

FOR LEASE > RETAIL SPACE



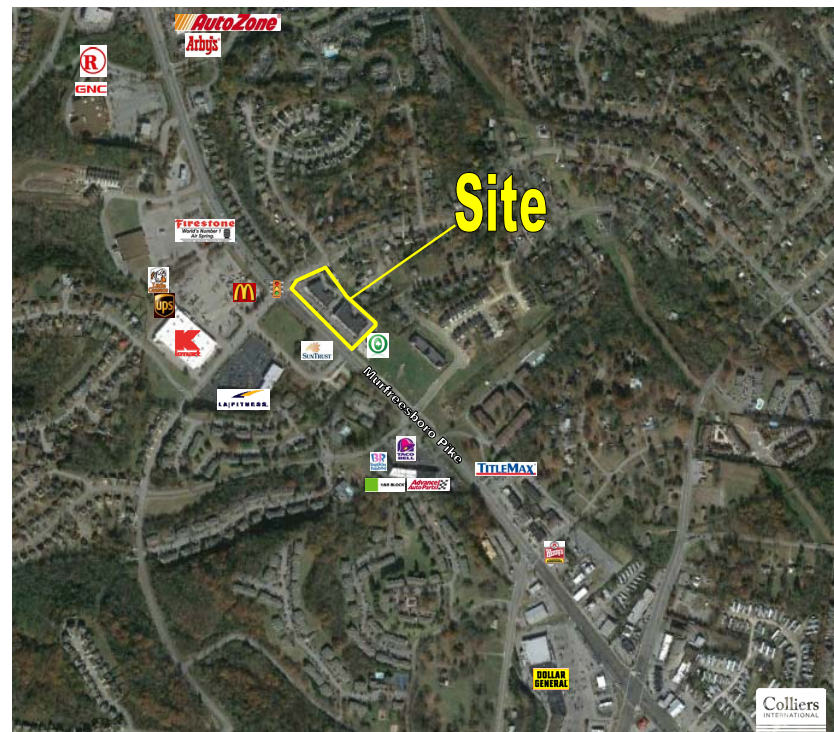
Shoppes of Edge-O-Lake

2500-2510 MURFREESBORO PIKE, NASHVILLE, TN 37217



Building Amenities

- > **Unit 9 - 1,380 SF available for lease. Landlord to deliver in white box condition.**
- > Sufficient customer parking available
- > Premier ±35,544 SF center
- > High visibility
- > Attractive tenant mix
- > Located at the signalized intersection of Murfreesboro Pike and Edge-O-Lake Drive
- > Strong 3 mile population in excess of 70,000
- > Traffic count: 36,825 VPD
- > 2017 NNN = \$6.18/SF



AGENT: WOODY WIDENHOFFER
DIR: 615 850 2795
NASHVILLE, TN
woody.widenhofer@colliers.com

COLLIERS INTERNATIONAL
615 3rd Avenue South
Suite 500
Nashville, TN 37210
615 850 2700
www.colliers.com

EDGE O LAKE DRIVE

36,825 vpd

MURFREESBORO PIKE

1 US HealthWorks

2 Automated Personnel

3 GREEN

4 GREEN

5 GREEN

6 Pharmacy

7 Amy's Market

8 Pharaoh's Lounge

9 Kwik Sak

10 Kwik Sak

11 Kwik Sak

12 Kwik Sak

13 Kwik Sak

14 Kwik Sak

15 Kwik Sak

16 Kwik Sak

The map displays the Nashville, Tennessee area, highlighting major transportation routes and key locations. Major highways shown include Interstate 75 (I-75), Interstate 40 (I-40), Interstate 24 (I-24), and State Routes 41, 155, 255, and 41A. Key landmarks and areas labeled include Nashville, South Nashville, Antioch, Nashville Zoo at Grassmere, Nashville International Airport, and various parks and museums. A red circle labeled 'SITE' is located near the intersection of Highway 41 and Highway 255, south of the Nashville Zoo.

SUITE	TENANT	SF
1	US Health Works	6,487
2	Automated Personnel	2,527
3	Papa Murphy's Pizza	1,700
4	Green Dental	3,030
5	Subway	1,760
6	Pharmacy	1,589
7	Amy's Market	2,318
8	Pharoah's Lounge	2,453
9	AVAILABLE	1,380
10	Kwik Sak Convenience	1,319
11	Advance Financial	2,350
12	Sam's Gyro	1,200
13	Nail Salon	1,234
14	UPS	1,609
15	Sprint	1,448
16	Los Churrascos	3,140

	1 MILE	3 MILE	5 MILE
Population	16,570	76,532	164,755
Avg HH Income	\$60,050	\$62,023	\$61,352
Traffic Count	36,825 VPD (2016)		

AGENT: WOODY WIDENHOFER
DIR: 615 850 2795
NASHVILLE, TN
woody.widenhofer@colliers.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

