

TARGET ANCHORED CENTER FOR LEASE

3133 LEBANON PIKE
NASHVILLE, TN 37214

Positioned in the heart of the
Donelson/ Hermitage
retail corridor.



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JACKSON DOWNS SHOPPING CENTER



A photograph of a Marshall's retail store building. The building is a single-story structure with a light beige or tan facade. The word "Marshall's" is prominently displayed in large, blue, three-dimensional block letters on the upper left portion of the building. Below the sign, there is a covered entrance area supported by a thick, light-colored pillar. The entrance features glass doors and windows. The building's roofline is flat with a slight overhang. The sky above is filled with white and grey clouds. In the bottom right corner, there is a small, faint logo that reads "Colliers".

Marshall's

LOCATED IN DONELSON/HERMITAGE

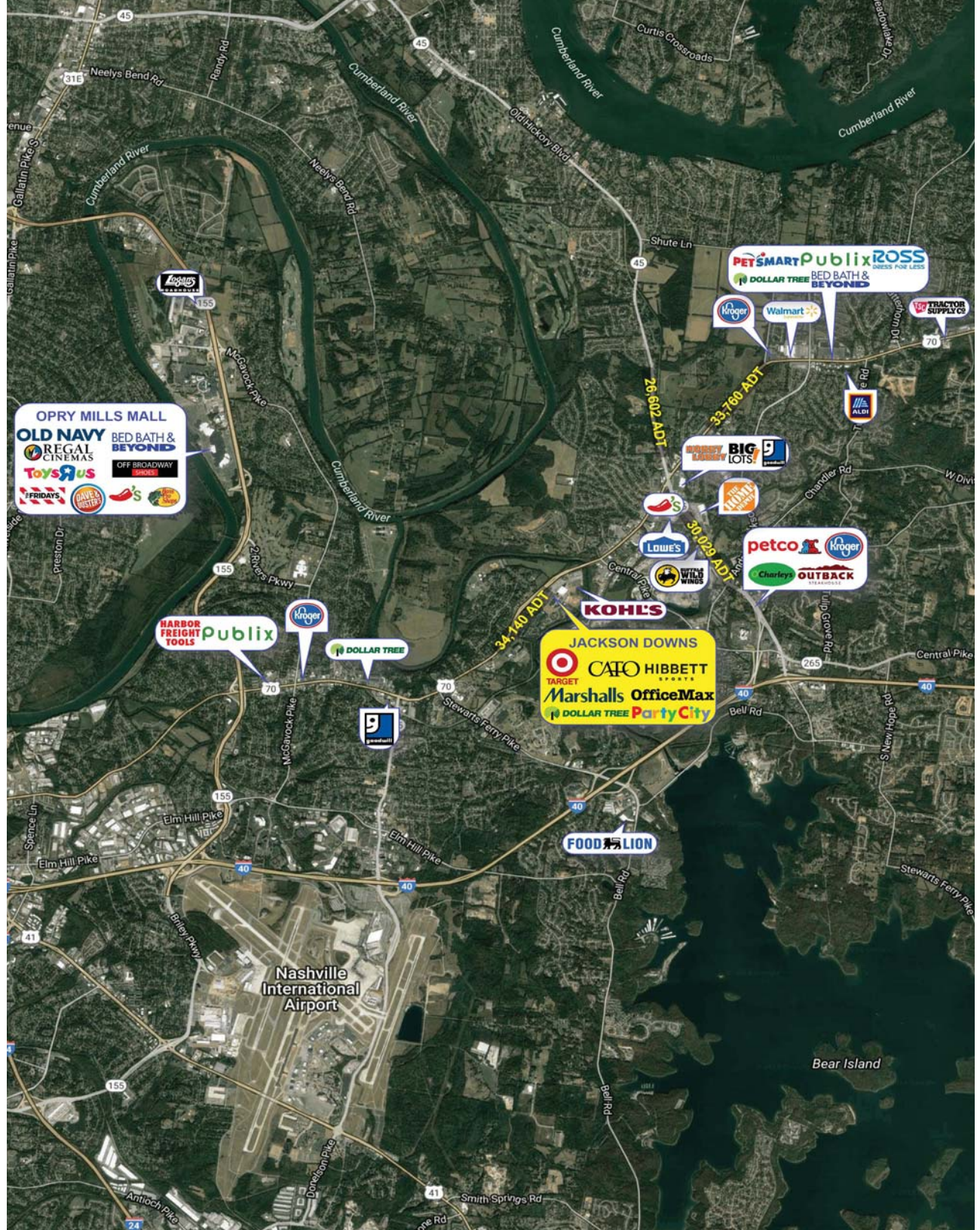
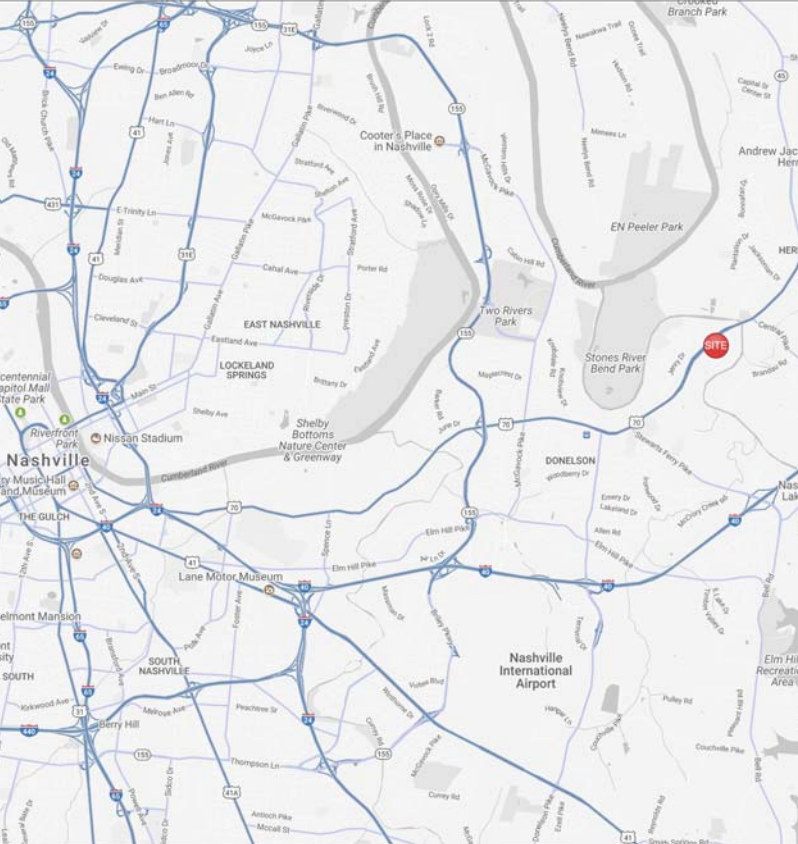
Jackson Downs is a Target anchored shopping center located just minutes from downtown Nashville and is part of the Nashville MSA. This center is located in the heart of the Donelson/Hermitage area and is positioned as one of the next explosive growth corridors of the Nashville market. Donelson is emerging as a desirable place to live and was ranked as the 15th most desirable zip code in the US according to 2016 Realtor.com. Hermitage is home to Deloitte Touche Tohmatsu with over 1,000 employees and has a station on the Music City Star commuter rail service.

PROPERTY HIGHLIGHTS

Jackson Downs Shopping Center is an established successful shopping center that is expanding and re-positioning leasable space to become a modern and exciting retail venue.

- › 250,000 SF shopping center anchored by Target, Marshall's, OfficeMax, Dollar Tree and Party City
- › Major frontage and visibility on Lebanon Pike (U.S. Highway 70)
- › Traffic counts of over 34,000 vehicles per day
- › **Pad site opportunities are available**
- › Nashville, TN is #4 in the US for white collar jobs (ranked by Forbes)
- › 5.7% Population growth in the next 5 years
- › Over \$18 billion spent annually by Tennessee visitors





1	Embassy Dental	3,200 SF
2	Jackson Downs Wine & Spirits	6,336 SF
3	Party City	12,000 SF
4	Cato	4,410 SF
5	Rent-A-Center	4,479 SF
6	Hibbett Sports	4,050 SF
7	OfficeMax	23,467 SF
8	H&R Block	2,124 SF
9	Heads Up	1,200 SF
10	Sally Beauty Supply	1,800 SF
11	Personalized Pharmacy	1,800 SF
12	Burke's Outlet	27,900 SF
13	Marshalls	29,750 SF
14	GameStop	1,600 SF
15	Dollar Tree	10,752 SF
Total GLA:		134,868 SF



SITE PLAN

**JACKSON
DOWNS**

OfficeMax

Marshalls

BURKES Outlet

PartyCity

DOLLAR TREE

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	3,764	49,353	112,142
AVG HH INCOME	\$62,179	\$64,001	\$70,237
TRAFFIC	34,140 VPD ON LEBANON PIKE		

SIGNAGE

- > Pylon sign
- > Signage on building



PARKING

Spaces: 1,408 plus 120 employee spaces

Ratio: 7.0 / 1,000

LEASE RATE

Contact listing agent.



FOR LEASE

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Marshalls

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