

# THE SHOPPES AT RICHLAND CREEK

A RETAIL REDEVELOPMENT IN THE HEART OF NASHVILLE'S WEST SIDE



**AVAILABLE FOR LEASE**  
**2,500-25,000 SF**  
**OF RETAIL SPACE**

5412 CHARLOTTE PIKE  
NASHVILLE, TN



# REDEVELOPMENT OVERVIEW

The Shoppes at Richland Creek is a redevelopment of one of Nashville’s oldest still-standing retail centers. Since its original construction in 1971, the shopping center has been home to a number of businesses and served as a gathering place for residents of Nashville’s west side neighborhoods of Sylvan Park, West Meade, Hillwood and the Nations. Elmington Capital purchased the shopping center in late 2021 with plans to breathe new life into the once-vibrant but long overlooked shopping center.

# LOCATION

The Shoppes at Richland Creek stands at the signalized intersection of Charlotte Pike (24,448 ADT) and Morrow Rd, and benefits from multiple curb cuts onto each street. At just shy of four miles from Nashville’s central business district, the Shoppes at Richland creek is the closest retail shopping center to downtown Nashville of 75,000 SF or more. The property is less than one-half mile from I-40 and boasts premier interstate visibility.

# TIMING

Construction on the redevelopment will begin in the fall of 2023, with a planned completion in mid-2024. Tenants may accept delivery of suites as soon as late-2023 in order to perform tenant improvements and open in concert with the shopping center’s grand re-opening in 2024.



# SITE PLAN SUMMARY

**Address:** 5412 Charlotte Pike  
Nashville, TN 37209

**Parcel Info:** 7.15 Acres

**Signage:** Prominent Monument Sign Placement for larger Tenants, in addition to façade signage

**Access:** Vehicular access from Morrow Road and Charlotte Pike. Multiple full-movement curb cuts onto both streets.

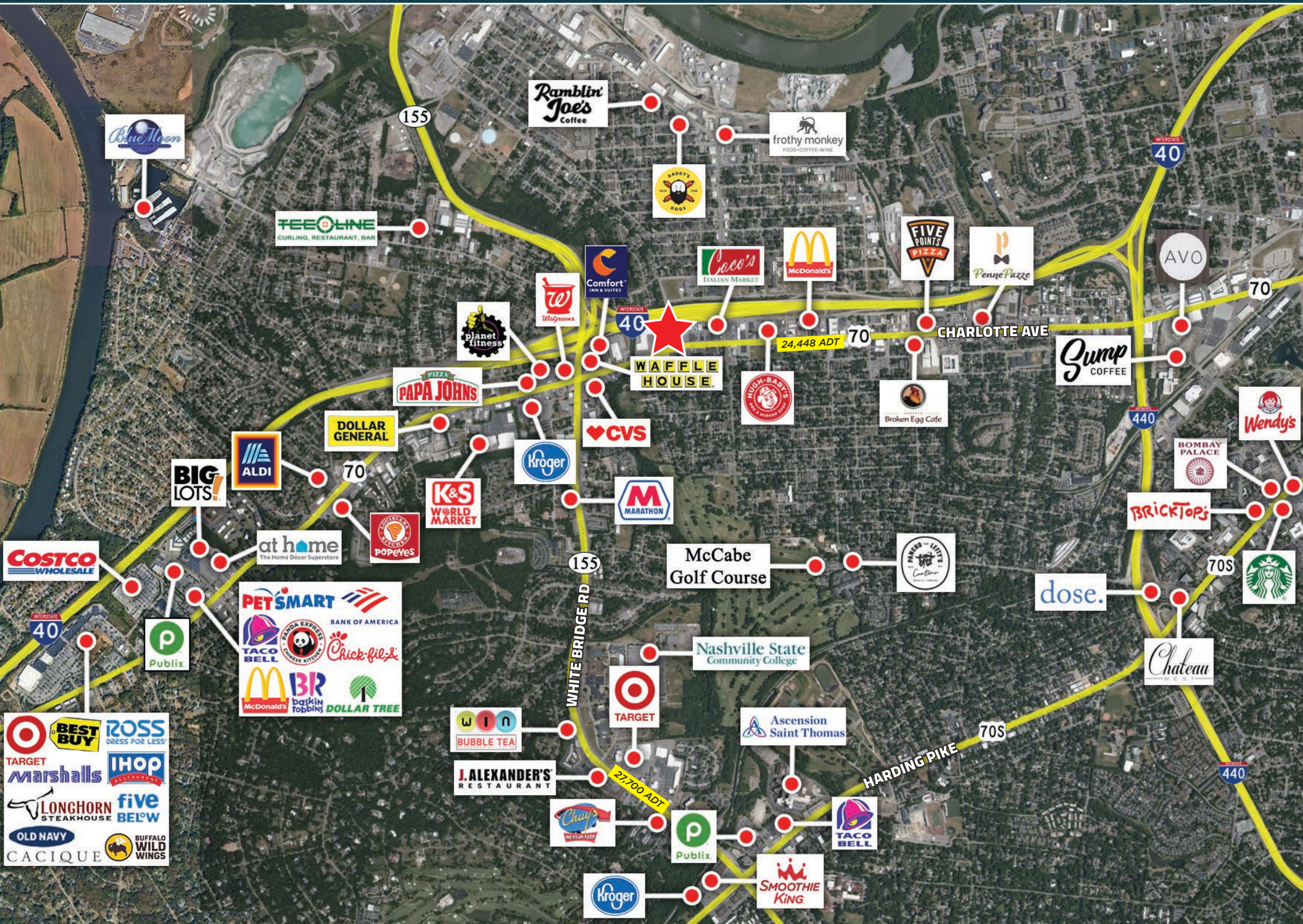
**Delivery:** Q4 2023. Landlord will deliver warm dark shell with slab in place, ready for Tenant finish out. Grand Opening mid-2024.

**Ceiling Heights:** Several different roof structures exist at the shopping center. Clear heights vary from 12' up to 16'.

**Parking:** Surface parking lot at 3.5 spaces per 1000 SF of GLA. Shopping center GLA will be roughly 90,000 SF following the redevelopment. Additional overflow parking can be found on the outparcel.



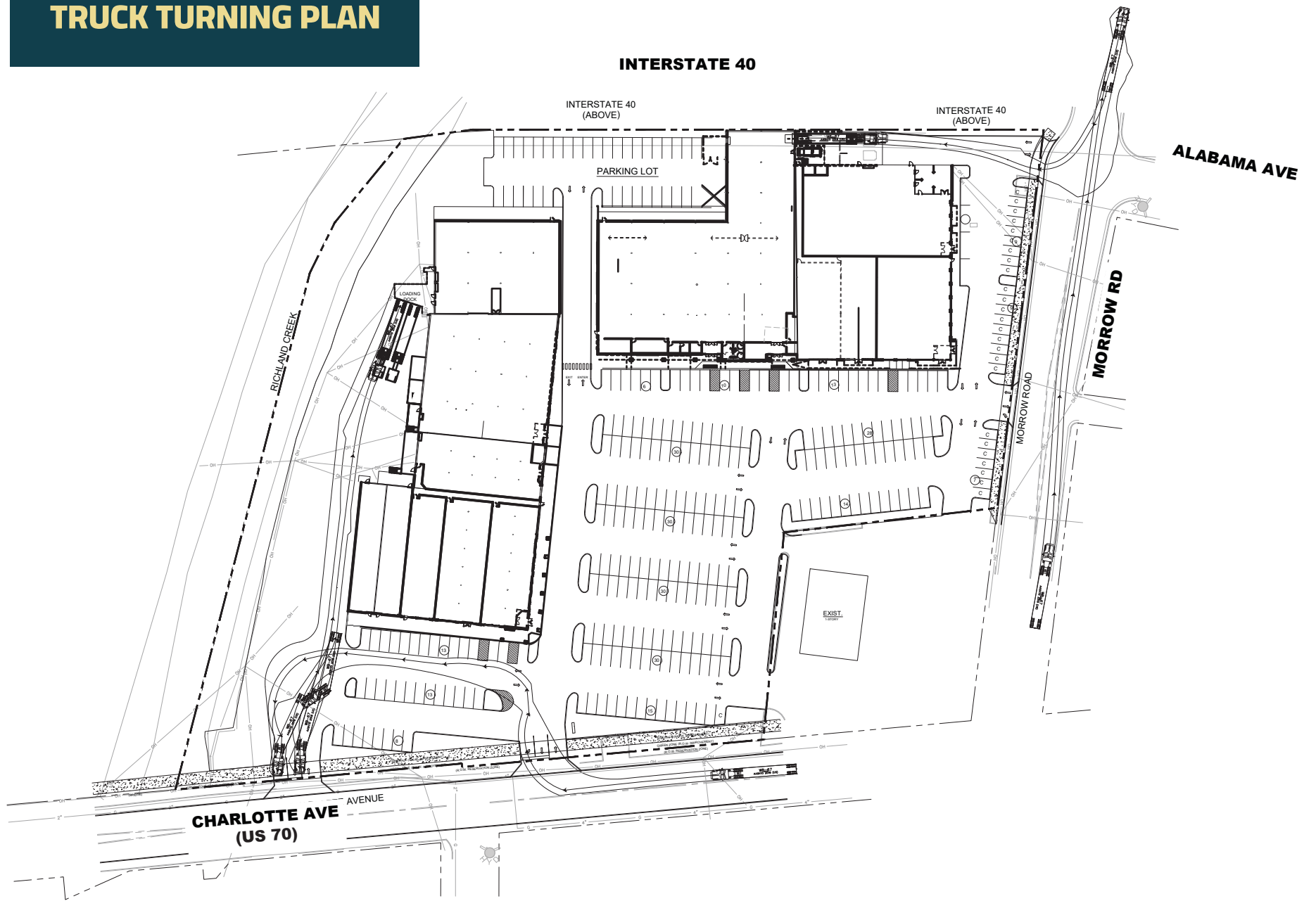
# RETAIL AERIAL



# NEIGHBORHOOD AERIAL



# TRUCK TURNING PLAN





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