



# BOWIE COMMONS

PRIME LEASING OPPORTUNITY IN  
FAIRVIEW'S PREMIER  
NEIGHBORHOOD CENTER

7012 CITY CENTER WAY FAIRVIEW, TN 37602

# PROPERTY SUMMARY



Rare retail leasing opportunity located in Fairview, TN, a growing submarket of Nashville. This premier neighborhood center, anchored by Publix Grocery, offers a diverse list of tenants such as AT&T, Anytime Fitness, Snappy's Pizza, Fairview Family Dentistry, bringing substantial foot traffic. This center is positioned with accessibility and convenience along Hwy 100 with only one space remaining. Fairview's remarkable growth in population and a median household income of over \$83,000, along with exciting developments like the upcoming adjacent 52-acre Fairview Town Center, ensures success.

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# PROPERTY OFFERING

Building Sq Ft	79,316
Lot Size (Acres)	10.60
Space Available	1,829 Sf Ft
Base Rent Rate	\$21.00/Sq/Ft
Operating Expenses	\$5.45/Sq/Ft
Parking Spaces	467



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# PROPERTY HIGHLIGHTS

## SHOPPING CENTER

Unmatched in Fairview, the Publix anchored center boasts a robust mix of national tenants, creating a bustling hub with high foot traffic and a diverse array of patrons and shoppers. The only other grocery store competition is Walmart.

## LOCATION

Strategically located on Highway 100, the main thoroughfare from Highway 840 to I-96, with 632' of frontage and two ingress/egress points.

## DEMOS

The city of Fairview's median household income grew to \$84,523 in 2022 with a 9.6% increase from 2021. The city's population has surged to a recorded 9,910 with an impressive annual growth rate of 3.45% from 2020-2021.

## FAIRVIEW

Located in Northwest Williamson county, the city of Fairview is an easy 30 minute drive to Nashville. Williamson County is listed as one of Forbes top 25 wealthiest counties in America and has one of the highest ranked public school systems in the state.

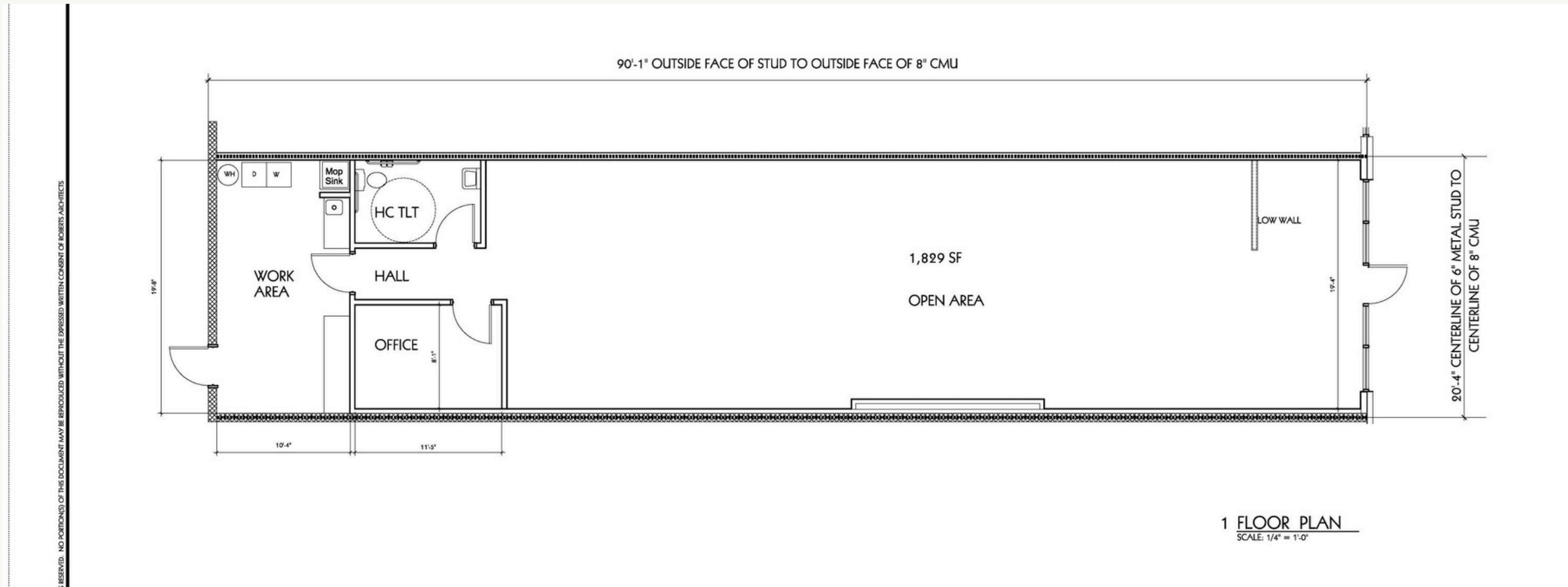


## DEVELOPMENTS ANNOUNCED

Exciting developments are underway, including the eagerly awaited Fairview Town Center, a sprawling 52-acre project directly adjacent to the Bowie Commons Center with an anticipated 534 housing units.

7012 City Center Way Fairview, TN 37602

# SUITE 7016 FLOORPLAN



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# TENANT ROSTER

UNIT	TENANT	SF	MOVE IN DATE
7014	PUBLIX	45600	MARCH 31, 2031
7016	VACANT	1829	AVAILABLE
7018	SNAPPY'S PIZZA	1600	SEPTEMBER 30, 2028
7020	GREAT CLIPS	1200	AUGUST 31, 2026
7022	FAIRVIEW FAMILY DENTISTRY	1982	FEBRUARY 28, 2027
7024	AT&T	1836	OCTOBER 31, 2029

7012 City Center Way Fairview, TN 37602

# TENANT ROSTER

UNIT	TENANT	SF	EXPIRATION DATE
7026	JADE WOK	1400	DECEMBER 31,2026
7028	THE NAIL SALON	1600	OCTOBER 31, 2029
7030-7032	STAR PHYSICAL THERAPY	3213	FEBRUARY 28,2030
7036	TENNESSEE TODDLERS	6451	APRIL 30, 2028
7048	ANYTIME FITNESS	6427	APRIL 30, 2025

7012 City Center Way Fairview, TN 37602

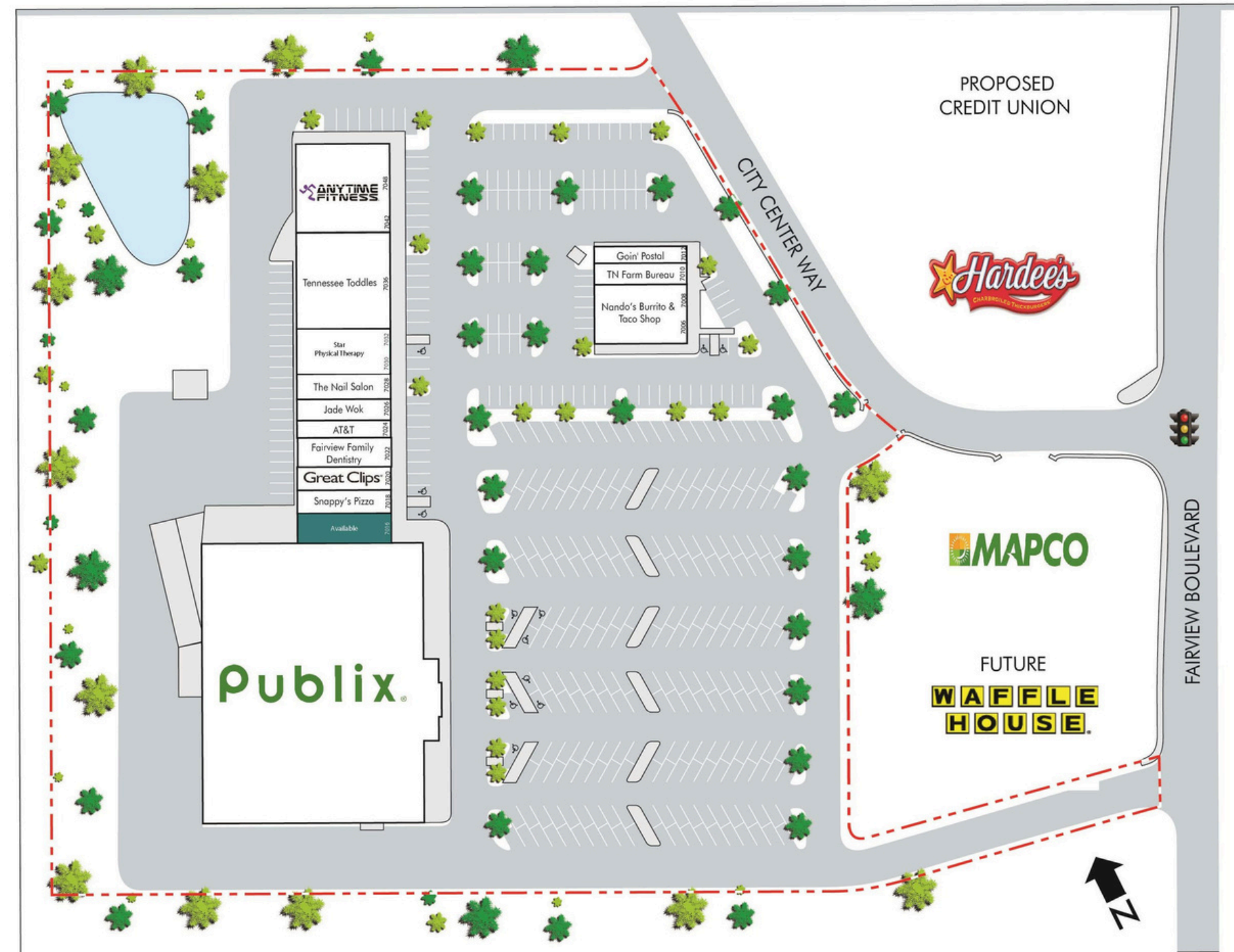
# TENANT ROSTER

UNIT	TENANT	SF	EXPIRATION DATE
7008	NANDA'S	3760	JULY 31,2027
7010	FARM BUREAU	1310	OCTOBER 31, 2029
7012	GOIN' POSTAL	1329	SEPTEMBER 30, 2029

7012 City Center Way Fairview, TN 37602



# TENANT SITE PLAN



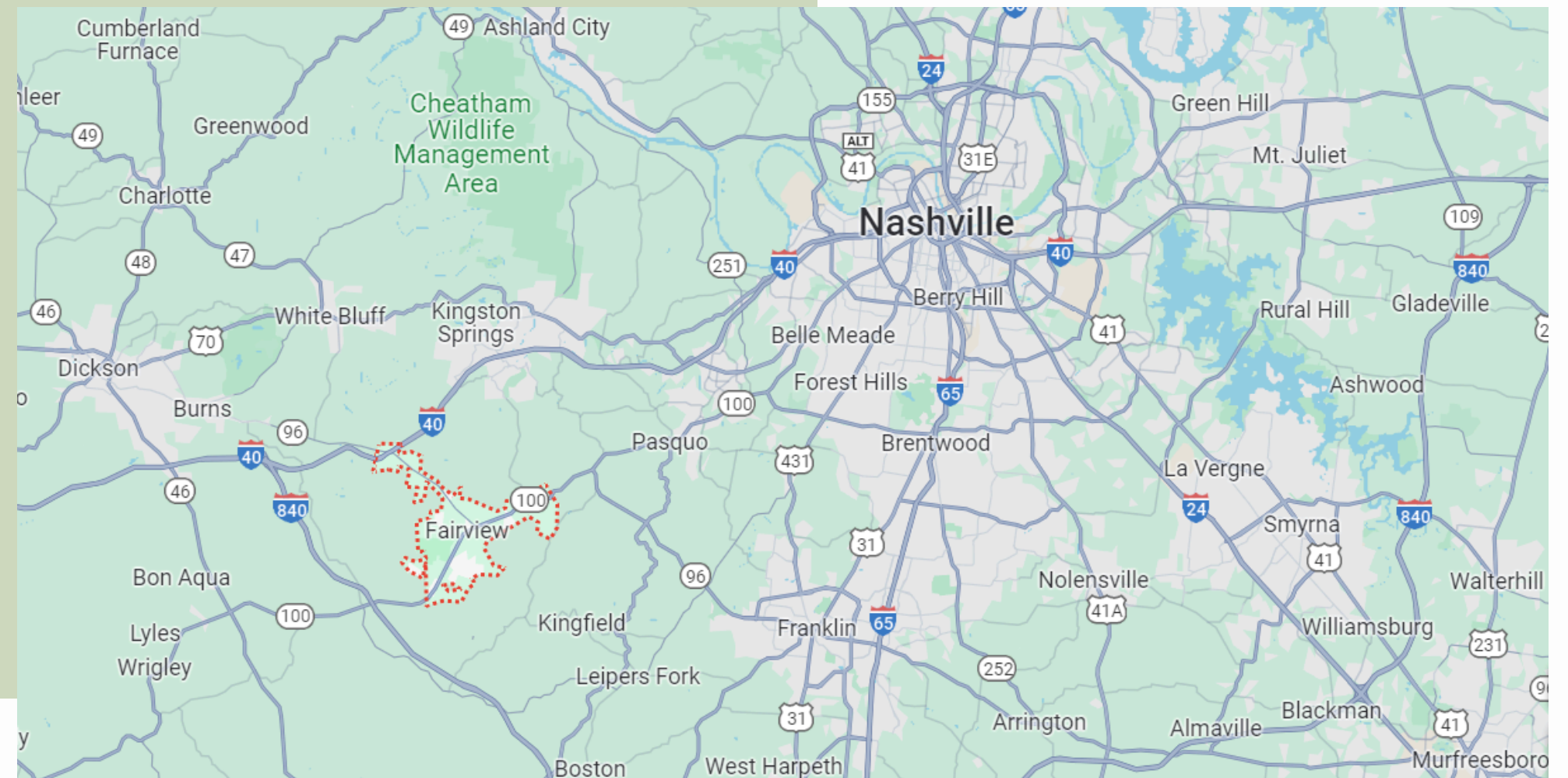
7012 City Center Way Fairview, TN 37602

# FAIRVIEW



Fairview city limits are located about one mile southwest of the Nashville-Davidson County line. Located in northwest Williamson County, Fairview is located 20 miles southwest of downtown Nashville. With a population of approximately 10,000 people, the town sits within the Nashville Metropolitan Statistical Area containing 1.7 million people, the 36th most populated in the nation and largest MSA in Tennessee.

The city is served by Interstate 40, State Routes 100 and 96, and TN 840, which provides a southern loop around Nashville to connect eastbound and westbound I-40 traffic. The road network serving the community provides direct and rapid access for personal and business travel to Metro Nashville/Davidson County and nearby cities in Williamson County including Brentwood, Franklin, and Spring Hill. Interstate 65 is also located a short distance away that serves as a major roadway for north-south travel.



7012 City Center Way Fairview, TN 37602

# DEMOGRAPHICS

<b>DEMOGRAPHICS</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2023 Population	2274	10873	13947
2028 Population Projected	2481	11807	15302
Population Annual Growth 2023-2028	1.76%	2.18%	1.94%
2023 Median Household Income	\$78153	\$71870	\$74163
2023 Households	1079	3905	5053
2023 Median Home Value	\$250000	\$303893	\$307800

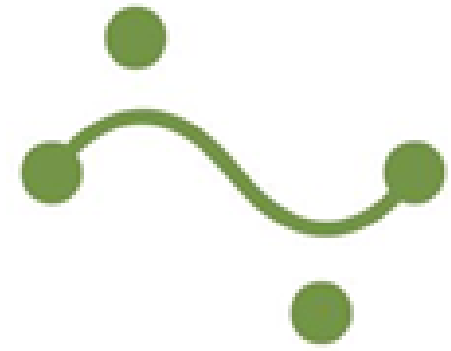
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# FAIRVIEW TOWN CENTER



Construction has finally begun on the much anticipated 52 acre development, the Fairview Town Center. This multi phase development is located adjacent to the Bowie Commons Center. There will be a total of 534 housing units, 50,160 square feet of office space, 17,160 square feet of restaurant space, with additional square footage for retail and community facilities that could include an arts center. It will be somewhat like Berry Farms in Franklin with Regent Homes as the developer. Ingress and egress along City Center Way will have residents driving by Bowie Commons allowing for a convenient stop for retail goods or services.

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# Clear Path

Realty & Development



## CONTACT US

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