

FOR LEASE > RETAIL SPACE



# Bellevue Valley Plaza

7041 - 7093 HIGHWAY 70 S, NASHVILLE, TN



## Building Amenities

- > Kroger Anchored (79,374 SF) Neighborhood Shopping Center offering a variety of retail, food service and business services
- > Prominent signalized intersection at Old Hickory Blvd and Hwy 70 S
- > Suites from 1,947 - 2,798 SF
- > 3 Mile trade area realizes over \$544,000,000 in annual retail sales



## Demographics

	1 MILE	3 MILES	5 MILES
Population	9,006	37,482	70,663
Avg Family Income	\$70,609	\$91,079	\$120,007
Traffic	22,600 VPD (2015) Hwy 70 S 16,211 VPD (2015) Old Hickory Blvd		



AGENT: DAVID MCDOWELL  
DIR: 615 850 2791  
NASHVILLE, TN  
david.mcdowell@colliers.com

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

COLLIERS INTERNATIONAL  
523 3rd Avenue South  
Nashville, TN 37210  
615 850 2700  
www.colliers.com

## Site Plan



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.

## Tenants

SUITE	TENANT	SF
<b>A</b>	<b>AVAILABLE</b>	<b>1,947</b>
C	Penn Station	1,514
D	The UPS Store	1,405
E	NutriShop	1,922
F	Kumon	2,686
G	Embassy Dental	3,239
H	Sally Beauty Supply	2,000
I	Dalton's Grill	2,800
J	Iroquois Wine & Liquors	6,160
L	World Music Nashville	9,000
O	Vanderbilt University	6,120
Q	Heads Up	2,000
R	Publicity	3,000
S	China Bistro	4,094
T	Cancun Mexican Restaurant	7,718
U	Sakura Japanese	3,104
V	Bellevue Nail Salon	1,341
W	Expedia Cruise Ship Center	1,510
X	Starbucks	1,525
OP1	Shin's Alterations	948
OP2	Sprint Wireless	1,457
OP3	Star Cleaners	1,629
100A	Susan White	772
100B	Realty	1,152
101	State Farm	1,125
102	Dale R. Dunn, DDS	1,092
103	Paul B. Aponte	987
<b>104</b>	<b>AVAILABLE</b>	<b>2,798</b>
106	Bellevue Dental Care, PC	1,603
107	Dale R Dunn, DDS	1,875

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