115,390 | \$115,439 |



# Residential Development



## DEVELOPMENT

|    |                            | TOTAL # UNITS | # COMPLETED |
|----|----------------------------|---------------|-------------|
| 1  | Legacy Farms               | 343           | 186         |
| 2  | The Parks                  | 705           | 495         |
| 3  | Pinson Point Townhomes     | 45            | 0           |
| 4  | Villas at Pinson Lane      | 20            | 0           |
| 5  | Jackson Farms              | 446           | 0           |
| 6  | Calista Farms              | 308           | 0           |
| 7  | Fields at Oakwood          | 234           | 119         |
| 8  | Frey Branch Cottages       | 30            | 0           |
| 9  | Brookside Villages         | 39            | 22          |
| 10 | Highland Park              | 330           | 0           |
| 11 | Drew Christenson Project   | 12            | 0           |
| 12 | The Mill At White House    | 55            | 0           |
| 13 | White House Town Center    | 31            | 0           |
| 14 | Square One Construction    | 156           | 0           |
| 15 | Ramond Hirsch PUD          | 31            | 0           |
| 16 | Sage Road Residential      | 243           | 42          |
| 17 | Burriss Ridge              | 653           | 0           |
| 18 | Creekside at Deer Crossing | 88            | 48          |
| 19 | Beechrove Townhomes        | 113           | 0           |
| 20 | Marlin Pointe              | 41            | 0           |
| 21 | Summerlin                  | 299           | 262         |
| 22 | Stone Crossing             | 10            | 6           |
| 23 | Willow Grove               | 89            | 88          |
| 24 | Springbrook                | 114           | 32          |
| 25 | Bridle Creek               | 145           | 0           |
| 26 | Willow Springs             | 446           | 34          |
| 27 | Copes Crossing             | 103           | 63          |
| 28 | Cambria                    | 151           | 81          |

Data Source: Esri White House Development Tracker

# Site Plan

| SUITE                      | TENANT                      | SF      |
|----------------------------|-----------------------------|---------|
| AO                         | Publix                      | 48,387  |
| A455, A457, A459           | Noire Nail Bar              | 3,600   |
| A461                       | UPS                         | 1,200   |
| A463                       | Results<br>Physiotherapy    | 1,200   |
| A465                       | AVAILABLE                   | 1,200   |
| A467                       | AVAILABLE                   | 1,200   |
| A469                       | AVAILABLE                   | 1,200   |
| A471                       | AVAILABLE                   | 1,200   |
| B451                       | Whit's Frozen<br>Custard    | 1,400   |
| B449, B447                 | East Nashville<br>Dentistry | 2,800   |
| C473                       | Teriyaki<br>Madness         | 1,400   |
| C475                       | AVAILABLE                   | 1,000   |
| C477                       | Best Asia Bowls             | 1,000   |
| C479                       | WingStop                    | 1,400   |
| OUTPARCEL 1                | Full Service<br>Restaurant  | 1.78 AC |
| FUTURE<br>DEVELOPMENT TRAC | AVAILABLE                   | 0.50 AC |



# White House Shops Publix Anchored

Retail Space For Lease PLUS  
Outparcel & Future  
Development Pad Available for  
Build-to-Suit or Ground Lease

Raymond Hirsch Pkwy and TN Hwy 76  
White House, TN 37188 (Nashville MSA)

## CONTACT US.

### Brian Forrester, CCIM

Principal & Executive Vice President  
Dir. 615 850 2779  
brian.forrester@colliers.com

### Woody Widenhofer

Principal & Executive Vice President  
Dir. 615 850 2795  
woody.widenhofer@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). ©2025 All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Nashville, LLC.

