

THE SHOPS AT
JACKSON DOWNS
3133 LEBANON
PIKE
NASHVILLE, TN 37214



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Nashville MSA Donelson/Hermitage

Recently completed significant property upgrades and re-positioning of key tenants. Now a modern and exciting retail venue serving a major segment of the fast growing east Nashville submarkets.

Highlights

- 12,294 SF available next to Target (former Party City)
- 2,124 SF available next to Office Depot
- Pad site opportunities available
- 269,500 SF shopping center anchored by Target, Marshall's, Office Depot, and Dollar Tree
- Major frontage and visibility on Lebanon Pike (US Highway 70)
- Traffic counts of 36,533 VPD (TDOT 2024)
- 45,869 households within a 15-minute drive
- Total annual household retail expenditure within a 5-mile radius of \$2.4 B
- 2.7 million square feet of office space within a 3-mile radius of center

CONTACT AGENTS FOR LEASE RATE



THE SHOPS AT JACKSON DOWNS

KOHL'S

WELLS
FARGO
ATM



target

FAMOUS
footwear

Office DEPOT
OfficeMax

bealls
HOME
centric

Marshalls

DOLLAR TREE

THE VITAMIN SHOPPE SLEEP OUTFITTERS
STARBUCKS

12,294 SF
AVAILABLE

CAT
Look Smart. Buy Smart.

HIBBETT
SPORTS

2,124 SF
AVAILABLE

H&R BLOCK

Lebanon Pike - 34,710 VPD (2023)

Site Plan

269,500
Square Feet

±16.5
Acres

93%
Occupancy

1997
Year Built

2023
Remodel



THE SHOPS AT
JACKSON DOWNS



The Shops at Jackson Downs is a Target anchored shopping center located just minutes from downtown Nashville and is part of the Nashville MSA. This center is located in the heart of the Donelson/Hermitage area and is positioned as one of the next explosive growth corridors of the Nashville market. Donelson is one of the most increasingly popular choices for locals looking to join in on the Nashville lifestyle with many new trendy shops and restaurants and access to a list of outdoor activities. Hermitage is home to Deloitte Touche Tohmatsu with over 1,000 employees. Both Donelson and Hermitage have a station on the WeGo Star commuter rail service.

Demographics (2025)

POPULATION

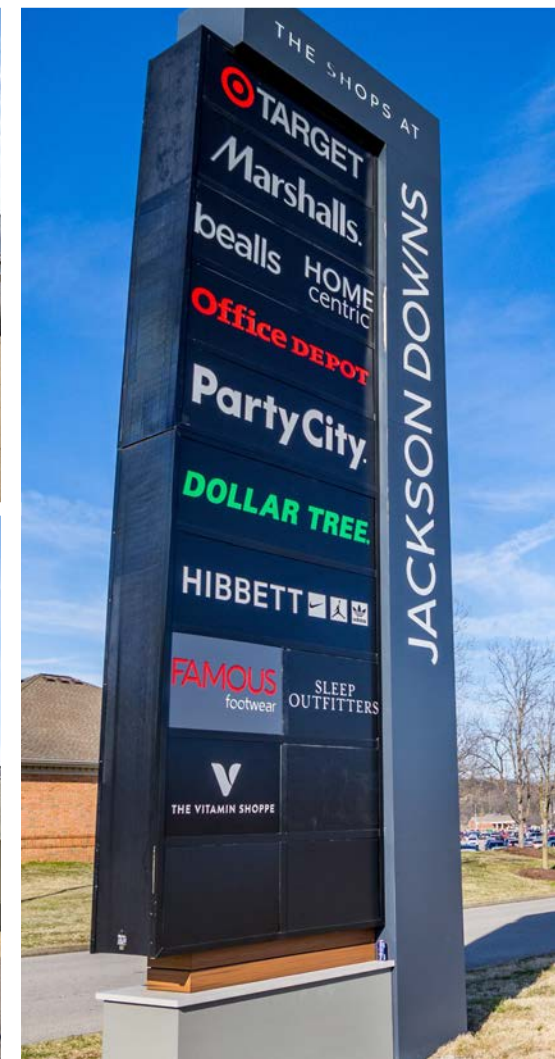
3 Miles: 45,583
5 Miles: 106,267
7 Miles: 234,281

AVERAGE HOUSEHOLD INCOME

3 Miles: \$94,333
5 Miles: \$111,185
7 Miles: \$111,414

TRAFFIC COUNT (TDOT 2024)

Lebanon Pike: 36,533 VPD





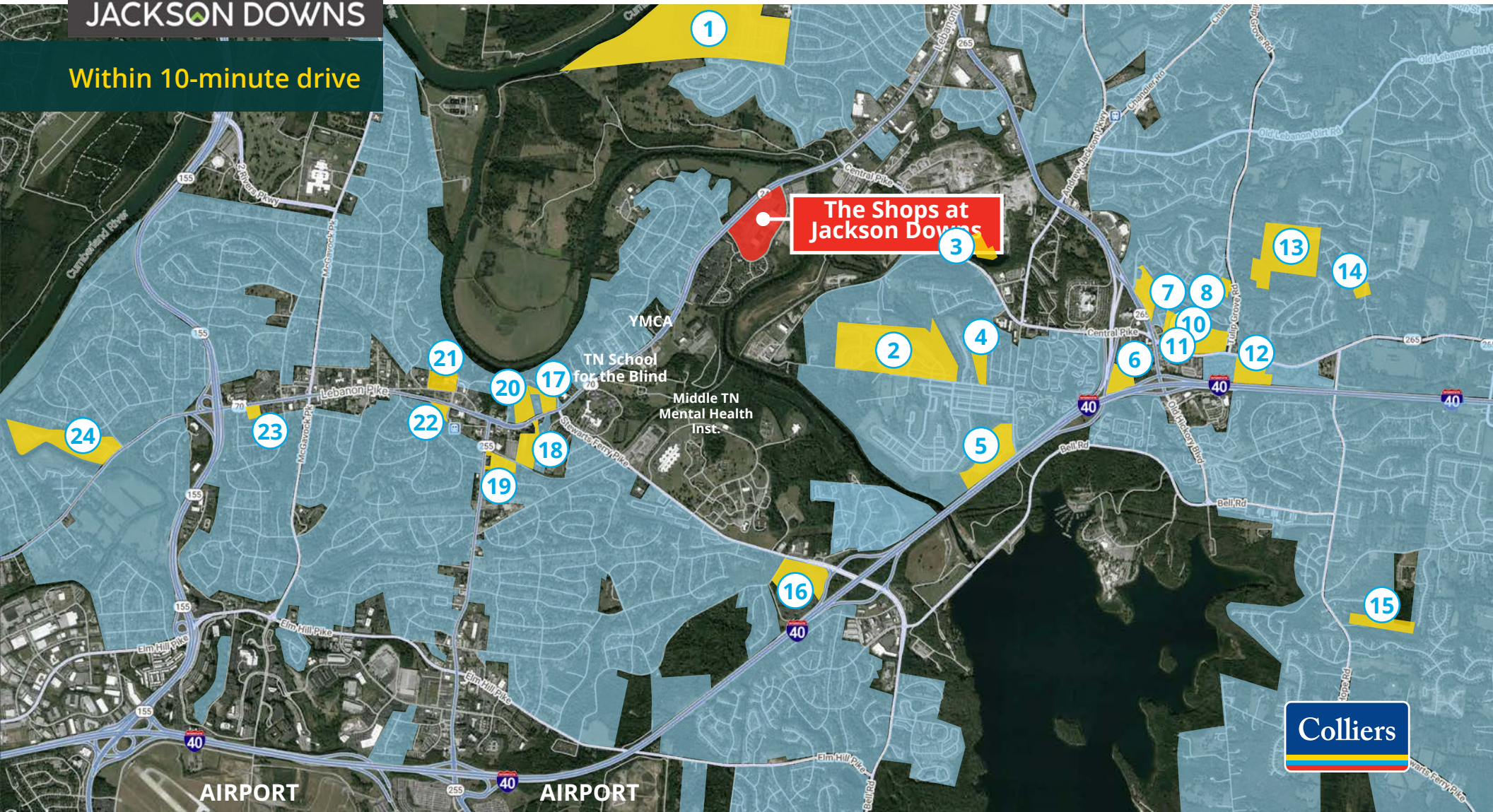
THE SHOPS AT
JACKSON DOWNS



Trade Area | Residential — Existing & Development Activity Map

THE SHOPS AT
JACKSON DOWNS

Within 10-minute drive



- Existing Residential
- Recent/Upcoming (since 2020)

- | | | | | |
|------------------------|---------------------------------|------------------------|---------------------------------|-----------------------------|
| 1. Parkhaven (55+) | 7. Hermitage Flats | 12. Story Hermitage | Knollmere Place | 22. Donelson Station |
| 2. Magnolia Farms | 8. Tulip Trace | 13. Riverbrook | 18. Markham East | 23. Radius at Donelson |
| 3. 3754 Central Pike | 9. 4033-4085 Central Pike | 14. New Hope Village | 19. Bexley Donelson | 24. Riverwalk at Mill Creek |
| 4. The Azalea | 10. Nashville Hermitage Studios | 15. Park at Wiltshire | 20. 2842 Lebanon Pike | |
| 5. Edison at Riverwood | 11. 5772 Old Hickory Blvd | 16. The Percy | 21. The Flats at Donelson Plaza | |
| 6. The Crockett | | 17. The Bowen House at | | |

Trade Area – Nearby Residential Development Activity

- 1. Parkhaven (55+)**
1.5 miles from site
500 homes
Under construction
\$500k to \$630k+
- 2. Magnolia Farms**
1.0 mile from site
289 homes
Under Construction
\$550k to \$700k
- 3. 3754 Central Pike**
1.8 miles from site
100 units
Proposed
- 4. The Azalea**
2.2 miles from site
22 units
Under construction; sold out
- 5. Edison at Riverwood**
2.4 miles from site
352 apartments
Completed 2020
\$1,214–\$1,898/month
- 6. The Crockett**
2.5 miles from site
199 apartments
Opening November 2022
- 7. Hermitage Flats**
3.0 miles from site
267 apartments
Completed 2020
\$863–\$2,638/month
- 8. Tulip Trace**
3.2 miles from site
44 units
Planned
- 9. 4033–4085 Central Pike**
2.7 miles from site
213 apartments
Proposed
- 10. Nashville Hermitage Studios**
3.0 miles from site
108 studio apartments
Planned, 2023
- 11. 5772 Old Hickory Blvd.**
3.0 miles from site
120 apartments
Proposed
- 12. Story Hermitage**
3.0 miles from site
320 apartments
Proposed
- 13. Riverbrook**
3.8 miles from site
257 homes
Under Construction
From \$450k
- 14. New Hope Village**
3.9 miles from site
42 townhomes
Under Construction
From \$315k
- 15. Park at Wiltshire**
5.4 miles from site
29 homes
Under construction
From \$520k
- 16. The Percy**
3.3 miles from site
317 apartments
Completed 2022
- 17. The Bowen House at Knollmere Place**
1.7 miles from site
63 condos
Proposed
- 18. Markham East**
1.7 miles from site
101 townhomes
Under construction
\$180k to \$300k
- 19. Bexley Donelson**
2.2 miles from site
199 apartments
Completed 2020
\$1,479–\$2,109/month
- 20. 2842 Lebanon Pike**
1.7 miles from site
79 condos, mixed-use
Proposed
- 21. The Flats at Donelson Plaza**
2.4 miles from site
104 apartments
Under construction
- 22. Donelson Station**
2.2 miles from site
198 apartments
Proposed
- 23. Radius at Donelson**
3.3 miles from site
128 apartments
Completed 2021
\$1,481–\$3,570/month
- 24. Riverwalk at Mill Creek**
4.0 miles from site
70 homes
Phase II under construction
\$430k+

Trade Area | Nearby Residential Development Highlights

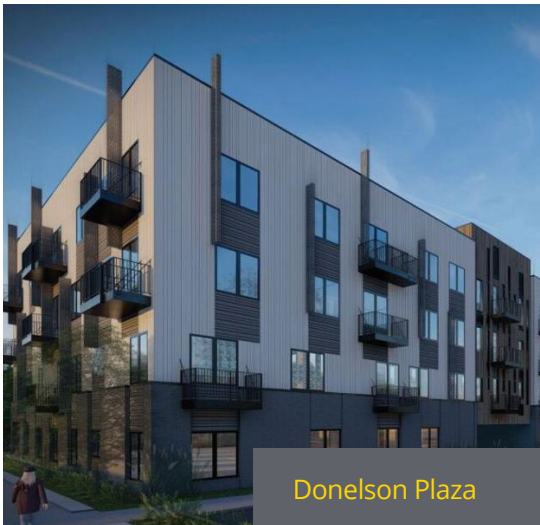




Edison at Riverwood



Bexley Donelson



Donelson Plaza



Hermitage Flats



New Hope Village



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