



7041-7093 Highway 70 S, Nashville, TN 37221

Retail Space For Lease

Bellevue Valley Plaza

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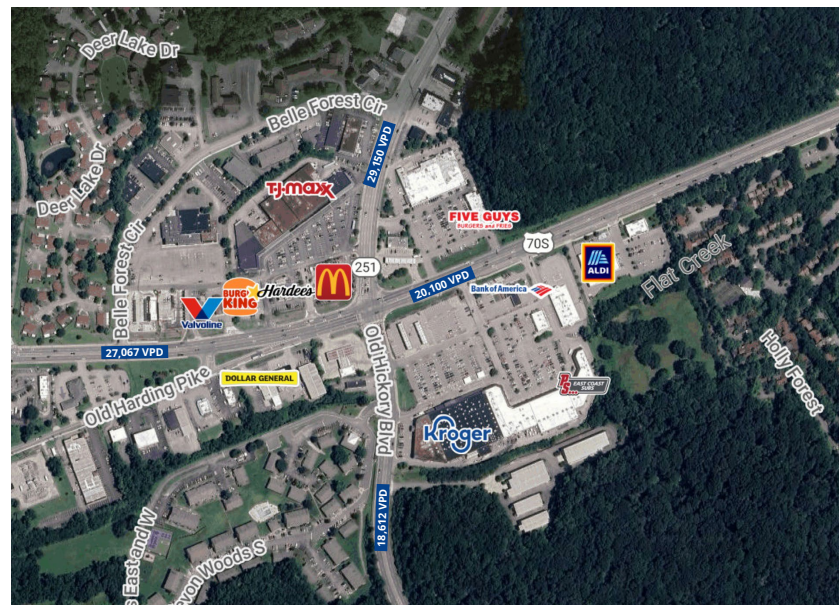
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Building Amenities

- 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
- Suite 103: 987 SF available- no bathroom in suite (\$18.00/SF)
- 5-mile trade area realizes nearly \$1.9 B in annual retail sales



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Site Plan & Tenants



Suite	Tenant	SF
A	Marco's Pizza	1,947
C	Penn Station Subs	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	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	Available	987
104	Design Studio Nashville	2,798

Demographics (2024)



Population

1 Mile: 8,255
3 Miles: 37,877
5 Miles: 72,148



Average HH Income

1 Mile: \$95,339
3 Miles: \$136,847
5 Miles: \$189,404



Traffic Counts (2023)

Highway 70 S: 20,100 VPD
Old Hickory Boulevard: 29,150 VPD



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