



**CUSHMAN &
WAKEFIELD**

FOR LEASE

Tusculum Square

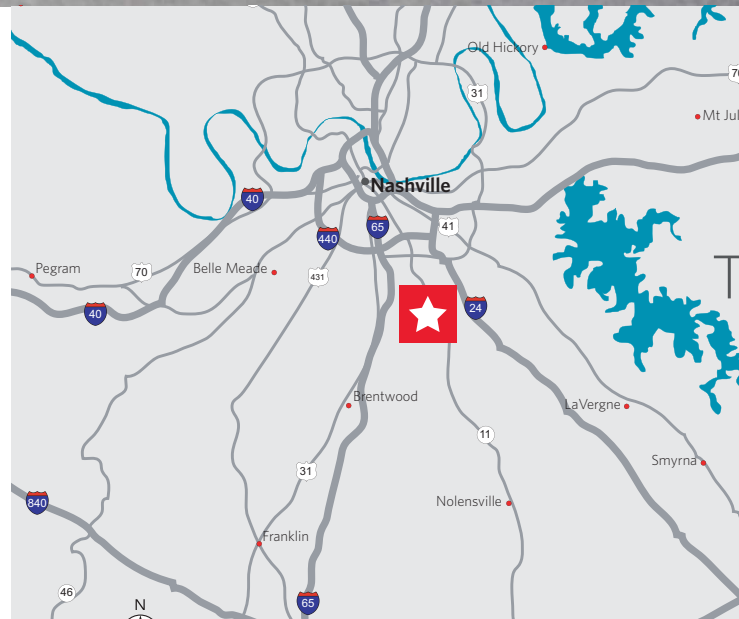
5127 Nolensville Pike / Nashville, TN 37211



23,220 SF Retail Space
Lease Rate: \$14.00 NNN

Property Highlights

- Anchor space on prominent Nolensville corridor
- Co-Tenants include Napa Auto Parts, Sun Tan City, Restaurants and Wine Shop
- Great visibility at signalized intersection with pylon signage
- Dock door
- Parking ratio: 5.34/1,000
- Centrally located between I-65 and I-24
- Please do not disturb tenants - all appointments must be setup with the listing broker



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Aerial



Demographics

	1 Mile	2 Mile	3 Mile
Population	13,269	107,199	196,280
AVG. HH Income	\$43,333	\$51,724	\$52,952
Daytime Population	9,380	82,420	180,205

Traffic Counts

Nolensville Pike 34,040 ADT