



Oakwood Commons

4644 Lebanon Pike, Hermitage, TN 37076

Property Highlights

- + ± 271,645 SF
- + Publix-Anchored
- + Join anchor co-tenants PetSmart, Ross Dress for Less, Five Below and Dollar Tree.
- + Ample Parking
- + Positioned along the main retail artery (Highway 70) in Hermitage, located 15 miles northeast in the heart of Nashville.



Anchor Summary



Traffic Counts

Lebanon Pike
28,846 VPD

Andrew Jackson Parkway
14,121 VPD

TN SR 265
28,661 VPD

Publix The Gold Standard of Grocery

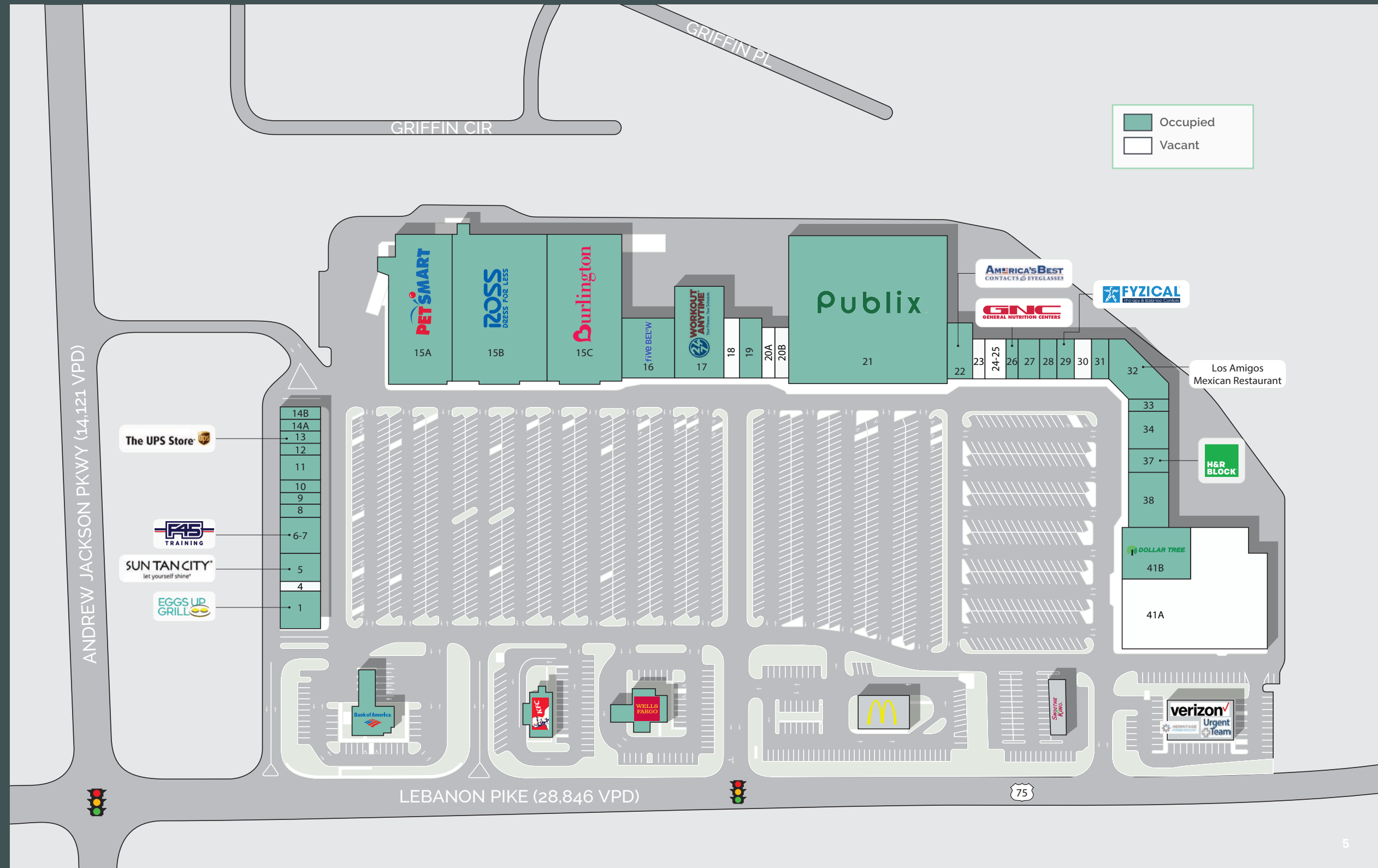
Oakwood Commons is anchored by a Publix, the second largest traditional grocer by market share in the state of Tennessee and the undisputed customer service leader. In 2022, the private company showcased its power and brand loyalty with \$54.5 billion in sales, a 13.6% increase over 2021. Today, Publix has nearly 1,400 locations with plans to continue to add more stores throughout the Southeast.

The Publix at Oakwood Commons has consistently been one of the chain's top performing stores in the state of Tennessee with sales at Oakwood having grown by a staggering 64% over the last 5 years.

Tenant Roster

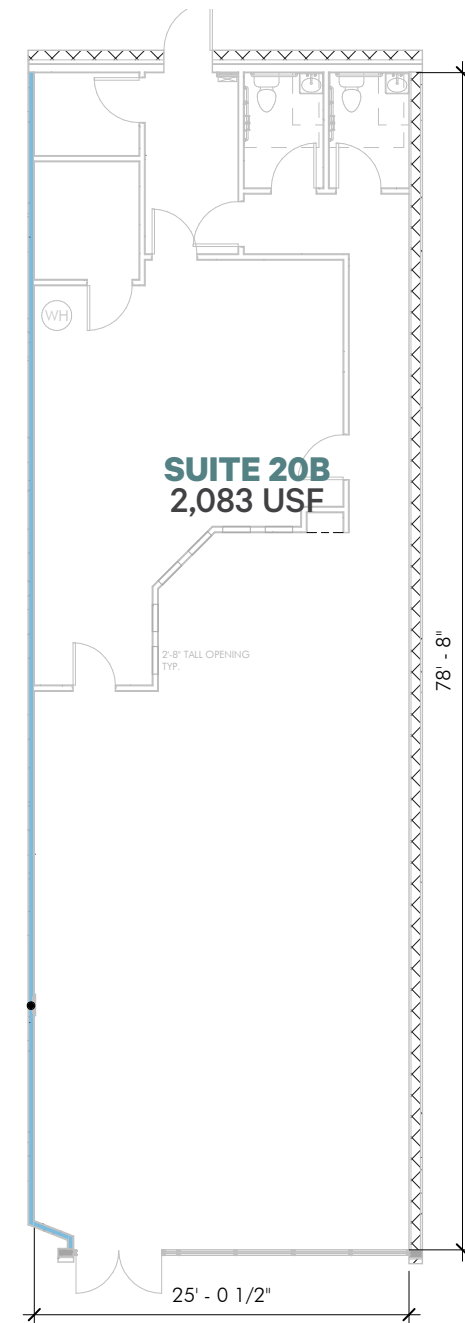
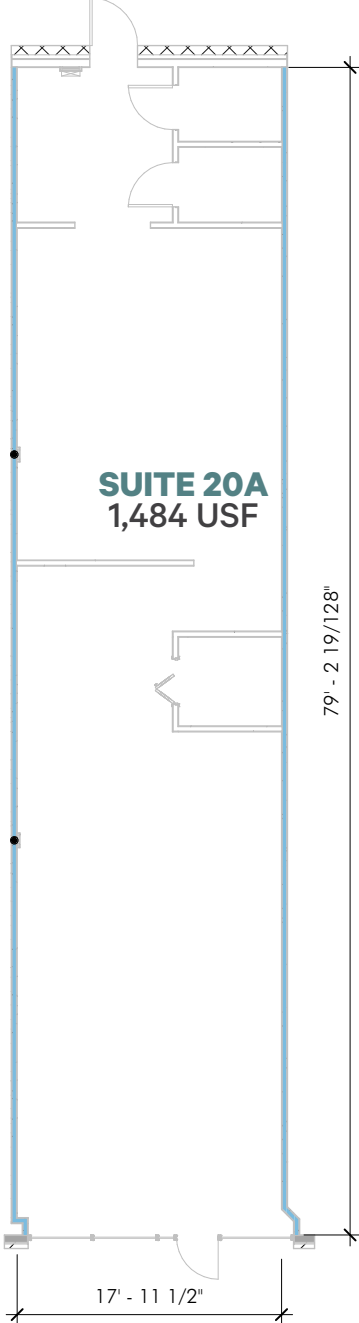
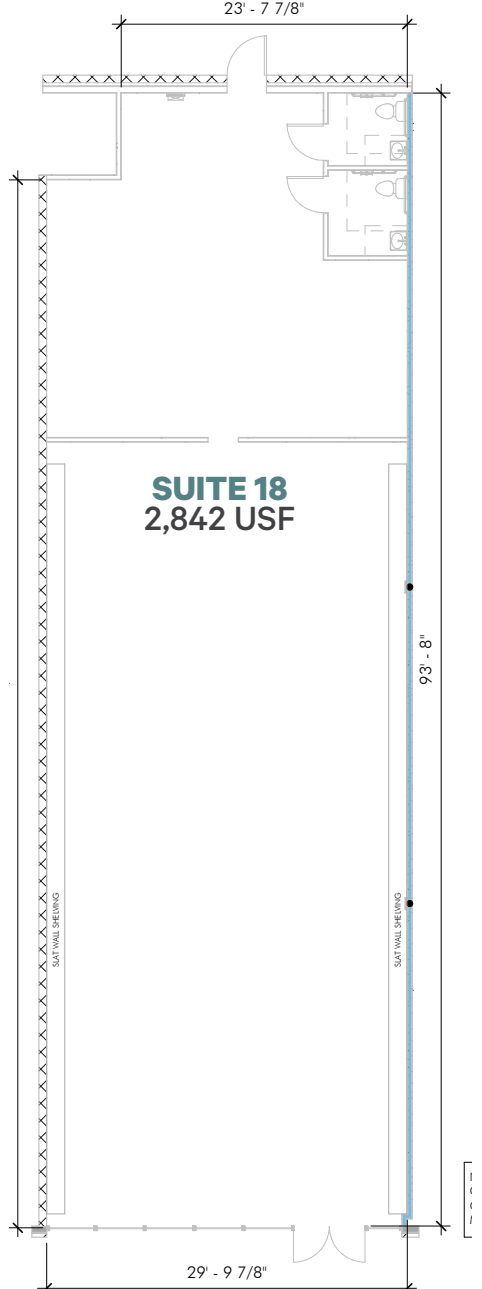
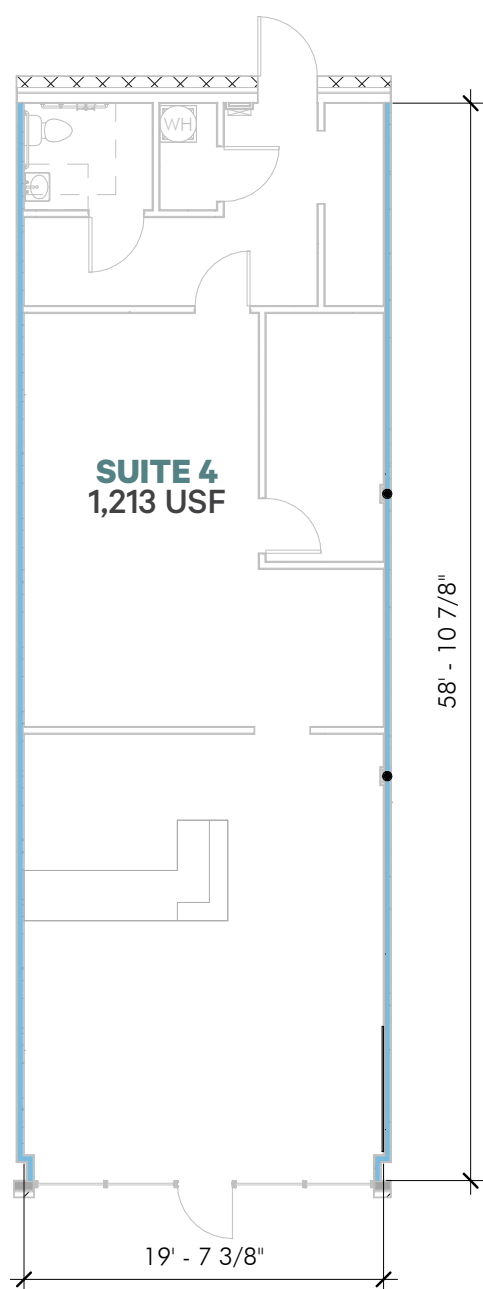
SUITE	TENANT	SF
1	Eggs Up Grill	3,600
4	AVAILABLE	1,200
5	Sun Tan City	2,400
6-7	F-45 Training	3,600
8	Thomas Chiropractic	1,600
9	Glitzy Brows	800
10	Attractive Nails	1,163
11	Koftaky Grill	2,400
12	Farmers Insurance	1,200
13	The UPS Store	1,200
14A	Sally Beauty Supply	1,470
14B	Everybody's Nutrition	930
15A	PetSmart	19,697
15B	Ross Dress for Less	30,187
15C	Burlington	23,085
16	Five Below	9,891
17	Workout Anytime	11,165
18	AVAILABLE	2,808
19	Bellacino's	2,850
20A	AVAILABLE	1,480
20B	AVAILABLE	2,000

SUITE	TENANT	SF
21	Publix	61,000
22	America's Best Eyeglasses	3,632
23	AVAILABLE	900
24-25	AVAILABLE	2,580
26	GNC	1,200
27	Blood Assurance	2,400
28	Bayon Nail Spa	1,200
29	Fyzical Therapy	2,400
30	AVAILABLE	1,200
31	Tennessee National Guard	1,200
32	Los Amigos	5,434
33	HT Vape	1,200
34-35A	My Salon Suites	5,120
37	H&R Block	1,500
38	Chikuyo Asian Cuisine	4,776
41A	AVAILABLE	32,393
41B	Dollar Tree	10,000
43	Wells Fargo	3,000
44	KFC	2,584
45	Bank of America	3,200
Total		271,645



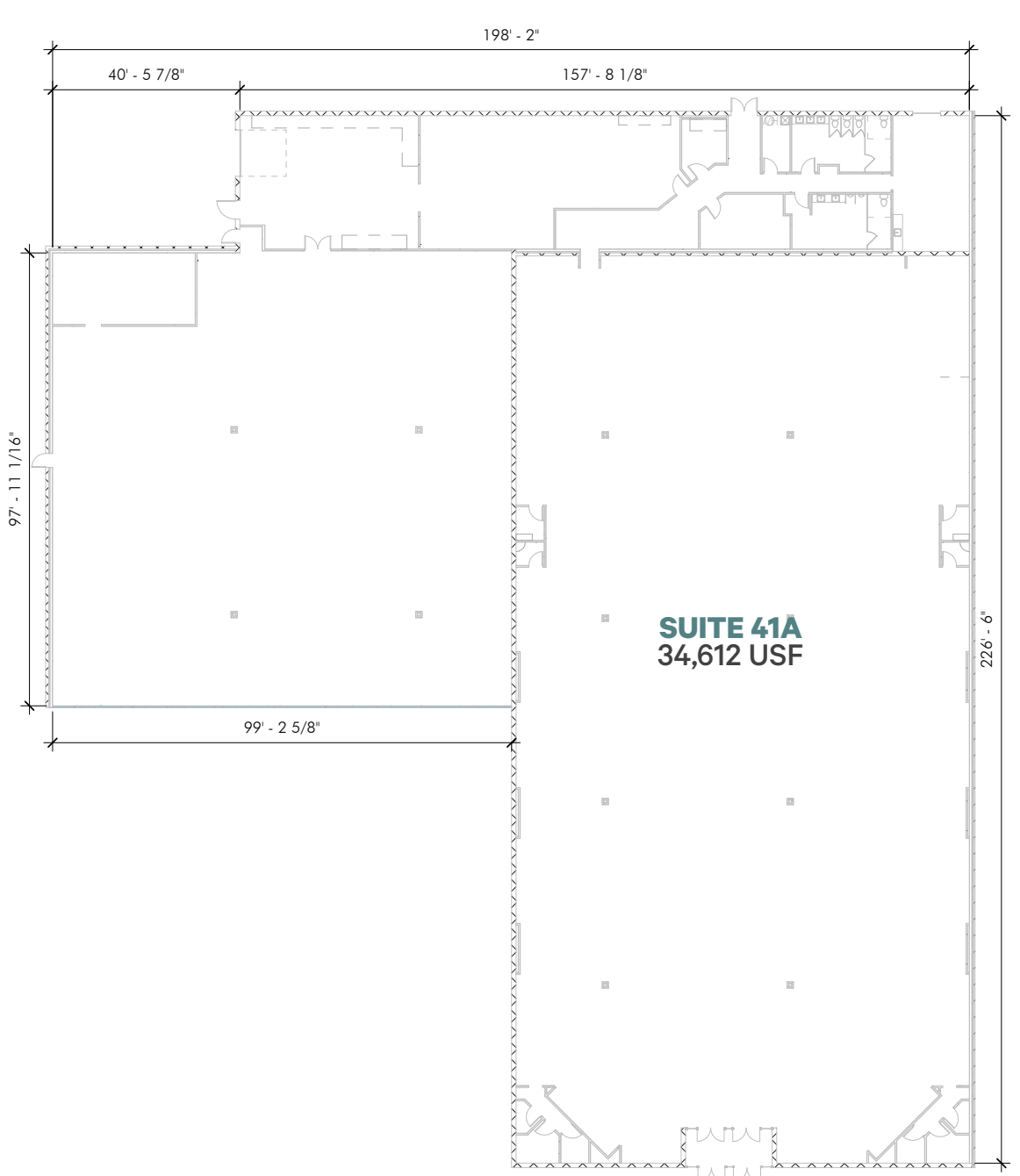
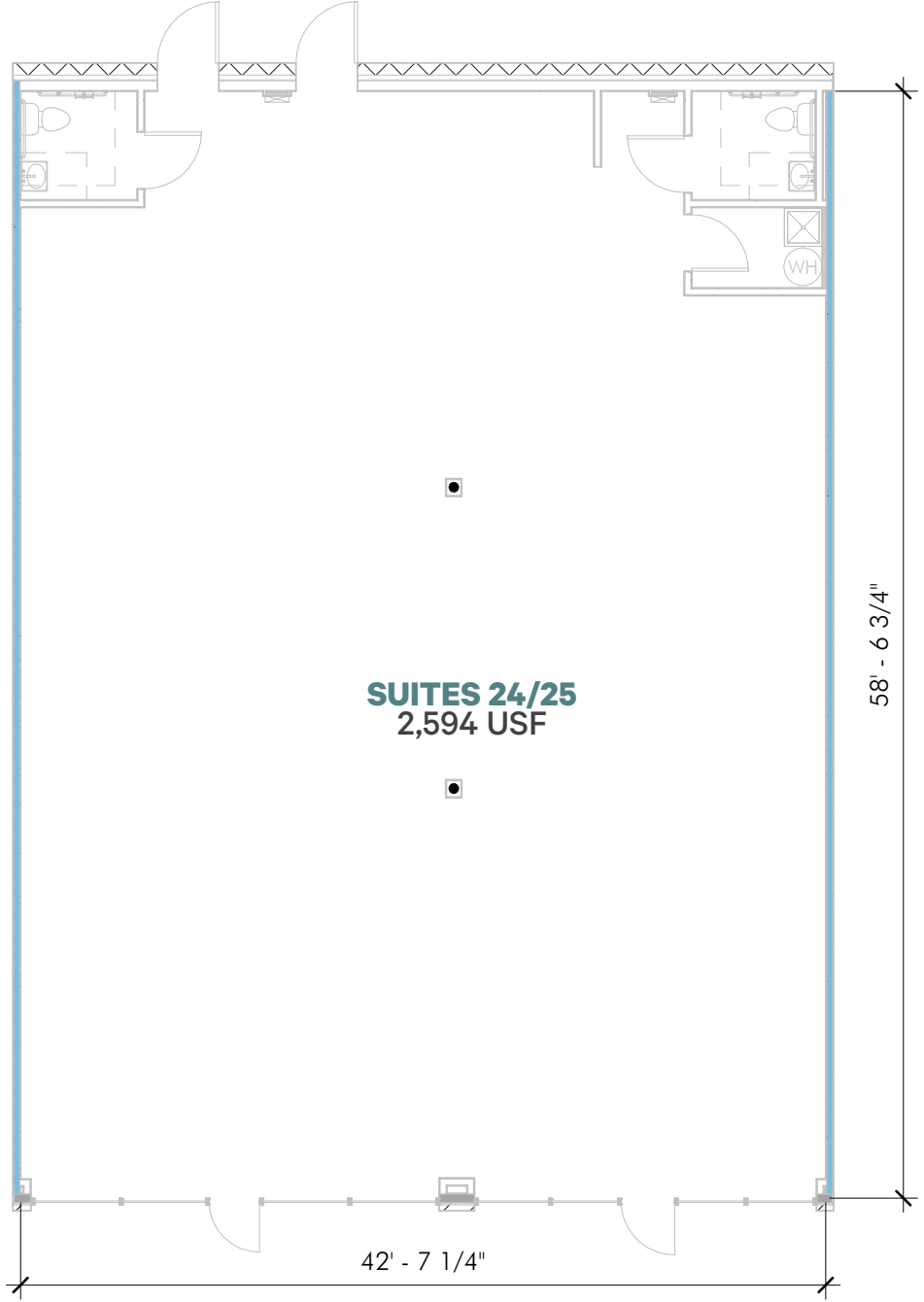
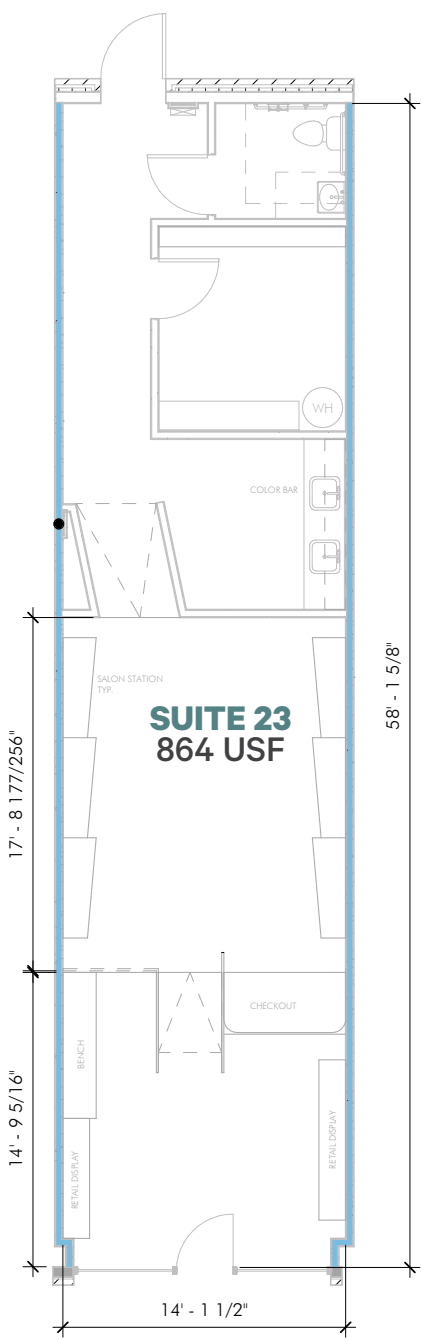
LODs/Floor Plans

Note: Square Footage is based on centerline of demising wall to outside exterior glazing and or masonry wall in rear.



LODs/Floor Plans

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Best-In-Class Supporting Lineup

Publix is supported by a strong anchor lineup consisting of top performers in their respective categories. PetSmart, Burlington, Ross, Five Below and Dollar Tree are all growth-oriented operators that have a seasoned position at the asset.

2.1M

Annual Visitors

86%

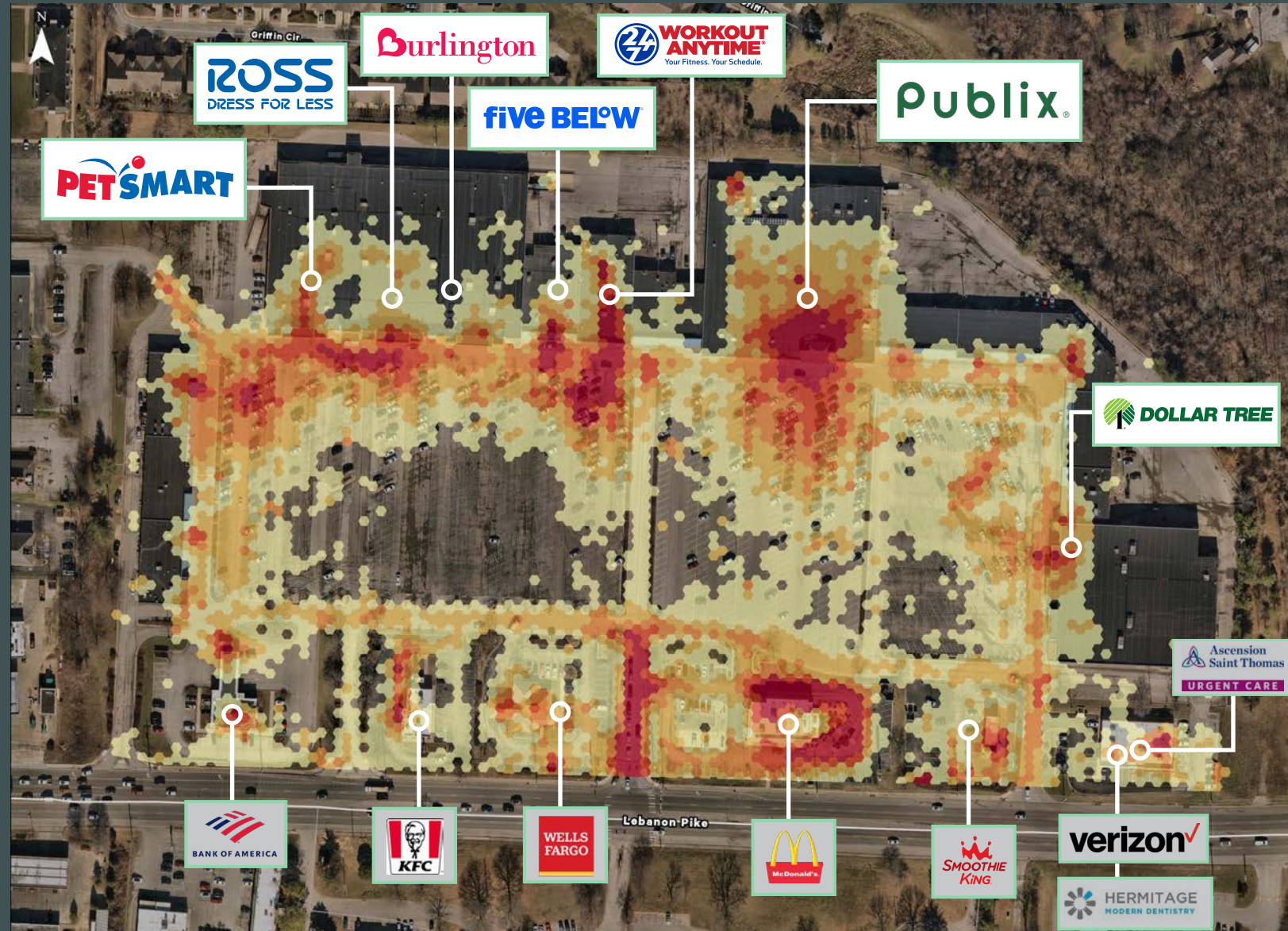
Most Visited Shopping Centers in Tennessee

91%

Most Visited Shopping Centers in a 15 Mile Radius

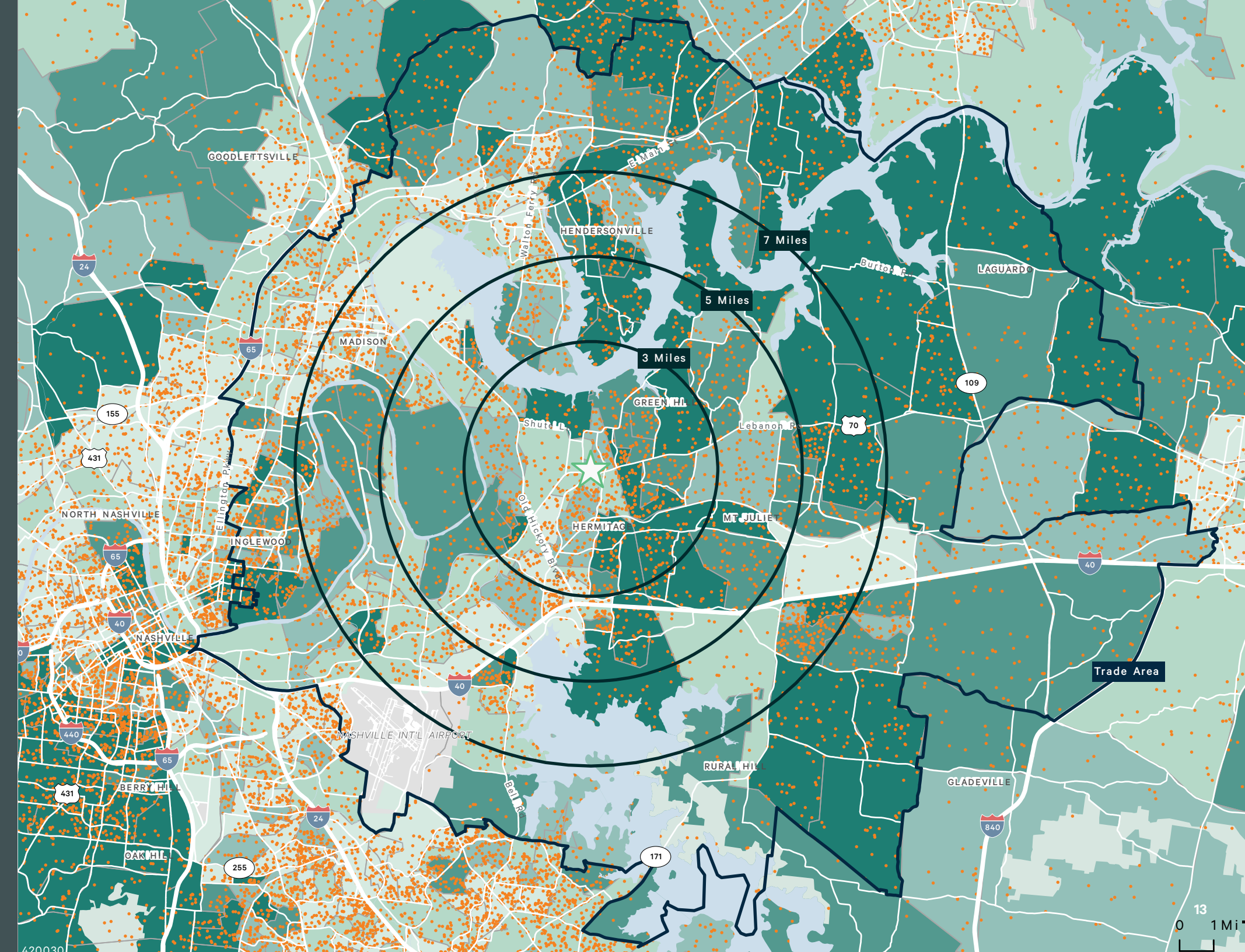
49 Mins

Average Linger Time



Demographics

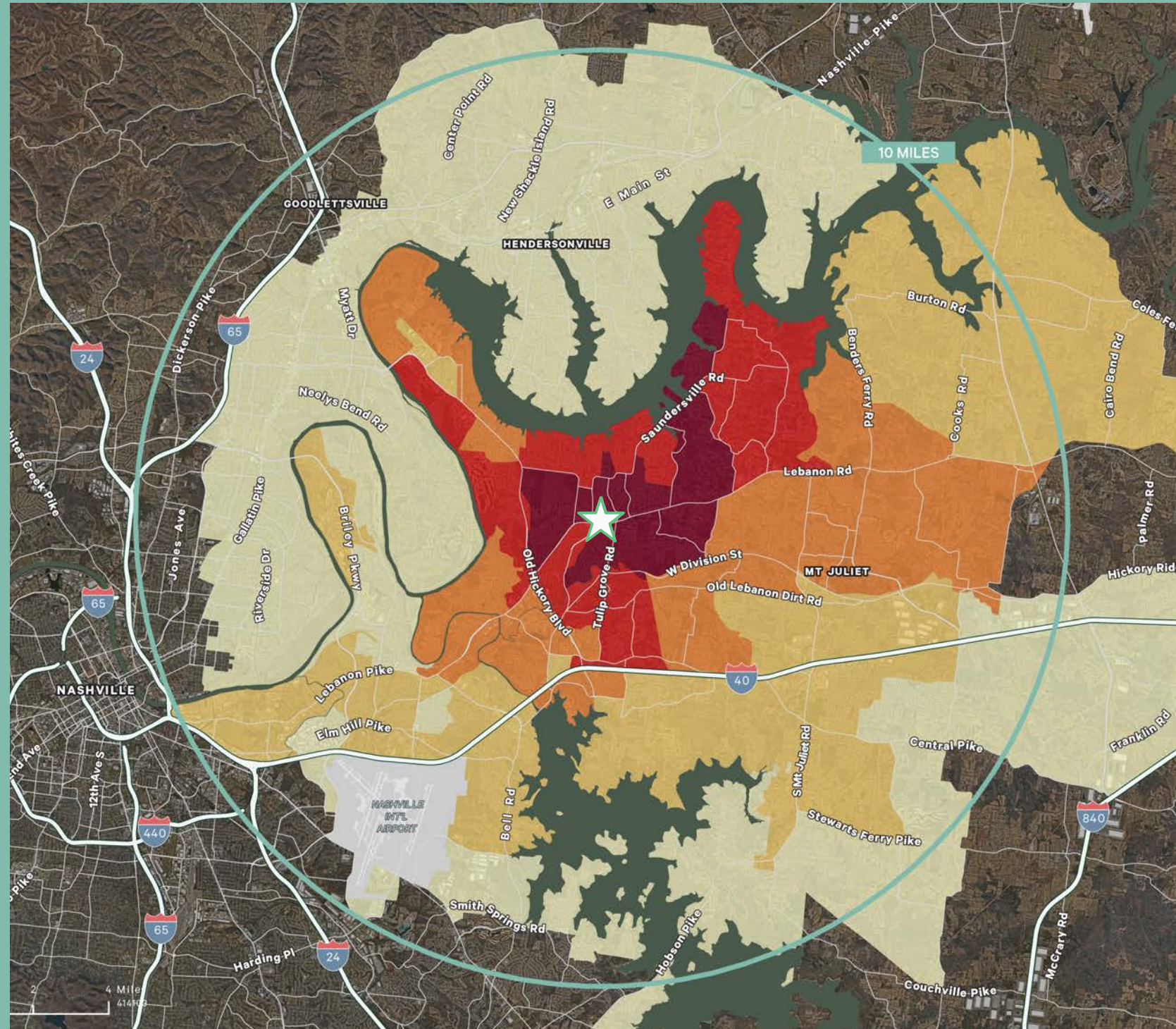
	3 MILE	5 MILES	7 MILES	TRADE AREA
POPULATION				
2023 Population - Current Year Estimate	48,155	112,078	204,483	340,426
2028 Population - Five Year Projection	48,233	115,606	211,455	356,125
2020 Population - Census	47,777	108,013	195,678	322,868
2010 Population - Census	44,336	96,818	170,643	273,700
2020-2023 Annual Population Growth Rate	0.24%	1.14%	1.36%	1.64%
2023-2028 Annual Population Growth Rate	0.03%	0.62%	0.67%	0.91%
HOUSEHOLDS				
2023 Households - Current Year Estimate	18,931	45,891	84,809	140,129
2028 Households - Five Year Projection	19,027	47,485	87,830	146,542
2010 Households - Census	17,166	39,088	70,703	112,860
2020 Households - Census	18,660	43,824	80,657	132,566
2020-2023 Compound Ann HH Growth Rate	0.44%	1.43%	1.56%	1.72%
2023-2028 Annual Household Growth Rate	0.10%	0.69%	0.70%	0.90%
2023 Average Household Size	2.53	2.42	2.40	2.42
HOUSEHOLD INCOME				
2023 Average Household Income	\$107,332	\$105,815	\$102,002	\$104,619
2028 Average Household Income	\$124,874	\$122,631	\$118,839	\$121,938
2023 Median Household Income	\$81,273	\$78,206	\$74,391	\$75,537
2028 Median Household Income	\$95,678	\$90,426	\$86,195	\$88,369
2023 Per Capita Income	\$42,325	\$43,389	\$42,392	\$43,091
2028 Per Capita Income	\$49,430	\$50,440	\$49,449	\$50,202
HOUSING UNITS				
2023 Housing Units	19,934	48,161	89,261	148,454
2023 Vacant Housing Units	1,003	2,270	4,452	8,325
2023 Occupied Housing Units	18,931	45,891	84,809	140,129
2023 Owner Occupied Housing Units	13,885	31,217	55,364	92,273
2023 Renter Occupied Housing Units	5,046	14,674	29,445	47,856
EDUCATION				
2023 Population 25 and Over	33,644	79,519	145,080	241,159
HS and Associates Degrees	18,282	42,744	77,696	125,717
Bachelor's Degree or Higher	13,636	32,838	59,446	102,129
PLACE OF WORK				
2023 Businesses	1,050	2,413	5,848	10,161
2023 Employees	10,530	27,089	81,668	138,153



Massive Trade Area

As visualized with the image to the right, Oakwood Commons benefits from a trade area that stretches well beyond a conventional radius of shoppers. This sheer critical mass allows the owner to control the retail tenor of this significant trade area. CBRE's Dimension research details the following trade area dynamics:

340,426	Trade Area Population
\$104,619	Average Household Income
2.1M	Annual Visits
45%	Shoppers Making at Least 2 Visits a Month
10+	Mile Customer Drawing Power
49	Minutes of Avg Linger Time



Nearby Retailers

West View



Northeast View





Contact Us

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