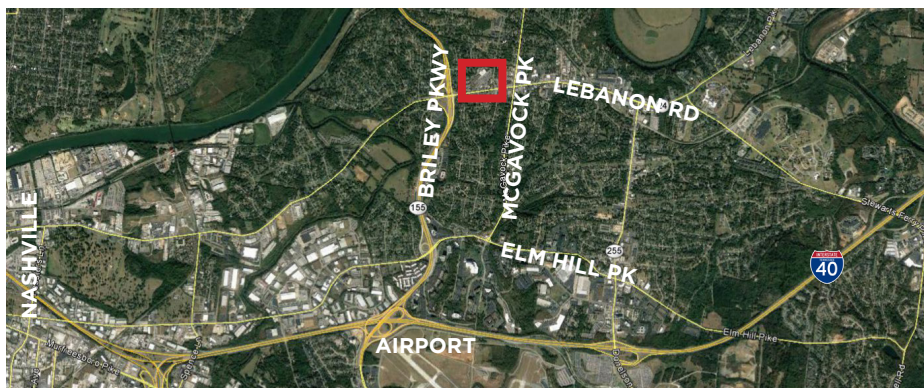# RETAIL SPACE FOR LEASE
The Crossings • 2280 Lebanon Pike • Nashville, TN 37214

MARKET OVERVIEW

- Donelson ranked 15th hottest U.S. zip code.
- The dominant Class A shopping center in the Donelson trade area with high tenant sales volumes.
- Immediate proximity to 6M SF office submarket.
- High visibility to Lebanon Road, the 4th busiest road in Nashville with 33,482 cars a day.
- Located at major intersection of Briley Parkway and Lebanon Road, just north of I-40, providing easy access to downtown Nashville and eastern suburbs.
- 54 hotels in trade area with 10,013 hotel rooms.

2021 DEMOGRAPHICS

	3 Mile	5 Mile
Population		
2021 Estimate	37,371	150,850
Total Households		
2021 Estimate	17,188	64,618
Average Household Income		
2021 Estimate	$73,336	$74,206
Median Age		
	37.3	34.4
Daytime Population		
	60,670	153,115
Traffic Count		
Lebanon Pike	33,482	
Briley Parkway	100,925	
Daily Visits	**3,467**	

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RETAIL SPACE FOR LEASE

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SUITE	TENANT	SQ. FT.
2260	KRUSTACEAN'S	2,317
2262	SPRINT	2,012
2266	ROCK N ROLL SUSHI	2,666
2264	AVAILABLE	2,876
2270	AVAILABLE	1,050
2272	AVAILABLE	2,800
2278	AVAILABLE	2,777
2280	H&R BLOCK	1,805
2282	MUSIC CITY WINE & SPIRITS	4,174
2284	SNAPPY NAILS	1,674
2286	BAMBOO GARDEN	1,600
2288	JERSEY MIKE'S	2,000
2290	AVAILABLE	2,400

SUITE	TENANT	SQ. FT.
2294	THE UPS STORE	2,000
2300	HARBOR FREIGHT & TOOLS	13,955
2306	STUDIO FX	2,081
2310	ANYTIME FITNESS	4,000
2312	MANPOWER	1,350
2314	PET SUPERMARKET	7,285
2330	GREAT CLIPS	1,415
2332	STAR PHYSICAL THERAPY	1,415
2334	DONELSON MASSAGE CENTER	2,540
2340	PACIFIC DENTAL	2,642
2370	LITTLE CAESARS	1,320
2372	CARESPOT CLINIC	3,480
2378	DONELSON EYECARE	2,400