

GREENWAY at BELLE MEADE

21 White Bridge Road, Nashville, TN

FOR LEASE



Baker Storey McDonald
Properties
PROVEN RETAIL SOLUTIONS

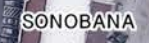
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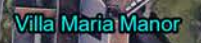
PROUD PARTNER
XTEAM
RETAIL ADVISORS

Property Features

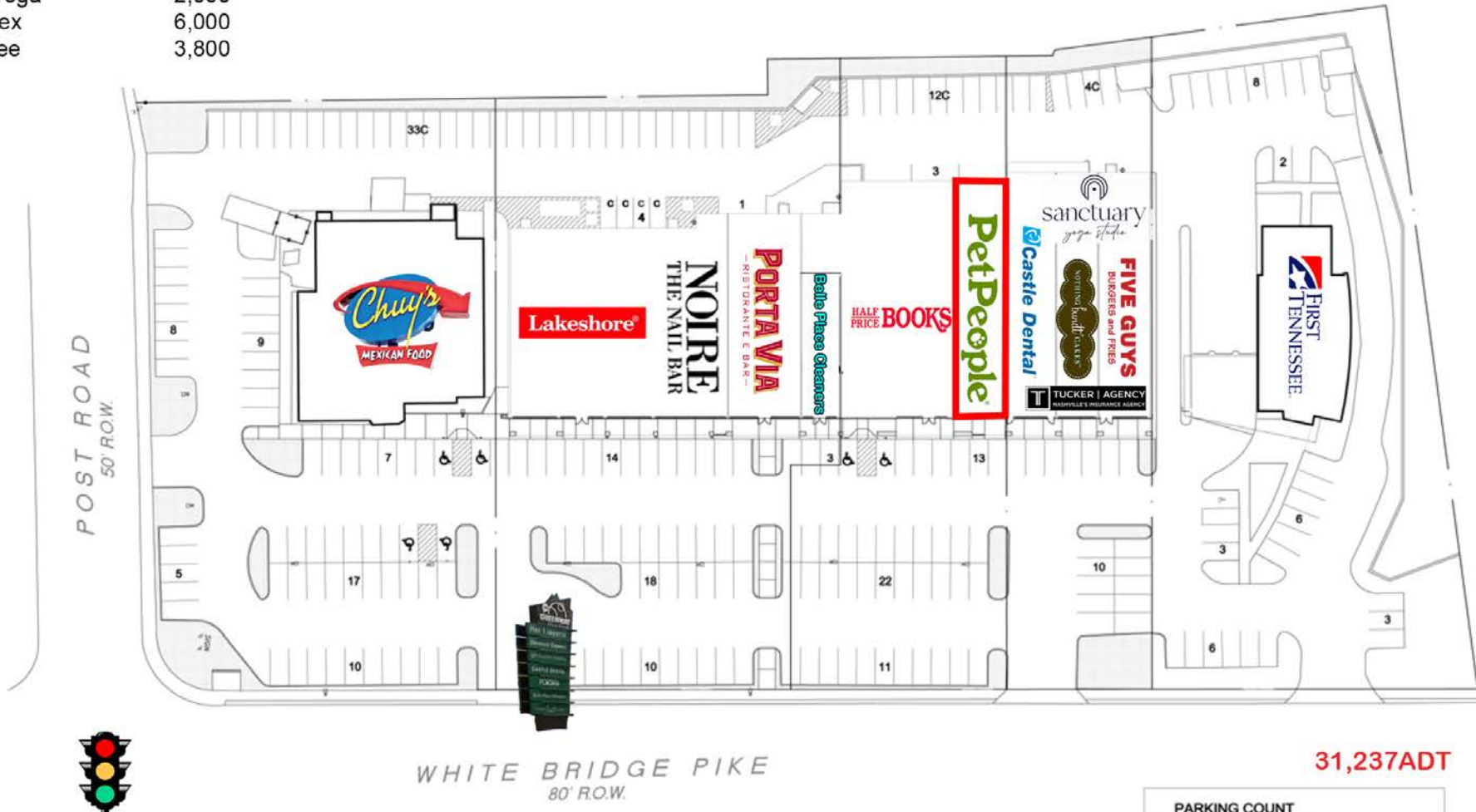
- Lease subject to Landlord Agreement with the tenant
- Center includes Lakeshore Learning, Half Priced Books, Five Guys & Chuy's
- Located directly across from Target center on White Bridge Road
- Signalized intersection of Post Road and White Bridge Road
- Located in the affluent Belle Meade submarket



32,259 ADT



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	Sanctuary for Yoga	2,000
	Chuy's Tex-Mex	6,000
	First Tennessee	3,800



31,237ADT

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

DEMOGRAPHIC SUMMARY

	1 Mi Radius	3 Mi Radius	5 Mi Radius	20 Min Drivetime
2022 Est. Population	5,235	77,677	181,075	266,678
2027 Prj. Population	5,342	81,069	188,573	280,093
Growth (2022-2027)	0.4%	0.9%	0.8%	1.0%
2022 Households	2,906	36,217	80,669	116,227
2027 Households	2,935	37,392	83,133	120,794
Household Size	1.8	2.1	2.0	2.1
Growth (2022-2027)	0.2%	0.6%	0.6%	0.8%
2022 Avg. Income	\$144,839	\$139,940	\$120,241	\$118,486
2027 Avg. Income	\$126,899	\$121,677	\$103,435	\$103,773
Change (2022-2027)	-2.5%	-2.6%	-2.8%	-2.5%
2022 Med. HH Income	\$96,038	\$96,681	\$86,811	\$85,615
2027 Med. HH Income	\$107,029	\$111,139	\$100,979	\$99,877
Change (2022-2027)	2.3%	3.0%	3.3%	3.3%
Daytime Population	13,872	90,699	258,698	344,713