

NOVEL RICHLAND CREEK

92 WHITE BRIDGE ROAD

For Lease | 2,205 SF + 2,887 SF | F&B / Retail Opportunity



OJAS

MAGILIGHT

ABOUT THE PROPERTY

At the intersection of Belle Meade and Sylvan Park, this rare retail opportunity offers two commercial spaces for lease within the evolving Lion's Head Village center. Anchored by Target and Trader Joe's, the center is undergoing a major transformation as part of the NOVEL Richland Creek development, which will bring new housing and retail to one of Nashville's most affluent and desirable submarkets. With high barriers to entry, strong surrounding demographics, and direct access to the Richland Creek Greenway and McCabe Park, this location is ideal for boutique, service-driven, or lifestyle-oriented tenants.

PROPERTY SPECIFICATIONS

Space Available 2,205 SF + 2,887 SF

Ceiling Heights 19' 8" - 21' 5"

Estimated Tenant Turnover Date Q3 2027

PROPERTY FEATURES

- 82 new structured parking spaces for retail users and ample existing surface parking
- Corner retail spaces with natural light
- 865 SF patio dedicated to the "F&B space"
- 277 luxury multifamily units above
- Direct Richland Creek Greenway access point onsite





 RICHLAND CREEK GREENWAY

 GREENWAY TRAIL HEAD

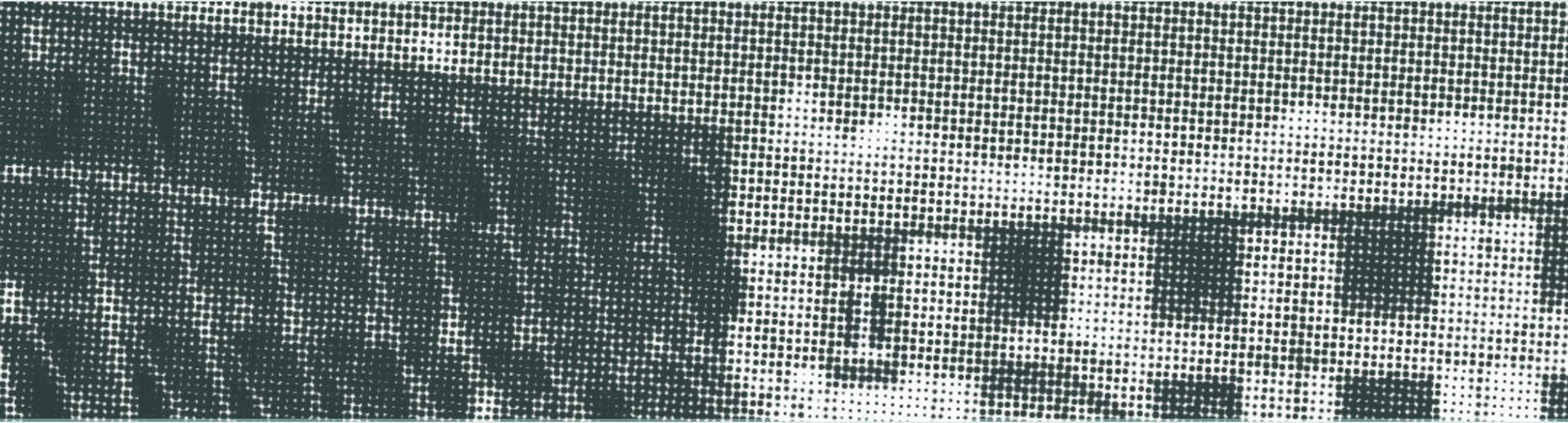
 TRAFFIC SIGNAL & PYLON SIGNAGE

BELLE MEADE / WHITE BRIDGE

The Belle Meade and White Bridge area has seen a notable transformation over the past five years, evolving from a predominantly residential and retail corridor into a more dynamic, mixed-use destination. Long known for its historic estates, top-performing schools, and lush tree-lined streets,

Belle Meade remains one of Nashville's most affluent and established neighborhoods. Just to the north, White Bridge Road has emerged as a key connector and development corridor, bridging the gap between Sylvan Park, West End, and Green Hills. Recent and upcoming projects—such as Belle Meade Village, the redevelopment of Lion's Head Village, and NOVEL Richland Creek—are introducing new housing, hospitality, and retail to an area that has historically seen limited new construction due to high barriers to entry.

With direct access to I-440 and Charlotte Avenue, as well as proximity to West End and downtown Nashville, the neighborhood offers excellent regional connectivity while maintaining a sense of suburban calm. The demographic profile skews older, highly educated, and high-income, with many long-time homeowners and a growing number of younger professionals and families attracted by the area's amenities and lifestyle. The combination of strong local spending power, limited commercial supply, and thoughtfully scaled development has positioned Belle Meade and White Bridge as a stable and desirable submarket within the city.



80,636

TOTAL
POPULATION

34.1

MEDIAN AGE

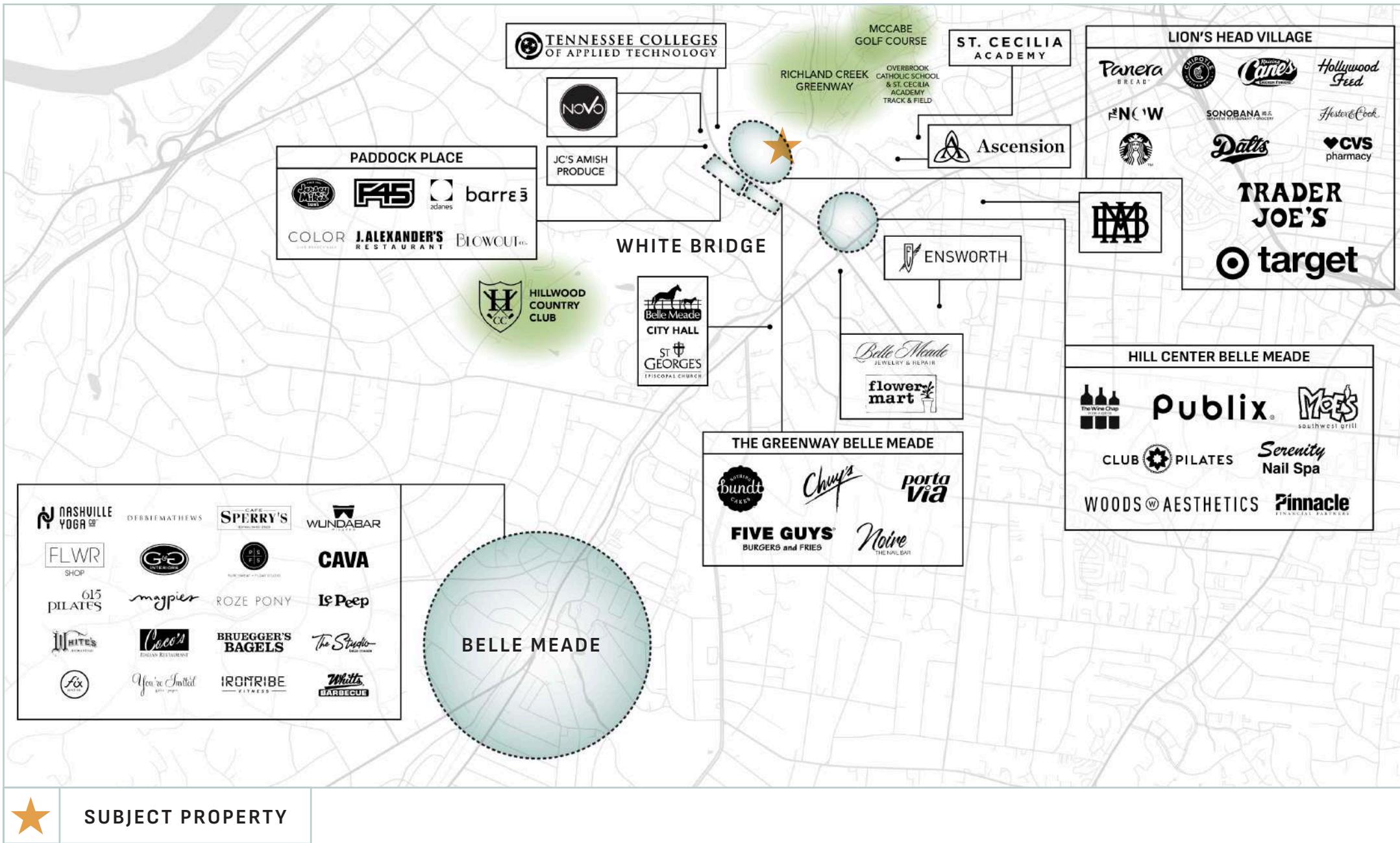
\$174K

AVERAGE
HOUSEHOLD
INCOME

36,954

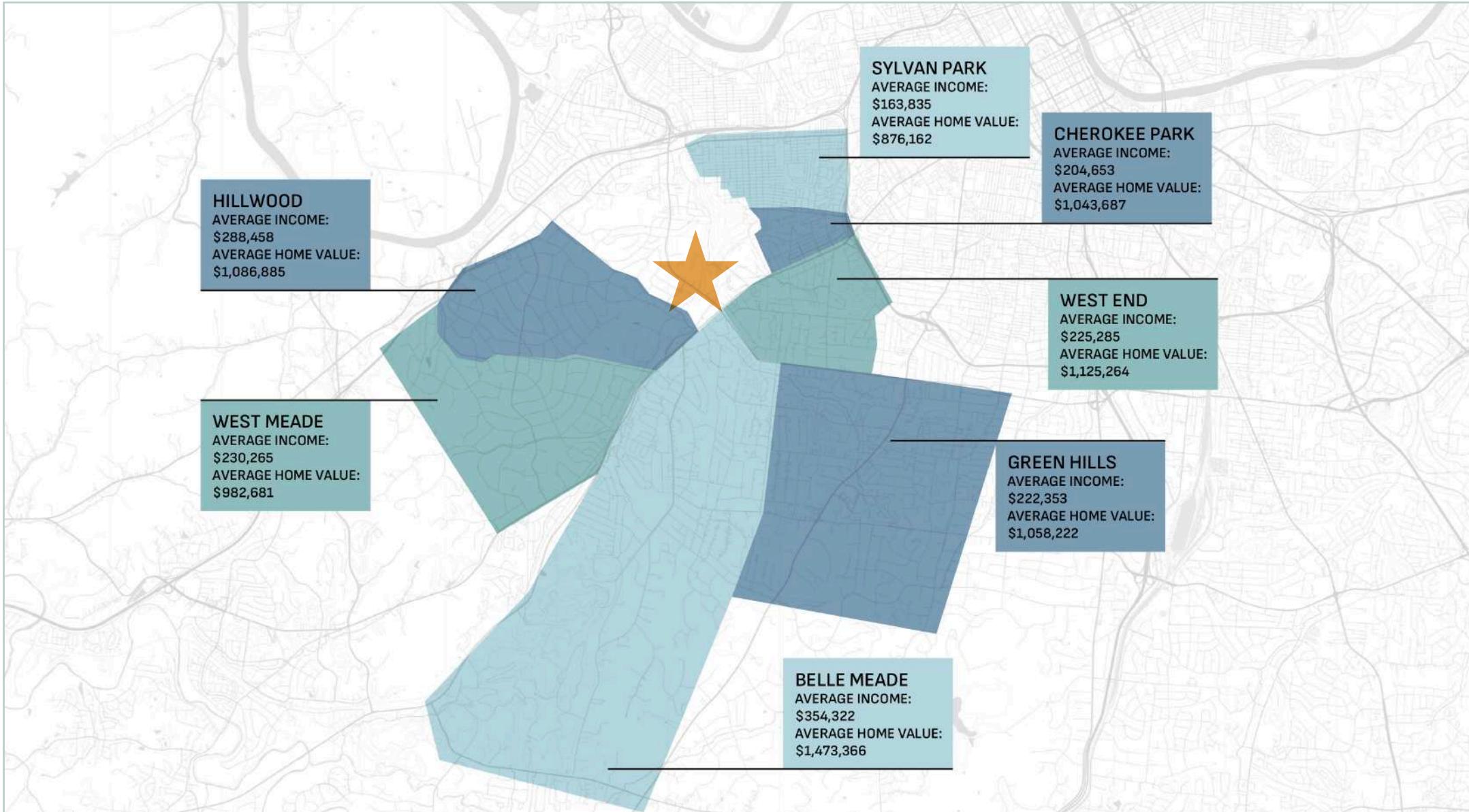
TOTAL
HOUSEHOLDS

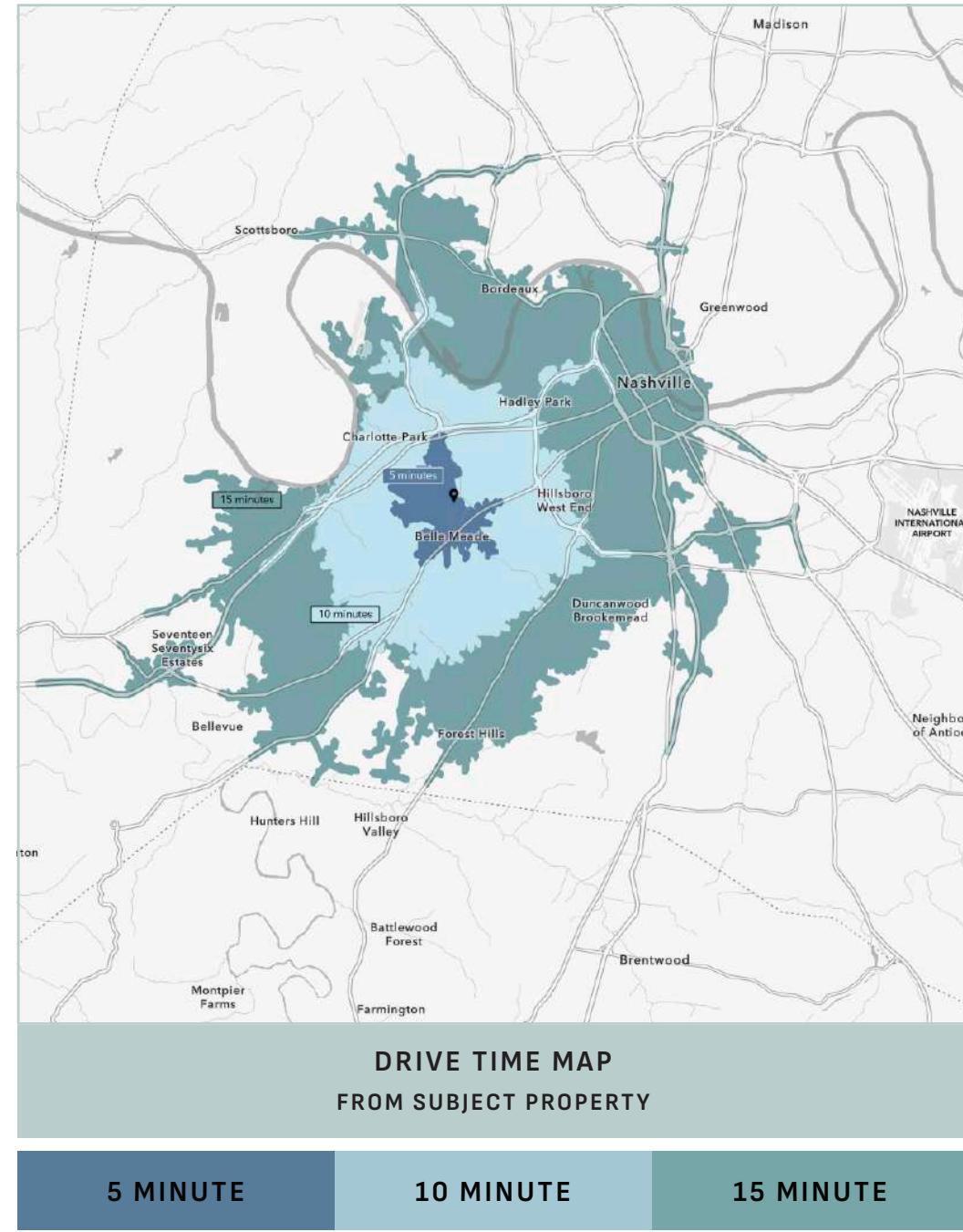
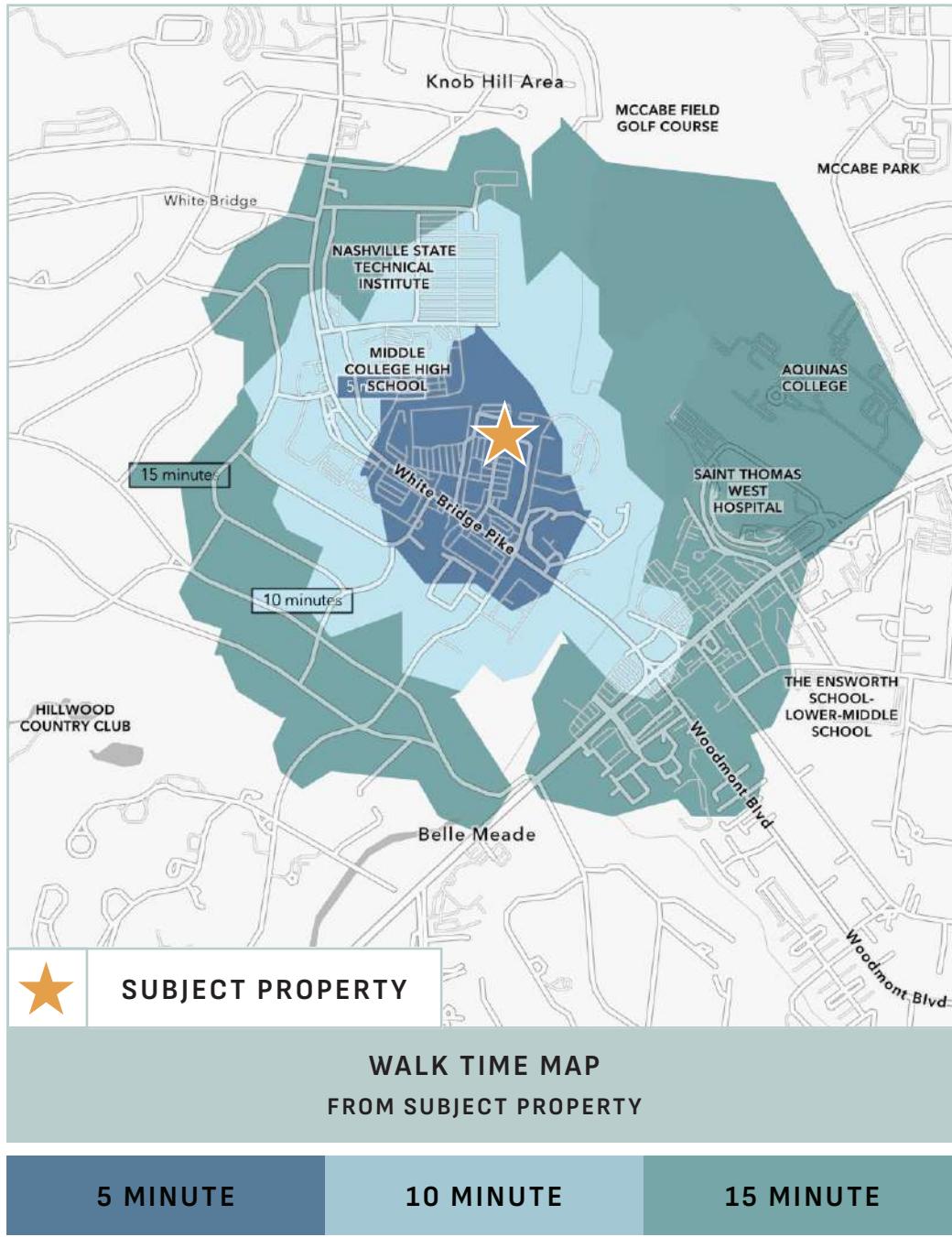
These statistics represent the demographics within a 3-mile radius of the subject property.





SUBJECT PROPERTY





NASHVILLE

The Nashville retail market has taken off, attracting first-in-class, national retailers and restaurant operators who are looking to expand in the Sunbelt markets. Given Nashville's business-friendly practices, the influx of corporations, and the music & entertainment scene, the retail consumer familiar with bespoke retailers & best-in-class restaurants has migrated from primary markets such as Los Angeles, New York, and Chicago. Brands and restaurants with cult followings have paid attention to this migration and are establishing their presence throughout the city's array of emerging urban retail destinations.

National, esteemed restaurateurs and hospitality groups such as **Jean-George** (Drusie & Darr, The Pink Hermit), **Sean Brock** (Audrey, Bar Continental, June), **Andrew Carmellini** (Carne Mare), **Craig Susser** (Craig's), **Starr Restaurants / Keith McNally** (Pastis), **Boka Restaurant Group** (Momotaro), **Lettuce Entertain You** (Aba, Sushi-San), **Noble 33** (Meduza), **Berg Hospitality** (Annabelle), **Long Shot Hospitality** (SaltLine), **Four Happy Men Hospitality** (Sauced), **Castellucci Restaurant Group** (Iberian Pig), **Ford Fry** (Superica, The Optimist, Le Loup, Star Rover), **Fox Restaurant Concepts** (Pushing Daisies, The Henry), and **Indigo Road Hospitality** (O-Ku, Oak), have all added Nashville to their roster. Not only has Nashville been the destination for restaurant expansion, but the city has enticed these operators such as New York - based Anthony Scotto (**Pelato, Luogo**), Tara and Henry Roberts (**Two Hands**), and John Burns Patterson (**Frankies**) to relocate their lives to the city.

As Nashville quickly becomes one of the top tourist destinations in the country, an influx of high end hotels including the **Four Seasons, St. Regis, Pendry, Ritz Carlton, 1 Hotel, The Edition, and Soho House** have identified locations to plant a flag in the market. The luxury retail brands are following suit. **Kirna Zabete** recently opened in Green Hills, and others, including **Hermès**, and luxury spa, **Bathhouse**, are set to open in Wedgewood Houston.

The city's appeal is undeniable, attracting brands such as **La Ligne, Sezane, Todd Snyder, Aviator Nation, Little Words Project, Rails, Reformation, Jenni Kayne, Yellow Rose, Hart, Birkenstock, and Stoney Clover Lane**. Furthermore, and unprecedented for a city of its size, the city is seeing young brands such as **Buck Mason, Gorjana, Abercrombie, Alo Yoga, Faherty, and Vuori** executing on and exploring second locations within the urban core showing the strength in sales volumes they are experiencing in their first location in the market. Nashville has a national spotlight, attracting best-in-class **Sid & Ann Mashburn and Walt Grace Vintage**, but is also home to artisan, local retailers, including **Savas, Weiss Watch, and Imogene + Willie**, who round out the retail offering and create a unique and dynamic retail environment worthy of putting Nashville on the map.

TOP 10

Large Metros
for job growth
and population
growth for the
past 9 years¹

3.2%

Retail Vacancy
Rate²

15M

Visitors to
Nashville in
2023¹

\$5B

Generated
every year from
Nashville's F&B
industry³

4TH

Best Real
Estate Market
in the US⁴

75%

of the US
is within a
2-hour flight of
Nashville¹

\$102K

Average
Household
Income⁵

2.01M

People living in
Nashville's
Metro Area⁶

1. Nashville Business Journal | 2. Matthews Real Estate Investment Service | 3. Tennessee Hospitality and Tourism Association | 4. Rocket Mortgage | 5. Point2homes.com | 6. Nashville Chamber of Commerce

LIZZY LEBLEU

615.202.2196

lizzy.lebleu@ojaspartners.com

OJAS



GREENWAY ENTRY