



RETAIL PROPERTY FOR LEASE

BELLE FOREST SHOPPING CENTER

7026 Highway 70 South, Nashville, TN 37221

BRAD ALTUM

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KEVIN TRUJILLO

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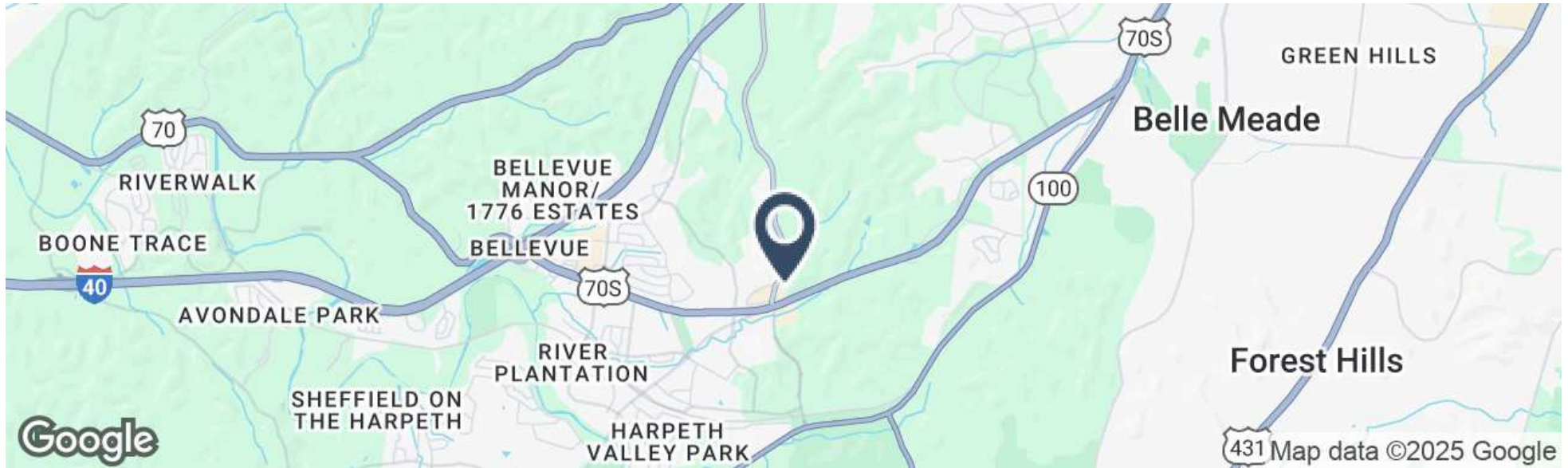
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Baker Storey McDonald
 **Properties**

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PROPERTY DESCRIPTION

Located at a signalized intersection in the heart of Bellevue, this retail space offers excellent visibility along Highway 70 South and sits within one of West Nashville's most active shopping corridors

PROPERTY HIGHLIGHTS

- ±1,600 SF available
- Exceptional visibility from the main intersection in the Bellevue submarket of Nashville
- High traffic counts with ample parking
- Strong co-tenancy including Red's Wine & Spirit's, Gold's Gym, AT&T, and Five Guys
- Signalized access and prominent Highway 70 frontage



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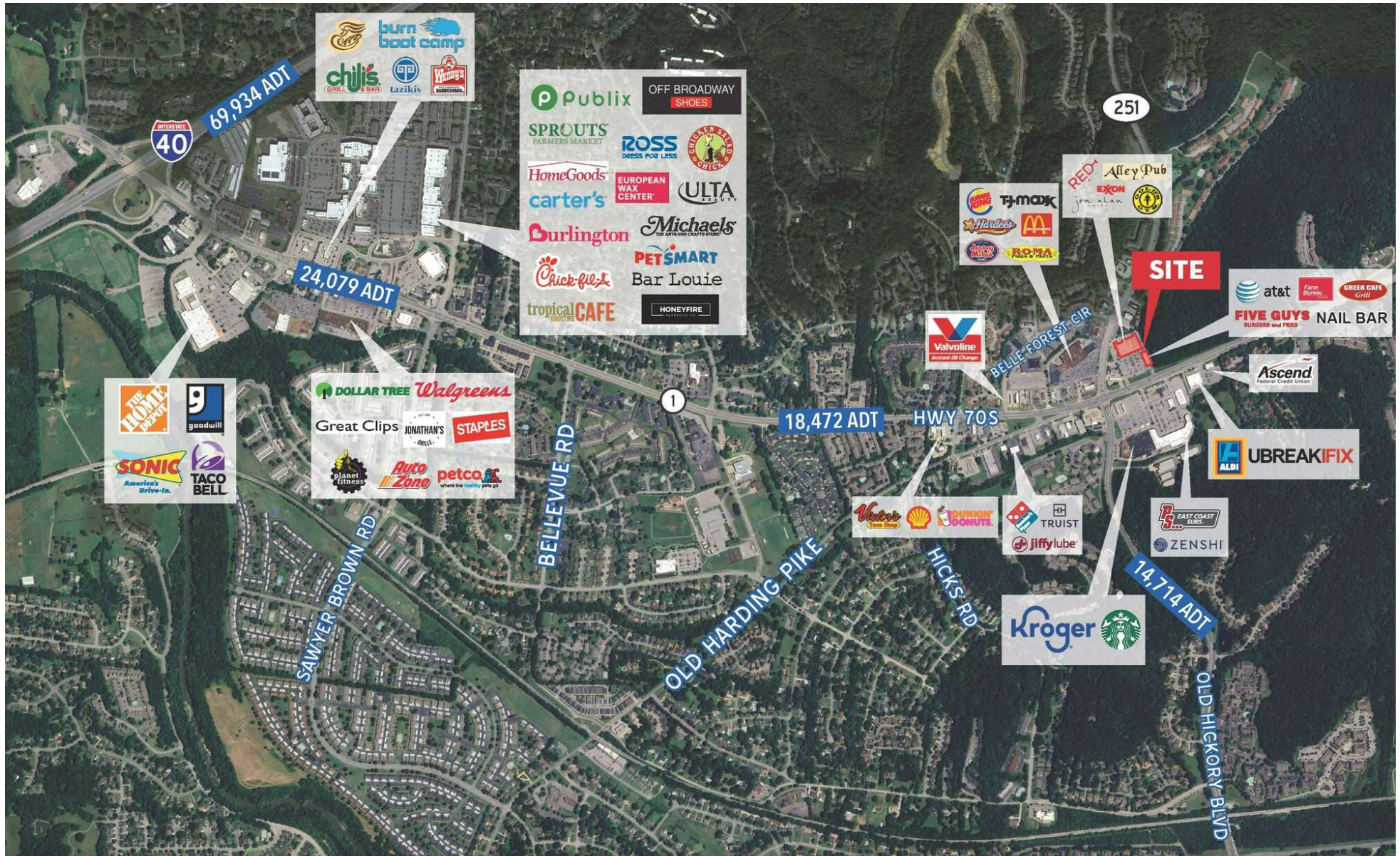
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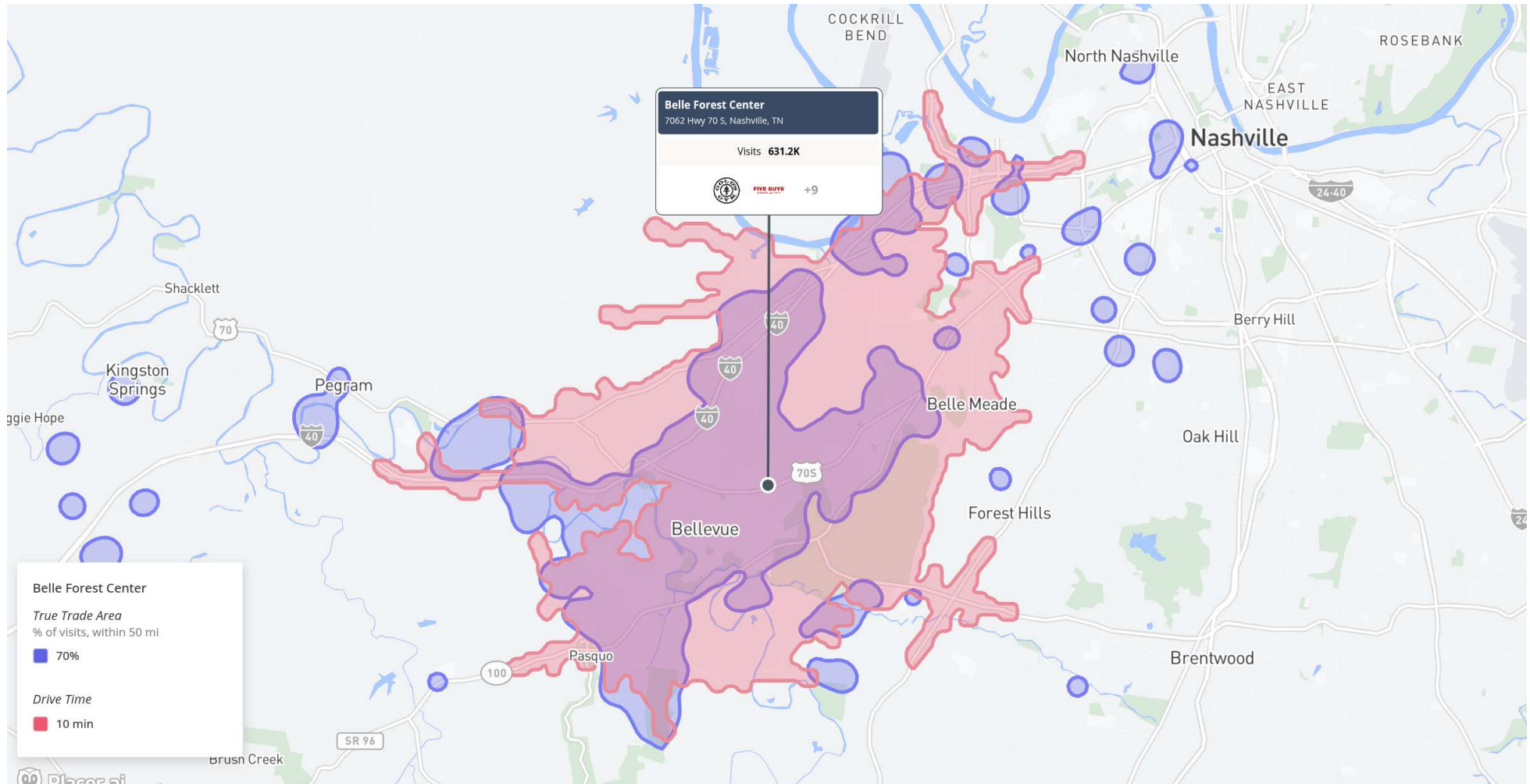
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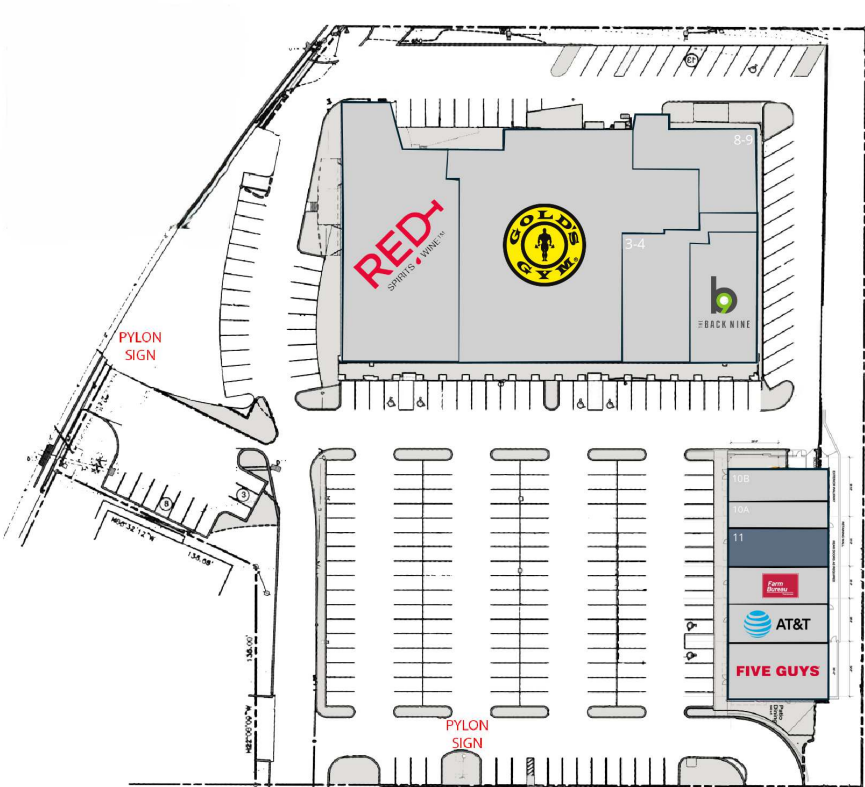
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AVAILABLE SPACES

SUITE	TENANT	SIZE
1	Red Spirits & Wine	10,000 SF
2	Gold's Gym	14,158 SF
3-4	Jon Alan Salon	3,200 SF
5-7	Back Nine	3,308 SF
8-9	Alley Pub	2,026 SF
10A	Nail Bar	969 SF
10B	Greek Cafe	1,453 SF
11	Available	1,600 SF
12	TN Farmers Ins Co	1,200 SF
13	AT&T	1,600 SF
14	Five Guys	2,400 SF

LEGEND

Available

Unavailable

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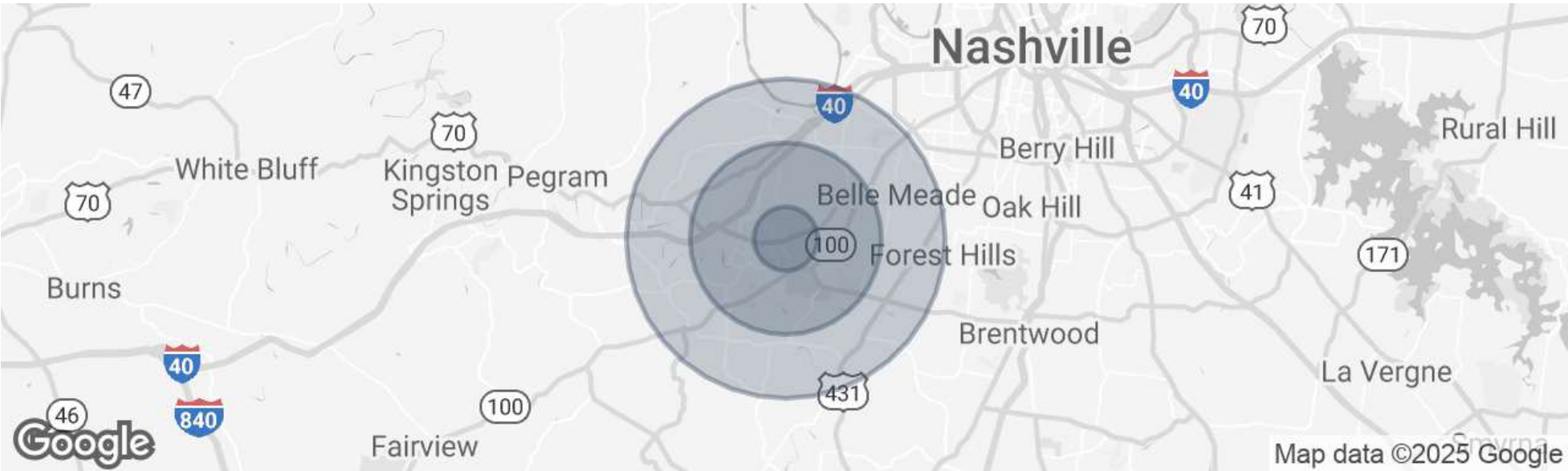
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,566	40,661	77,977
Average Age	39	42	42
Average Age (Male)	38	40	41
Average Age (Female)	40	42	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,516	19,256	34,031
# of Persons per HH	1.9	2.1	2.3
Average HH Income	\$92,317	\$134,210	\$173,001
Average House Value	\$476,662	\$569,771	\$776,040

Demographics data derived from AlphaMap

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