

FOR LEASE | CLASS C RETAIL

4876 Nolensville Pike

NASHVILLE, TENNESSEE 37211



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GROUP

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PROPERTY OVERVIEW

Fairlane Square is a neighborhood retail center located along the highly trafficked **Nolensville Pike corridor in South Nashville**. The property benefits from strong street visibility, prominent storefront signage, and convenient access along one of the area's primary commercial thoroughfares.

Anchored by **Planet Fitness and ThriftSmart**, the center serves surrounding residential communities and businesses along Nolensville Pike. With traffic counts of **35,464 vehicles per day**, Fairlane Square provides consistent daily exposure for retailers and service users seeking a well-positioned location in South Nashville.

The **±9,900 SF available suite**, formerly occupied by Nashville Used Music, offers a flexible retail layout with prominent storefront exposure and convenient customer access supported by ample on-site parking. The space is well suited for a variety of retail, specialty, and service-oriented tenants.



AVAILABLE SPACE

Size	±9,900 SF
Availability	Immediately
Suite Type	In-line retail
Lease Rate	\$20.00 PSF NNN
Parking	Ample surface parking
Location	4876 Nolensville Pike, Nashville, TN
CAM / NNN	\$3.80 PSF

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PROPERTY HIGHLIGHTS

- High-visibility location on Nolensville Pike (35,464 VPD)
- Anchored by Planet Fitness and ThriftSmart
- Strong storefront visibility and tenant signage opportunities
- Monument / Pylon Signage
- Nearby Retailers: Walmart Supercenter, Kroger, Planet Fitness, Plaza Mariachi, Advanced AutoParts
- Direct access to Harding Place (TN-255)
- Convenient access to I-24, I-65, Antioch, and Downtown Nashville
- Serving established South Nashville residential neighborhoods



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LOCATION

Fairlane Square is positioned along **Nolensville Pike (35,464 vehicles per day)**, a primary commercial corridor serving South Nashville. The center offers direct frontage, strong storefront visibility, and convenient access for surrounding residential neighborhoods.

Nolensville Pike connects nearby communities to major retail destinations and provides direct access to **I-24, Harding Place (TN-255), and Downtown Nashville**, making the corridor a key retail and commuter route for the area.

DRIVE TIMES

- 10 minutes to Downtown Nashville
- 5 minutes to I-24
- Immediate access to Harding Place (TN-255)

NEARBY AMENITIES

- Plaza Mariachi
- Walmart Supercenter
- Kroger
- Numerous local restaurants and service retailers along Nolensville Pike



MARKET OVERVIEW

The Nolensville Pike corridor is a well-established retail corridor serving South Nashville’s residential neighborhoods. The area supports a mix of national retailers, regional businesses, and service-oriented tenants that benefit from consistent neighborhood traffic.

Fairlane Square’s position along a high-traffic section of Nolensville Pike provides strong daily visibility and convenient access for surrounding residents. Anchors such as Planet Fitness and ThriftSmart contribute to consistent activity at the center and help drive repeat customer visits.

DEMOGRAPHICS

Fairlane Square serves an established residential trade area along the Nolensville Pike corridor with a strong population base supporting neighborhood retail and service-oriented businesses.

3-MILE DEMOGRAPHICS (2024)

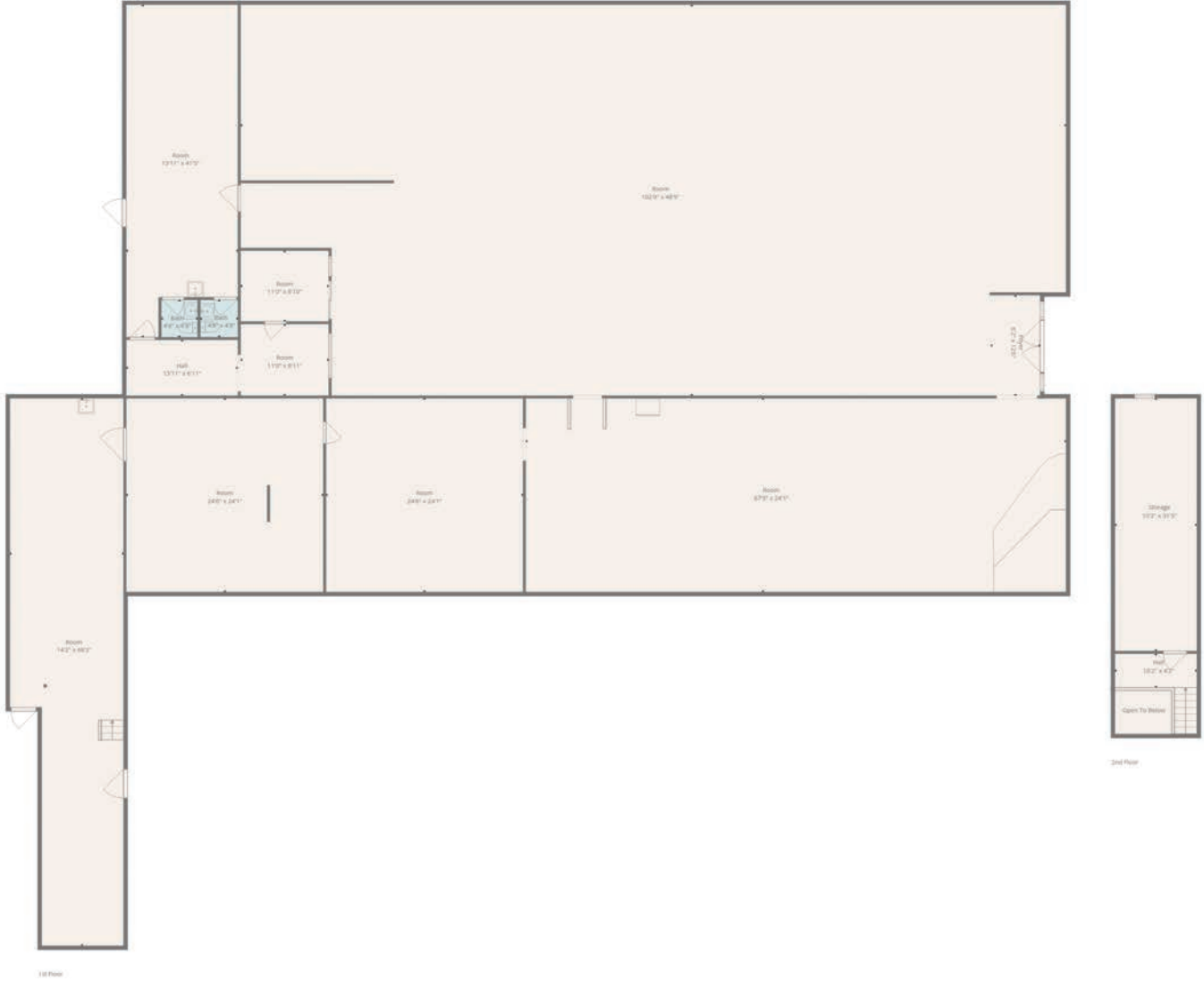
Population	98,460
Households	37,587
Median Household Income	\$76,267



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FLOOR PLAN | ±9,900 SF



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