



MARKET OVERVIEW

2108 Wall Street (Spring Hill, TN 37174) is a freestanding commercial property on 0.56 acres, offered for lease and available immediately. The site features approximately 2,695 SF in a layout well-suited for restaurant backfill, supported by strong local visibility and high daily demos. With an existing drive-thru and a former Popeyes tenant history, the property offers an efficient path for a quick-service or drive-thru concept.

SPACE AVAILABLE

- 2,695 SF Available
- \$125,000/YR Lease Rate
- Freestanding building on .56 acres
- Ideal for a restaurant backfill
- Available Immediately
- Existing Drive-Thru
- Remodeled in 2024

DEMOGRAPHICS

Distance	Est. Population	Avg. HH Income	Households
1 Mile	10,611	\$150,166	3,577
3 Mile	48,776	\$155,082	16,781
5 Mile	72,317	\$157,572	26,102

Source: 2026 SitesUSA.com



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