

GREENWAY at BELLE MEADE

21 White Bridge Road, Nashville, TN

FOR LEASE
2,000 SF



Baker Storey McDonald
Properties
PROVEN RETAIL SOLUTIONS

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PROUD PARTNER
XTEAM
RETAIL ADVISORS

Property Features

- Center includes Lakeshore Learning, Half Priced Books, Five Guys & Pet People
- Located directly across from Target center on White Bridge Road
- Signalized intersection of Post Road and White Bridge Road
- Located in the affluent Belle Meade submarket



TARGET

TRADER JOE'S

PLATO'S

SALLY BEAUTY

SUSHI TRAIN

SPORT CLIPS

Great Clips

J. ALEXANDER'S

LESLIE'S SWIMMING POOL SUPPLIES

ME Massage Envy

GNC LIVE WELL

barre3

The UPS Store

2danes

Jockey Mills

Mr Whiskers Wines & Liquors

The Good Feet Store

Parker's Paws

32-259 ADT

Sport Clips

IDEAL IMAGE

Therava

sleep number

SONOBANA

Dal's

Villa Maria Manor

FIRST TENNESSEE

FIVE GUYS

PetPeople

HALF PRICED BOOKS

PORTA VIA

NOIRE THE NAIL BAR

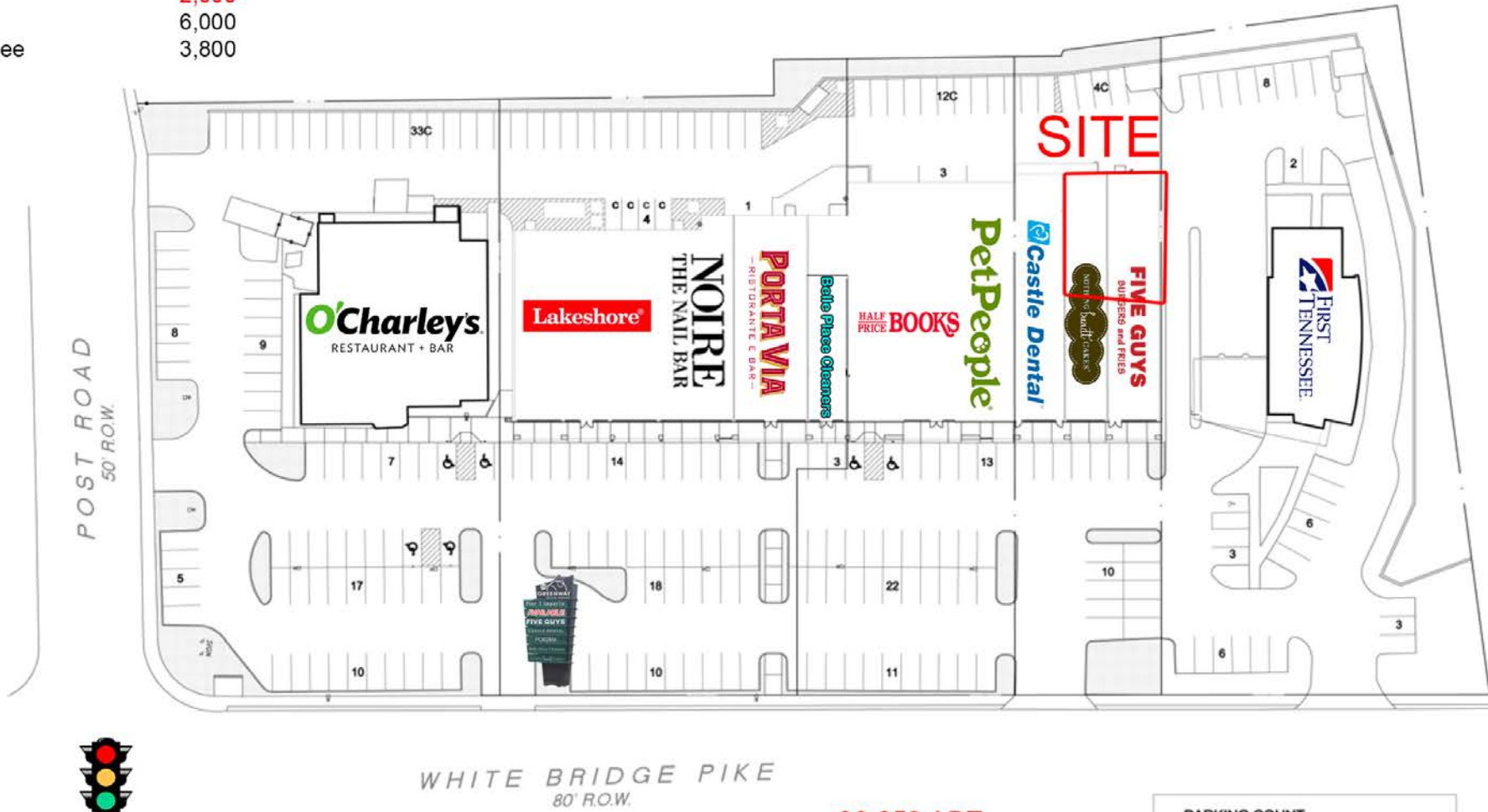
Lakeshore

Charleys

Second Floor SITE



| Suite | Tenant | SF |
|------------|-----------------------------|--------------|
| 101 | Lakeshore Learning Store | 6,510 |
| 102 | Noire The Nail Bar | 3,250 |
| 104 | Porta Via Italian Kitchen | 3,500 |
| 105 | Belle Place Cleaners | 1,100 |
| 107 | Half Price Books | 6,640 |
| 110 | Pet People | 3,506 |
| 111 | Castle Dental | 3,000 |
| 111B | Nothing Bundt Cakes | 2,400 |
| 112 | Five Guys Burgers and Fries | 3,000 |
| 201 | Tucker Agency | 2,804 |
| 210 | AVAILABLE | 2,000 |
| | O'Charley's | 6,000 |
| | First Tennessee | 3,800 |



32,259 ADT

| PARKING COUNT | |
|--------------------------------------|------------|
| STANDARD SPACES | 189 |
| HANDICAP SPACES | 7 |
| COMPACT SPACES | 53 |
| TOTAL SPACES (21% COMPACT) | 249 |

DEMOGRAPHIC SUMMARY

POPULATION

| | 1 Mi Radius | 3 Mi Radius | 5 Mi Radius | 20 Min Drive Time |
|---------------------------|-------------|-------------|-------------|-------------------|
| 2020 Estimated Population | 5,530 | 77,391 | 178,492 | 246,483 |
| 2025 Projected Population | 5,740 | 80,285 | 186,201 | 257,347 |
| 2010 Census Population | 5,290 | 71,111 | 151,005 | 207,585 |
| 2000 Census Population | 5,473 | 72,865 | 147,990 | 201,789 |
| | | | | |
| Growth (2020-2025) | 0.8% | 0.7% | 0.9% | 0.9% |
| Growth (2010-2020) | 0.5% | 0.9% | 1.8% | 0.9% |
| Growth (2000-2010) | -0.3% | -0.2% | 0.2% | 0.3% |
| | | | | |

HOUSEHOLDS

| | | | | |
|---------------------------|-------|--------|--------|---------|
| 2020 Estimated Households | 3,143 | 36,013 | 81,524 | 110,717 |
| 2025 Projected Households | 3,292 | 38,015 | 86,963 | 118,150 |
| 2010 Census Households | 2,932 | 32,069 | 64,121 | 87,332 |
| 2000 Census Households | 3,022 | 32,357 | 61,620 | 83,052 |
| | | | | |
| Growth (2020-2025) | 1.0% | 1.1% | 1.3% | 1.3% |
| Growth (2000-2020) | 0.2% | 0.6% | 1.6% | 1.7% |
| | | | | |
| Average Household Size | 1.8 | 2.0 | 2.0 | 2.0 |

INCOME

| | | | | |
|---------------------------------|-----------|-----------|-----------|-----------|
| 2020 Est. Med Households Income | \$99,863 | \$95,826 | \$83,252 | \$81,684 |
| 2025 Prj. Med Households Income | \$114,992 | \$110,233 | \$95,779 | \$94,504 |
| 2010 Cen Med Households Income | \$56,913 | \$59,805 | \$53,409 | \$54,201 |
| 2000 Cen Med Households Income | \$54,166 | \$54,340 | \$47,269 | \$47,726 |
| | | | | |
| 2020 Est. Avg Household Income | \$136,338 | \$140,533 | \$116,388 | \$112,990 |
| 2020 Est. Per Capita Income | \$77,486 | \$65,741 | \$53,924 | \$51,386 |

HOUSING

| | | | | |
|----------------------|-------|--------|--------|---------|
| 2020 Total Units | 3,468 | 39,863 | 91,083 | 122,990 |
| 2020 Units Occupied | 3,143 | 36,013 | 81,524 | 110,717 |
| 2020 Units Vacant | 326 | 3,850 | 9,559 | 12,273 |
| | | | | |
| 2020 Owner-Occupied | 1,724 | 19,219 | 36,165 | 51,521 |
| 2020 Renter-Occupied | 1,419 | 16,794 | 46,359 | 59,196 |