



## MARKET OVERVIEW

Donelson is one of Nashville's most established and reliable retail sub-markets, located about six miles east of downtown and directly next to Nashville International Airport. The area benefits from excellent access via Interstate 40 and Lebanon Pike, enabling retailers to attract both residents and daily commuters.

The surrounding trade area is supported by long-standing residential neighborhoods, ongoing infill housing development, and strong employment centers linked to the airport and nearby industrial and logistics parks. As a result, Donelson has grown into a stable neighborhood retail market that caters to daily needs such as dining, services, and convenience shopping.

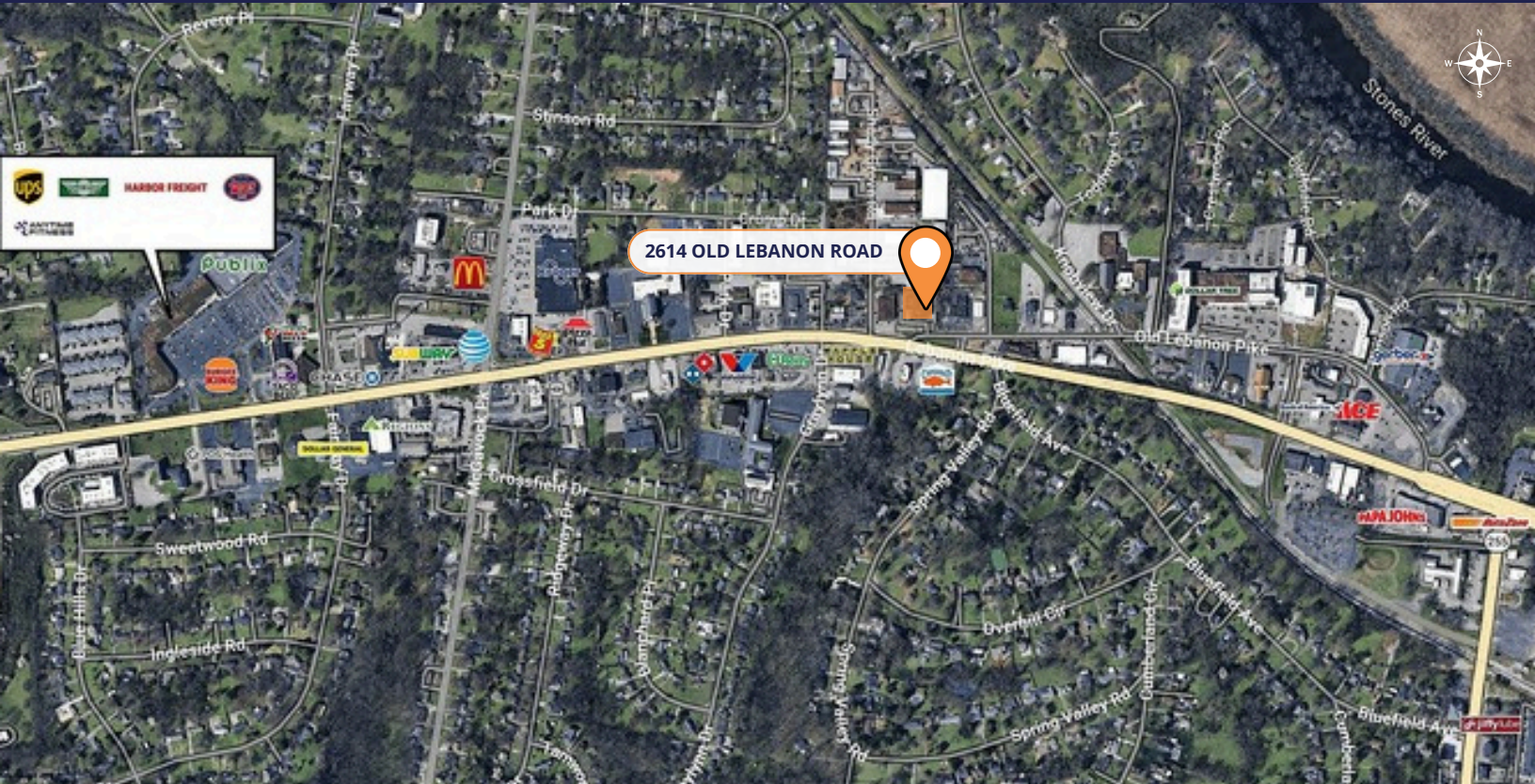
Retail corridors along Lebanon Pike and Old Lebanon Road feature a diverse mix of national brands, regional operators, and local restaurants that serve a loyal customer base. With ongoing residential reinvestment and proximity to major employment hubs, Donelson remains a dependable and well-positioned retail submarket within the greater Nashville area.

## SPACE AVAILABLE

- LEASE AREAS:
  - AREA A: 4,257 SF - **LEASED**
  - AREA B: 5,241 SF
    - Covered Outdoor Area
    - Atrium
    - Vestibule
  - TOTAL 9,499 SF
- Building and parking lot will be renovated
- Space to be delivered Q1 2027

## DEMOGRAPHICS

Distance	Est. Population	Avg. HH Income
1 Mile	4,540	\$102,544
3 Mile	34,868	\$104,453
5 Mile	125,672	\$106,872



## FLOOR PLAN

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