



KEVIN TRUJILLO

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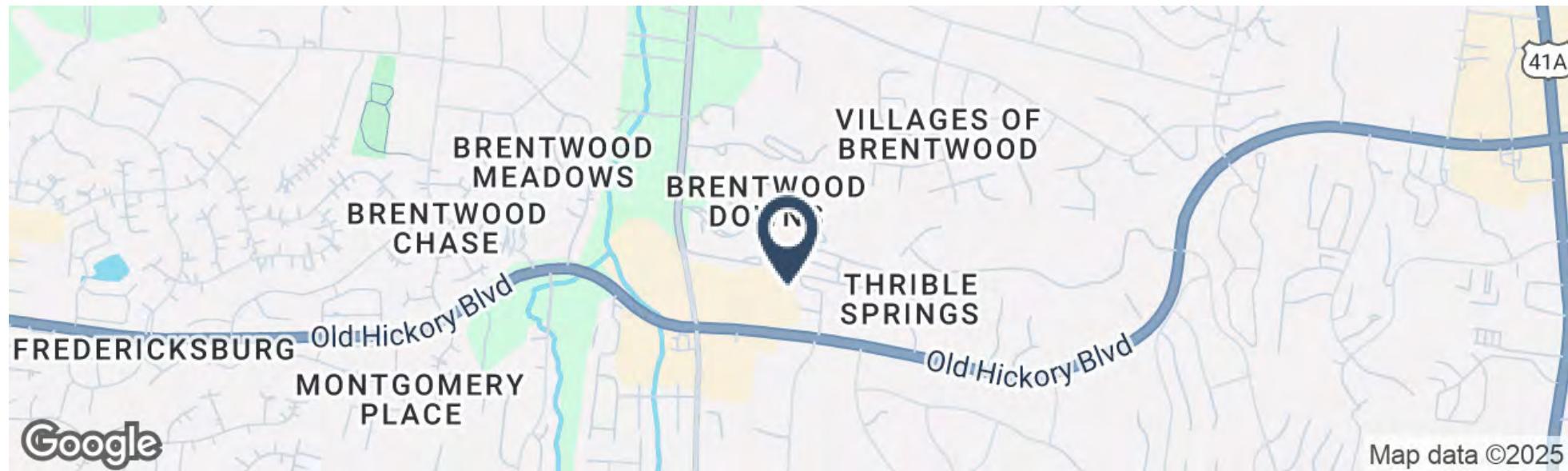
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**Baker Storey McDonald
Properties**

NIPPERS CORNER

15532-15594 Old Hickory Boulevard, Nashville, TN 37211



PROPERTY DESCRIPTION

Located along one of Southeast Nashville's busiest commercial corridors, this $\pm 80,481$ SF Publix-anchored center at 15532-15594 Old Hickory Boulevard offers a strong mix of national, regional, and local retailers with excellent visibility and access.

PROPERTY HIGHLIGHTS

- $\pm 80,481$ SF neighborhood shopping center anchored by Publix
- Situated on Old Hickory Blvd (SR-254), a major commuter and retail corridor in Davidson County
- Strong tenant lineup including Publix, Regions Bank, Smoothie King, Las Palmas, Jet's Pizza, Smoothie King, Bojangles, State Farm, Subway, and more
- High-traffic location with over 47,000 cars per day, and convenient access to I-24 and Nolensville Pike
- Surrounded by dense residential neighborhoods and a growing southeast Nashville



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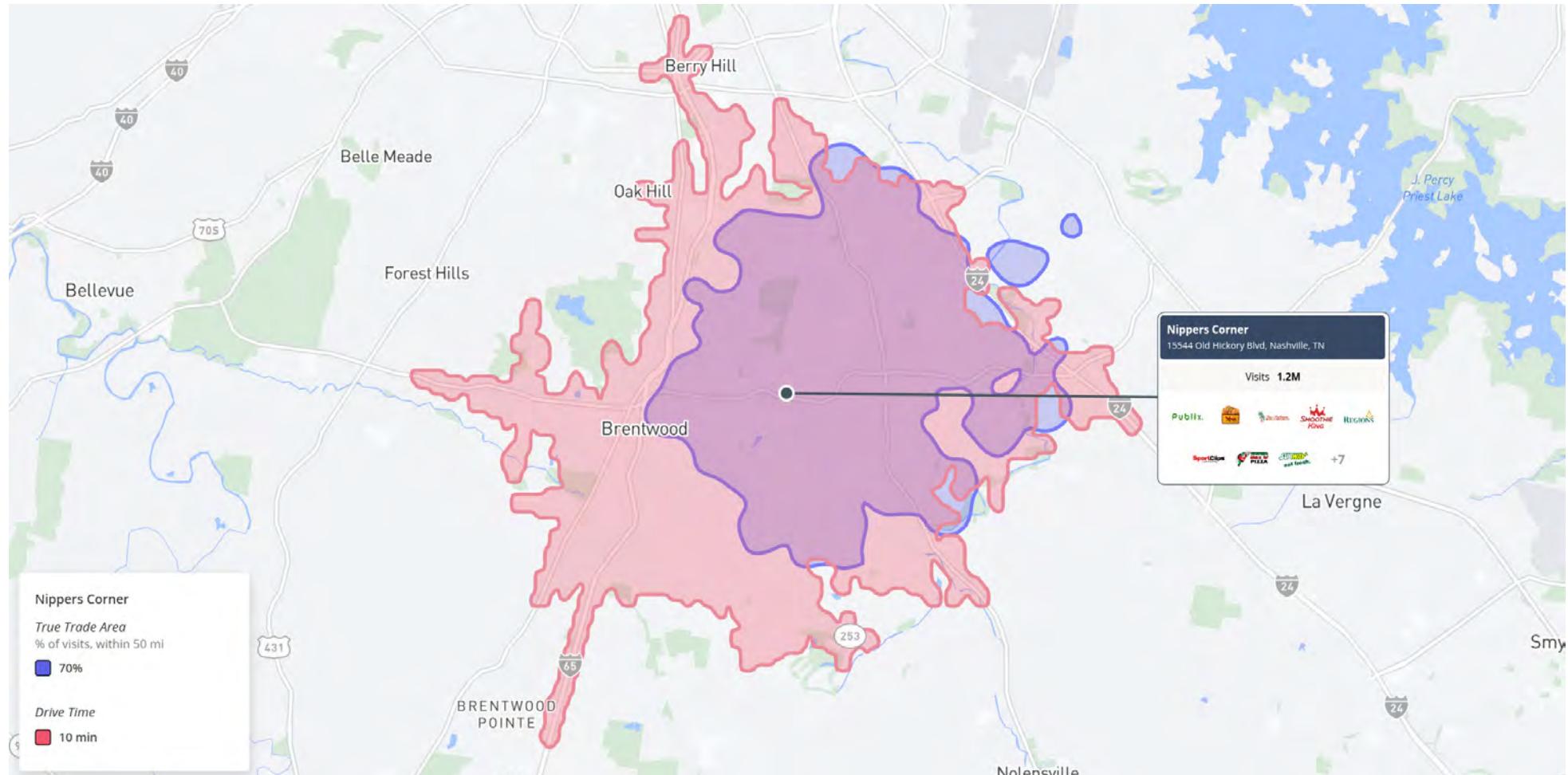
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RETAIL PROPERTY FOR LEASE

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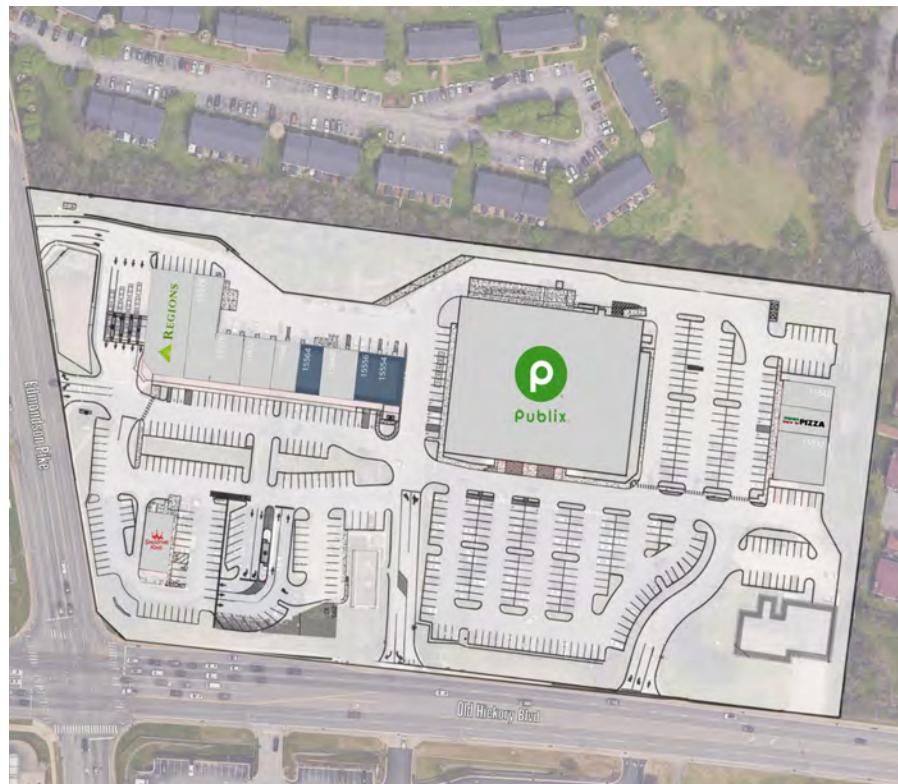
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AVAILABLE SPACES

ADDRESS	TENANT	SIZE
15590	Smoothie King	300 SF
15580	Regions Bank	6,000 SF
15578	Ferguson Plumbing Supply	5,731 SF
15576	Emergency Dental	1,690 SF
15572	Magic Nails	1,700 SF
15568	Back to Cuba	2,400 SF
15564	Available	1,200 SF
15560	Las Palmas	4,140 SF
15556	Available	1,920 SF
15554	Available	1,800 SF
15544	Publix	45,600 SF
15538	Jet's Pizza	1,605 SF
15532	Toyama House	4,000 SF
15540	Saffire Vapor	2,395 SF

LEGEND

Available

Unavailable

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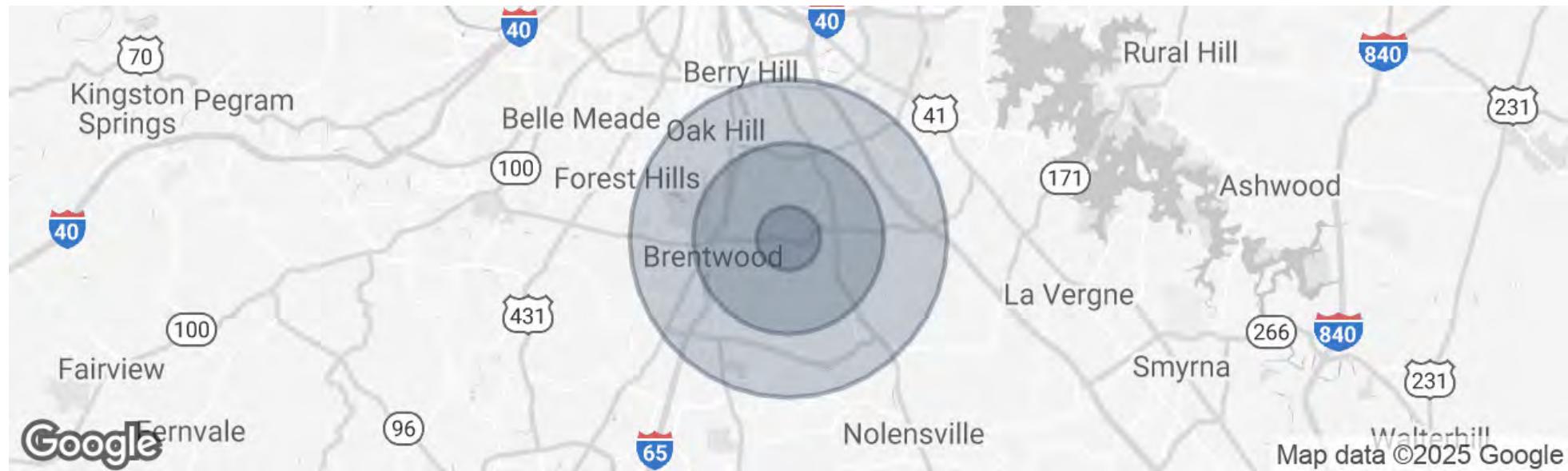
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,177	79,561	171,974
Average Age	38	37	37
Average Age (Male)	37	36	36
Average Age (Female)	39	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,938	31,663	64,464
# of Persons per HH	2.3	2.5	2.7
Average HH Income	\$111,294	\$123,831	\$135,360
Average House Value	\$499,000	\$522,699	\$549,431

Demographics data derived from AlphaMap

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