



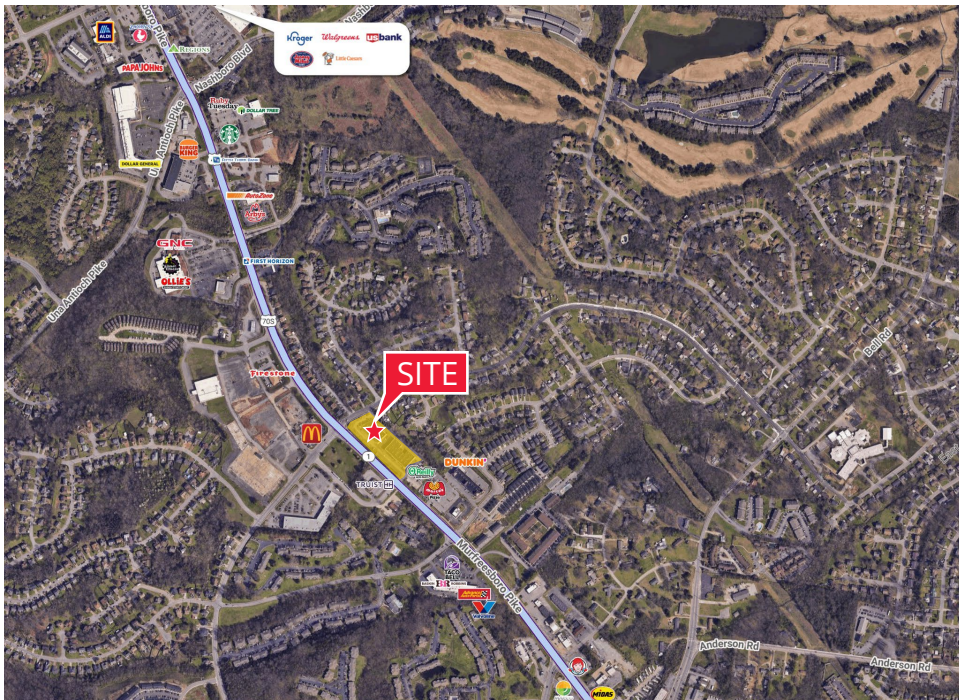
Shoppes of Edge-O-Lake

RETAIL SPACE FOR LEASE

2500-2510 Murfreesboro Pike
Nashville, TN 37217

HIGHLIGHTS

- Available for lease:
Unit 3: 1,700 SF Restaurant Space
Unit 7: 2,318 SF
- Sufficient customer parking
- Premier +35,544 SF center with attractive tenant mix
- Located at the signalized intersection of Murfreesboro Pike and Edge-O-Lake Drive
- High visibility
- Strong 3-mile population in excess of 81,100
- High traffic count of almost 37,500 VPD (TDOT 2024)
- 2023 NNN = \$7.98/SF



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MURFREESBORO PIKE 37,493 VPD (2024)

SITE PLAN & TENANTS

SUITE	TENANT	SF	SUITE	TENANT	SF
1	US Health Works	6,487	9	Pharoah's Lounge	1,380
2	Automated Personnel	2,527	10	Kwik Sak Convenience	1,319
3	AVAILABLE	1,700	11	Advance Financial	2,350
4	Green Dental	3,030	12	Sam's Gyro	1,200
5	Subway	1,760	13	Nail Salon	1,234
6	Buffalo Wild Wings	1,589	14	UPS	1,609
7	AVAILABLE	2,318	15	Acceptance Insurance	1,448
8	African Restaurant	2,453	16	Los Churrascos	3,140

Demographics (2025)



Population

1 Mile: 17,892
3 Miles: 81,105
5 Miles: 169,562



Average HH Income

1 Mile: \$88,168
3 Miles: \$88,691
5 Miles: \$93,214

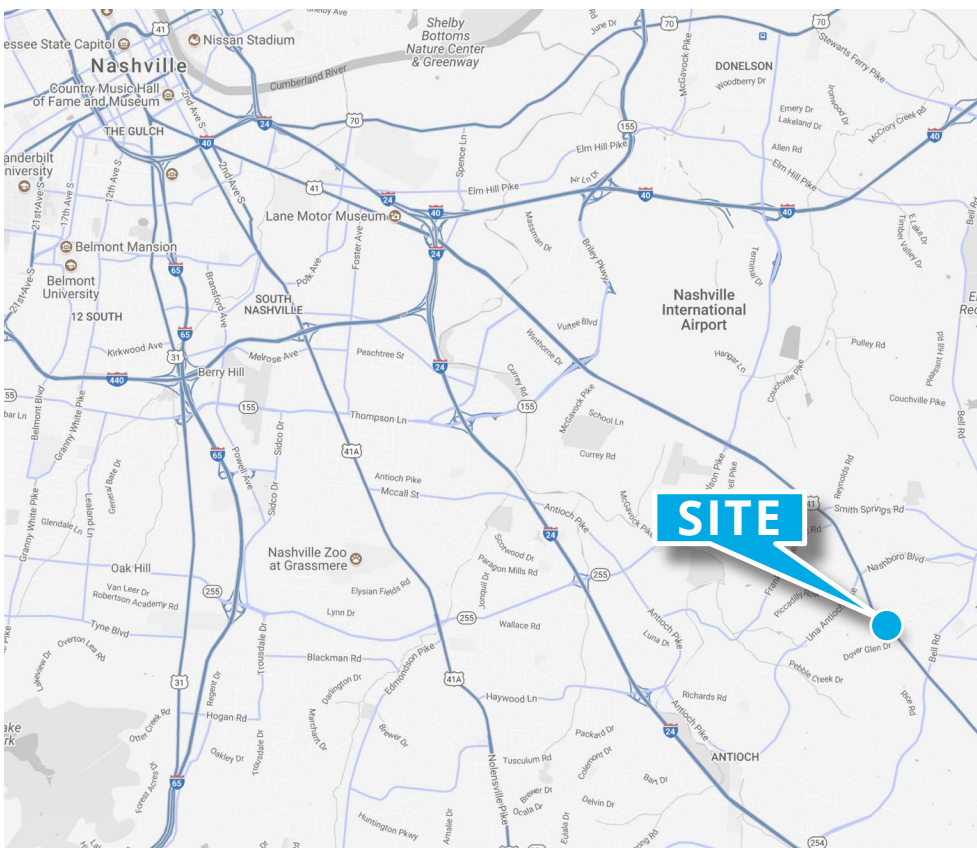


Traffic Count (VPD)

Murfreesboro Pike:
37,493 (TDOT 2024)

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