

An architectural rendering of a two-story commercial building with a dark roof, light-colored siding, and brick chimneys. The ground floor features large glass windows and doors. In front of the building is a paved area with a crosswalk, a dark SUV, and several people walking. The sky is blue with scattered clouds.

RETAIL SPACE FOR LEASE

Tollgate Village

Thompson Station, TN

+/- 1,000 SF F&B
Opportunity

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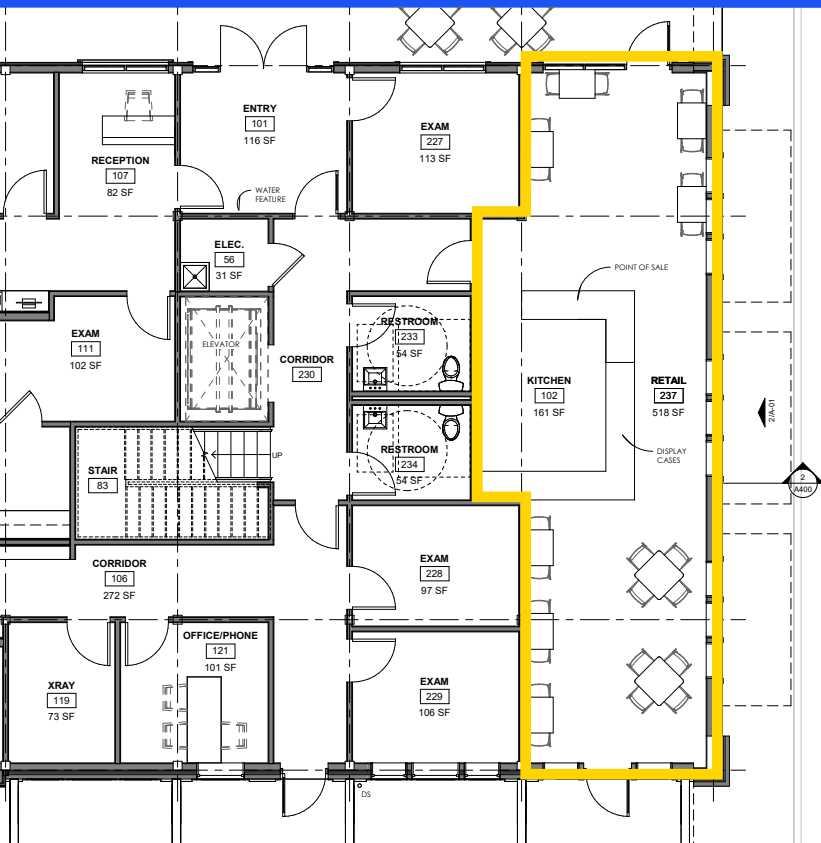
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2 NW PERSPECTIVE



Opportunity

- ±683 SF Retail Space with possibility to expand up to 1,000 SF
- Only vacancy in fully occupied Tollgate Village building
- Est. Completion: Early 2026
- Across from Independence High School
- Surrounded by large residential community
- Prominent signage opportunities available

Location

Thompson's Station, Tennessee, is a fast-growing community in Williamson County with convenient access to Franklin and Nashville. The area is known for quality neighborhoods, rolling hills, and strong schools. Directly across the street is Independence High School, a top-ranked Williamson County school with excellent academics, athletics, and extracurricular programs. Nearby shopping, dining, and parks add to the appeal, making Thompson's Station an attractive location for families and long-term investment.

Asking Rate: \$38.00/SF NNN

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2025 Population	3,743	14,686	53,336
Est. 2030 Population	4,134	16,159	57,190
Avg. Household Income	\$185,770	\$188,009	\$178,430
% HH Income \$200,000+	33.2%	35.4%	31.8%
Median Home Value	\$715,580	\$722,467	\$707,215

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