

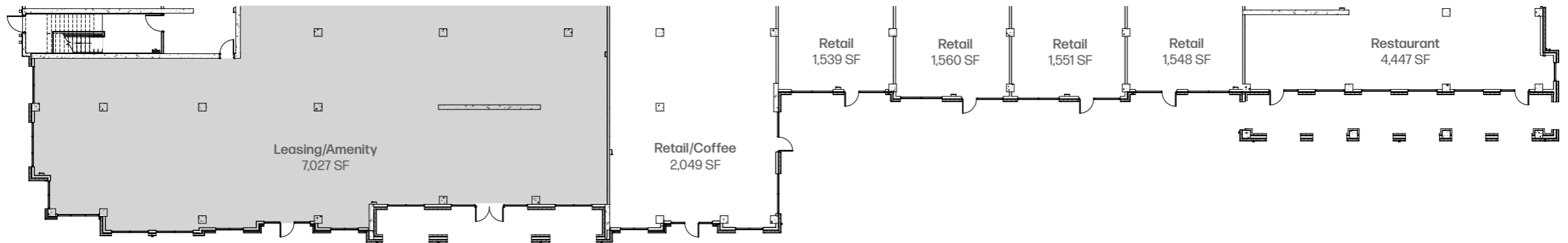
Mainstead MetroCenter

407 GREAT CIRCLE RD NASHVILLE, TN 37228

1,100-14,000 SF FOR LEASE | SMALL, MID-SIZE, LARGE RETAIL/F&B



Property Overview



MAINSTEAD METROCENTER

407 GREAT CIRCLE RD NASHVILLE, TN 37228

- 1,100-14,000 SF For Lease
- Small, Mid-Size, Large Retail/F&B

- 300 apartments
- 3 phase project with 730 apartments
- 70 total parking spaces allocated toward retail
- April 2026 target delivery date

407 Great Circle Road offers 14,000 SF of prime mixed-use space for lease in Nashville's vibrant Metrocenter area, just minutes from Downtown. This versatile property features a range of flexible spaces designed to support a dynamic mix of retail and food & beverage concepts. With high visibility and easy accessibility, it's an ideal destination for businesses looking to tap into the energy of one of Nashville's fastest-growing communities.



Property Plan



PHASE I

Retail: +/- 14,000 SF

- Parking: 70 total spaces

Apartments: 300 units

- 5-Story residential (Type III) over podium
- 854 NRSF/Unit Avg | 192,150 NRSF Total
- Leasing & Amenities: +/- 9,500 SF
- Parking: 400 spaces total (1.5 spaces/unit)



PHASE II

Retail: +/- 24,000 SF total

- Parking: 130 total spaces

Apartments: 515 units total

- 5-Story residential (Type III) over podium
- 854 NRSF/Unit Avg | 183,000 NRSF total
- Leasing & Amenities: +/- 12,000 SF total
- Parking: 418 spaces total (2.0 spaces/unit), 418 podium spaces



PHASE III

Retail: +/- 30,000 SF total

- Parking: 140 total spaces

Apartments: 740 units total

- 5-Story residential (Type III) over podium
- 854 NRSF/Unit Avg | 192,150 NRSF total
- Leasing & Amenities: +/- 15,000 SF total
- Parking: 950 spaces total (1.3 spaces/unit)



Area Overview



DEMOGRAPHICS

- 9.4% annual population growth within 1 mile from 2020-2024
- 1-mile average HH income of \$82,235
- 1-mile annual consumer spending above \$21,000,000 for food & beverage
- 3-mile daytime employment of 76,500+
- 5-mile daytime employment of \$283,000+

DRIVE TIMES

 5 min  8 min  12 min

North Nashville - 7 min

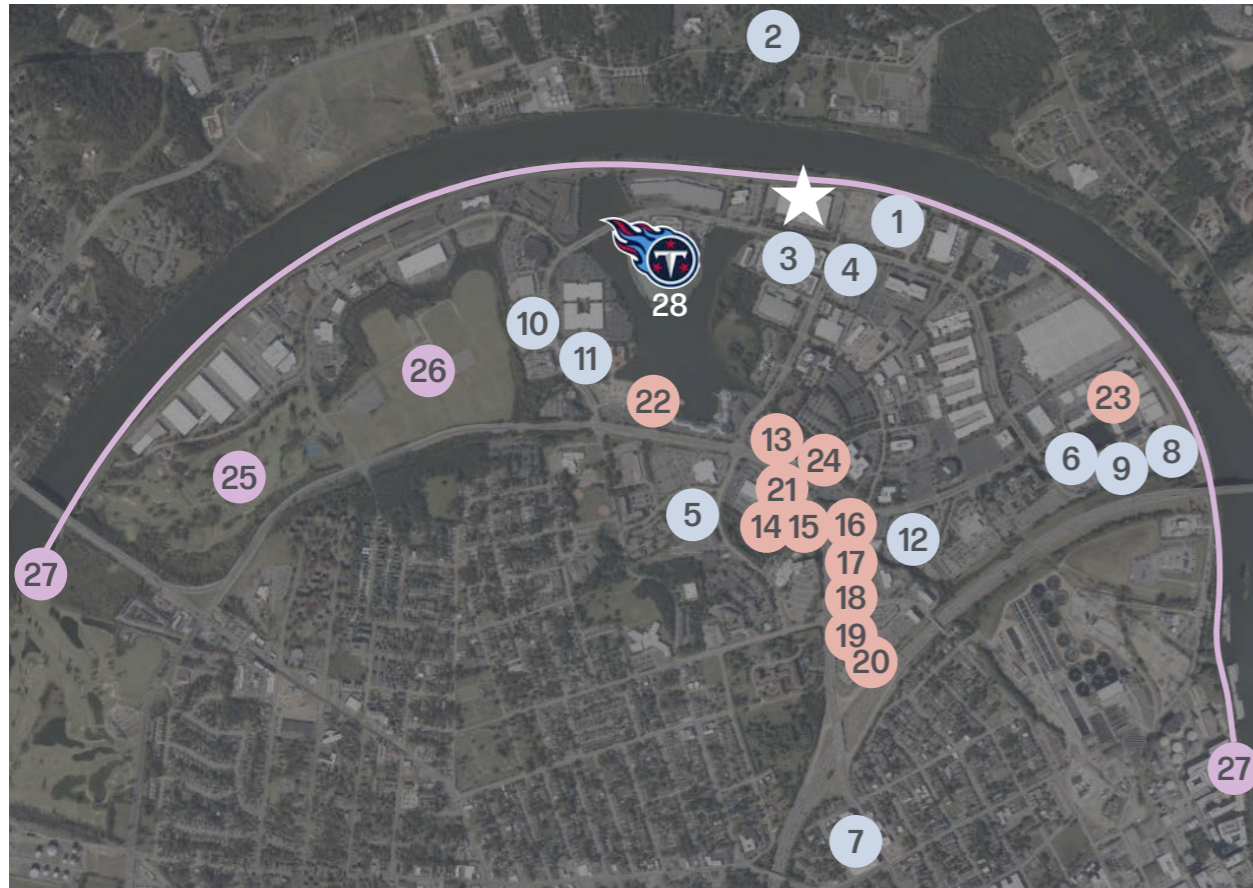
Germantown - 8 min

Downtown Nashville - 11 min

Nashville Int'l Airport (BNA) - 25 min



Neighborhood Map



MULTIFAMILY

- 1. Soundwater
- 2. Northview
- 3. Knox at Metrocenter
- 4. Proposed
- 5. The Warrick
- 6. The Presley
- 7. Towne Nashville
- 8. Abberly Riverwalk
- 9. The Duke Metrocenter
- 10. Arya
- 11. Samara
- 12. One MetroCenter

FOOD & BEVERAGE

- 13. Chick-Fil-A
- 14. Wendy's
- 15. McDonald's
- 16. Wingstop/Jersey Mike's
- 17. Arby's
- 18. Smoothie King
- 19. Dunkin'
- 20. Chipotle
- 21. Taco Bell
- 22. Nobles
- 23. Honky Tonk Brewing Co.
- 24. Subway

FITNESS & ENTERTAINMENT

- 25. Ted Rhodes Golf Course
- 26. Ted Rhodes Fields
- 27. Cumberland River Greenway
- 28. Tennessee Titans

★ 407 Great Circle Rd



Nearby Multifamily



SOUNDWATER
467 UNITS (2023)



NORTHVIEW
254 UNITS (UNDER CONSTRUCTION)



KNOX AT METROCENTER
322 UNITS (2022)



PROPOSED
100 UNITS



THE WARRICK
118 UNITS (2022)



THE PRESLEY
256 UNITS (2018)



Nearby Multifamily



TOWNE NASHVILLE
329 UNITS (2023)



ABBERLY RIVERWALK
304 UNITS (2023)



THE DUKE AT METROCENTER
194 UNITS (2024)



ARYA
282 UNITS (2022)



SAMARA
377 UNITS (UNDER CONSTRUCTION)



ONE METROCENTER
320 UNITS (2015)



Mainstead MetroCenter



An aerial photograph of the Mainstead MetroCenter building, a large, long, rectangular structure with a light-colored roof. The building is situated on a peninsula or near a riverbank. To the left, there are several multi-story apartment buildings and a parking lot. To the right, a river flows. In the background, there are more industrial or commercial buildings and a large white dome structure. The sky is overcast.

Mainstead MetroCenter

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