

7240 NOLENSVILLE RD., NOLENSVILLE, TN

NOLENSVILLE TOWN CENTER **SPACES AVAILABLE**



Market
Retail
Partners
real estate
group

7003 Chadwick Drive, Suite 208, Brentwood, TN 37027

(615) 345.4455

marketretailpartners.com

PROPERTY OVERVIEW

Dominant Shopping Center in Nolensville

- Established re-developed 34,000 SF shopping center situated in the heart of Nolensville.

Highly Desirable Williamson County Suburb

- Historic Town of Nolensville is a small town nestled in Williamson County near Franklin and Brentwood.

Home to Tennessee's Largest Publicly Traded Companies

- Nearly half of the largest publicly traded companies in the Nashville region and Williamson County accounts for 28% of the Inc. 5000 companies in Tennessee.

Excellent Tenant Mix

- Join Martin's Bar-B-Que, Nolen's Place, Hwy 55 Burgers, Campo Azul, Pizza Hut, Mill Creek Animal Hospital, Kumon Learning Center, Jon Ric' Massage & Wellness Spa, Master's Martial Arts, and more.

Across from Proposed \$90M Mixed-Use Development

- Nolensville Town Center sits directly across Oldham Dr. from the proposed mixed-use development Nolensville Market Square.

Strong Area Demographics

- Population of over 34,000 within a 5-mile radius and an Average Household Income of \$117,000.

Limited Availabilities

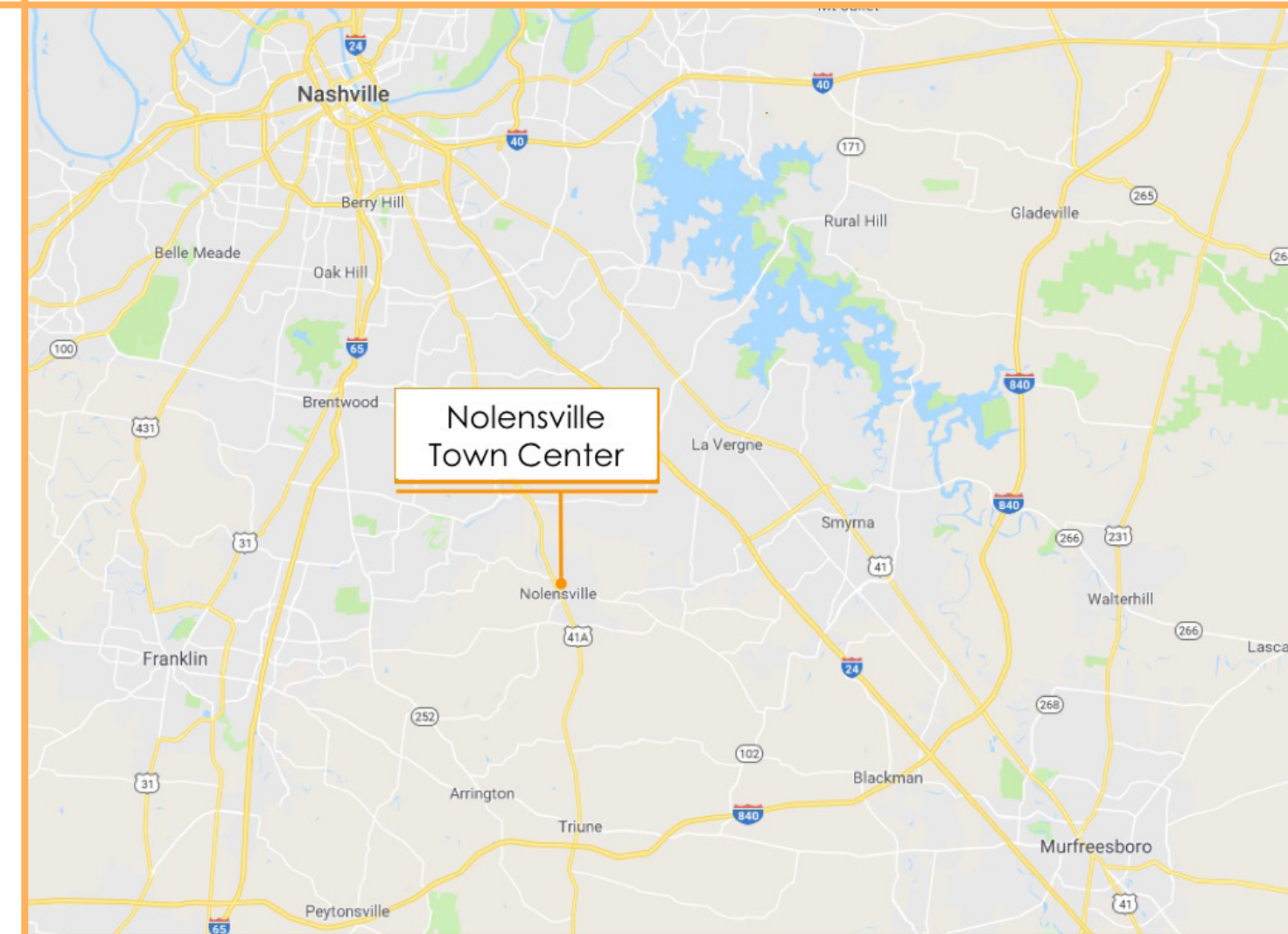
- 1,000 SF + 2,300-3,506 SF

Ample Parking

- Total of 185 parking spaces

Numerous Points of Ingress/Egress

- The site is easily accessed by 4 different points of ingress/egress



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AREA DEMOGRAPHICS

POPULATION

| | |
|---------|--------|
| 1 mile | 3,965 |
| 3 miles | 16,741 |
| 5 miles | 53,453 |

HOUSEHOLDS

| | |
|---------|--------|
| 1 mile | 1,246 |
| 3 miles | 5,492 |
| 5 miles | 18,429 |

AVG. HH INCOME

| | |
|---------|-----------|
| 1 mile | \$142,799 |
| 3 miles | \$146,943 |
| 5 miles | \$132,731 |

MEDIAN HH INCOME

| | |
|---------|-----------|
| 1 mile | \$119,867 |
| 3 miles | \$119,073 |
| 5 miles | \$107,154 |



NOLENSVILLE LIBRARY





PROPERTY INFORMATION

GLA:

34,000 SF

LOT SIZE

5.37 acres

PARKING SPACES

185

| SUITE | TENANT | SF |
|-------|---|-------|
| 7238 | Martin's Bar-B-Que Joint | 2,900 |
| 101 | Nolen's Place Craft Beer & Burgers | 2,400 |
| 103 | Pizza Hut | 1,339 |
| 104 | Highway 55 Burgers Shakes and Fries | 2,268 |
| 201 | Campo Azul Mexican Restaurant | 3,000 |
| 301 | Jon Ric' International Massage & Wellness Spa | 3,267 |
| 303 | Kumon Learning Center | 1,377 |
| 304 | Heritage Cleaners | 867 |
| 305 | Mill Creek Animal Hospital | 2,468 |
| 203 | Battleground Smokes & Spirits | 2,000 |
| 205 | Lotus Flower Shop | 1,000 |
| 206 | VACANT | 1,000 |
| 207 | Life Community Church | 4,000 |
| 213 | VACANT | 3,506 |
| 214 | Master's Martial Arts | 1,680 |
| 215 | Koenig Woodworks | 1,254 |
| 216 | Animal House | 1,125 |
| 930 | Life Community Church | 7,500 |



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CONTACT **INFORMATION**

Kevin Fulton
Managing Partner

Mobile: 615.796.4076

Email: kfulton@marketretailpartners.com



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