

**1,400 SF
AVAILABLE
with
DRIVE THRU**



TRACE CREEK KROGER CENTER

8171 Highway 100, Nashville, TN 37221

This Neighborhood center serves the growing Bellevue area and is situated on Highway 100 at a signalized intersection. Anchored by Kroger with a fuel station, this center has a built in customer base. Other tenants in the center include China Spring, Las Palmas Mexican Restaurant and The UPS store.

FEATURES

- 1,400 SF end cap with drive thru
- Anchored by Kroger in the growing Bellevue area
- Rare opportunity in a busy retail center
- Center served by 2 intersections
- Open floor plan
- Abundant parking
- Average household incomes in excess of \$108,000 within a 3 mile radius
- Estimated population in excess of 30,600 within a 3 mile radius
- Total consumer expenditures in excess of \$980M within a 3 mile radius
- Traffic counts in excess of 11,900 vehicles per day

Lease Rate:

\$29.50 / PSF + NNN

Contact us:

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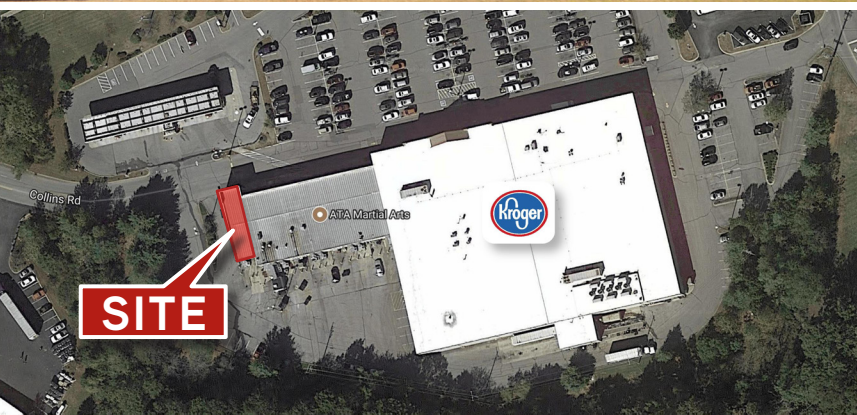
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CLOCKWISE FROM TOP:
Aerial view // Inside of Premises // Drive Thru // Birdseye view // Shopping Center

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