



OAKWOOD
COMMONS

4606-4670 Lebanon Pike
Hermitage, Tennessee

Publix Anchored Power Center

Retail Space Available For Lease

278,000 SF center co-tenants
include PetSmart, Ross, Dollar
Tree and Five Below

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Oakwood Commons is a 278,000 square-foot **Power Center** anchored by **Publix, PetSmart, Ross Dress for Less, Burlington** and **Five Below**.

Positioned in the heart of the **Hermitage/Donelson area**, this shopping center is surrounded by a dynamic retail community in one of **Nashville's fastest-growing submarkets**. Known as the gateway to Music City, this vibrant area offers the perfect blend of rich history, diverse businesses, and flourishing family-friendly neighborhoods.

Highlights

- **High-Performing Co-Tenants** - Join national brands like PetSmart, Ross, Publix, Burlington, Dollar Tree, Five Below, driving consistent foot traffic and strong cross-shopping opportunities.
- **High Visibility & Strong Traffic** - Strategically located near major thoroughfares, with easy access to I-40 and just minutes from Nashville International Airport (BNA)
- **Rapid Growth & Development** - The area continues to see booming residential and commercial expansion, with over 3,000 new homes in the area
- **Strong Consumer Base** - Anchored by established neighborhoods and a mix of young professionals, families, and visitors drawn to the area's unique charm



OC Site Plan

TENANT LIST



1	EGGS UP GRILL	3,600
4	DAVE'S COSMIC SUBS	1,200
5	SUN TAN CITY	2,400
6	AVAILABLE	3,600
8	THOMAS CHIROPRACTIC	1,600
9	GLITZY BROWS	800
10	ATTRACTIVE NAILS	1,163
11	KOFTAKY GRILL	2,400
12	AVAILABLE	1,200
13	THE UPS STORE	1,200
14A	SALLY BEAUTY	1,470

14B	EVERY BODY'S NUTRITION	930
15A	PETSMART	19,697
15B	ROSS DRESS FOR LESS	30,187
15C	BURLINGTON	23,085
16	FIVE BELOW	9,972
17	WORKOUT ANYTIME	11,165
18	AVAILABLE	2,808
19	BELLACINO'S	2,850
20A	PENDING	1,480
20B	PENDING	2,000
21	PUBLIX	61,000

22	AMERICAS BEST EYEGLASSES	3,632
23	AVAILABLE	900
24	AVAILABLE	2,580
26	GNC	1,200
27	BLOOD ASSURANCE	2,400
28	BAYON NAIL SPA	1,200
29	FYZICAL THERAPY	2,400
30	AVAILABLE	1,200
31	TENNESSEE NATIONAL GUARD	1,200
32	LOS AMIGOS	5,434
33	AVAILABLE (Q1 2026)	1,200

34	MY SALON SUITE	5,120
37	H&R BLOCK	1,500
38	CHIKUYO ASIAN CUISINE	4,776
41A	AVAILABLE	32,393
41B	DOLLAR TREE	10,000
43	WELLS FARGO	3,000
44	KFC	2,584
45	BANK OF AMERICA	3,200

OC Trade Aerial

HERMITAGE TN



OC OAKWOOD COMMONS

Publix. **ROSS** DRESS FOR LESS. **PETSMART**

Burlington. **FIVE BELOW**. EGGS UP GRILL. **GNC**

SALLY BEAUTY. **SUN TAN CITY**. THE UPS STORE

WORKOUT ANYTIME. **AMERICA'S BEST** CONTACTS & EYEGLASSES. **MY SALON** *Shille*

DOLLAR TREE. **WELLS FARGO**. BANK OF AMERICA. **KFC**. **McDonald's**. **SMOOTHIE KING**

Kroger
CVS pharmacy
Walmart
PAPA JOHN'S
REGIONS
Starbucks
Auto Zone
Walgreens
ALDI

12,285 VPD
27,818 VPD

25,337 VPD

SONIC

15,329 VPD

Advance Auto Parts
Waffle House

27,403 VPD

Zaxby's
Hooters

Dupont Tyler Middle School

Tulip Grove Elementary School

24,836 VPD

HOBBY LOBBY

DOLLAR GENERAL
O'Reilly AUTO PARTS
FIVE GUYS
Tropical CAFE
Dutch Bros
Flamingo

Buff City Soap
FIRST WATCH
Papa Murphy's
at&t

Planet Fitness
LOWE'S
WHATABurger

Starbucks
THE WALKER GROUP
IHOP
Walgreens

Dodson Elementary School



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Current Availability

- Suite 41A:** 32,393 SF end-cap
- Suite 6:** 3,600 SF in-line shop space
- Suite 18:** 2,808 SF in-line shop space
- Suite 24:** 2,580 SF in-line shop space
- Suite 20A:** 1,480 SF PENDING
- Suite 20B:** 2,000 SF PENDING
- Suite 33:** 1,200 SF in-line shop space
- Suite 12:** 1,200 SF in-line shop space
- Suite 30:** 1,200 SF in-line shop space
- Suite 23:** 900 SF in-line shop space

Demographics (2025)

	1-MILE	3-MILE	5-MILE
POPULATION	7,525	46,276	109,219
HOUSEHOLDS	3,168	18,183	44,315
AVG. HH. INCOME	\$97 K	\$120 K	\$128 K
ANN. RETAIL SALES	\$161 M	\$1.01 B	\$2.46 B

Traffic Counts (2024)

- 27,818** VPD on Lebanon Pike at Tulip Grove Road
- 15,329** VPD on Andrew Jackson Parkway at Highland View Drive
- 27,403** VPD on Lebanon Pike at Old Hickory Boulevard
- 25,337** VPD on Old Hickory Boulevard at Rachels Lane

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