



Bellevue Valley Plaza

7041 - 7093 Highway 70 S
Nashville, TN 37221

**Contact Agent
For Lease Rate**

Building Highlights

- Kroger-anchored neighborhood shopping center
- 1,922 SF available for lease
- Signalized intersection of Old Hickory Boulevard and Highway 70S
- Strong visibility and accessibility
- Diverse mix of retail, restaurant, and service tenants
- Ample parking
- Over \$1.73 in annual retail sales within 5-miles
- Established Bellevue trade area
- Average household incomes in excess of \$195K within the 5-mile trade area

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Suite	Tenant	SF
A	Marco's Pizza	1,947
C	Penn Station Subs	1,514
D	The UPS Store	1,405
E	Available	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	Vanderbilt University	9,000
O	VUMC Walk-in Clinic	6,120
Q	Heads Up	2,000
R	Pho Ann Vietnamese	3,000
S	615 Chutney	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	Jadore House of Brows	660
100B	Impact Commercial Cleaning	985
101	Miracle Ear	1,125
102	Dale R. Dunn, DDS	1,092
103	Ready Mark	987
104	Design Studio Nashville	2,798

Demographics (2026)



Population

1 Mile: 8,669
3 Miles: 36,66
5 Miles: 70,950



Average HH Income

1 Mile: \$101,899
3 Miles: \$147,894
5 Miles: \$195,276



Traffic Counts (2025)

Highway 70 S: 22,684 VPD
Old Hickory Boulevard: 23,359 VPD

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