

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 33,651 VPD (TDOT 2025)
- 41,045 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



±12,500 SF Big-Box Space Available



±12,294 SF Floor Plan

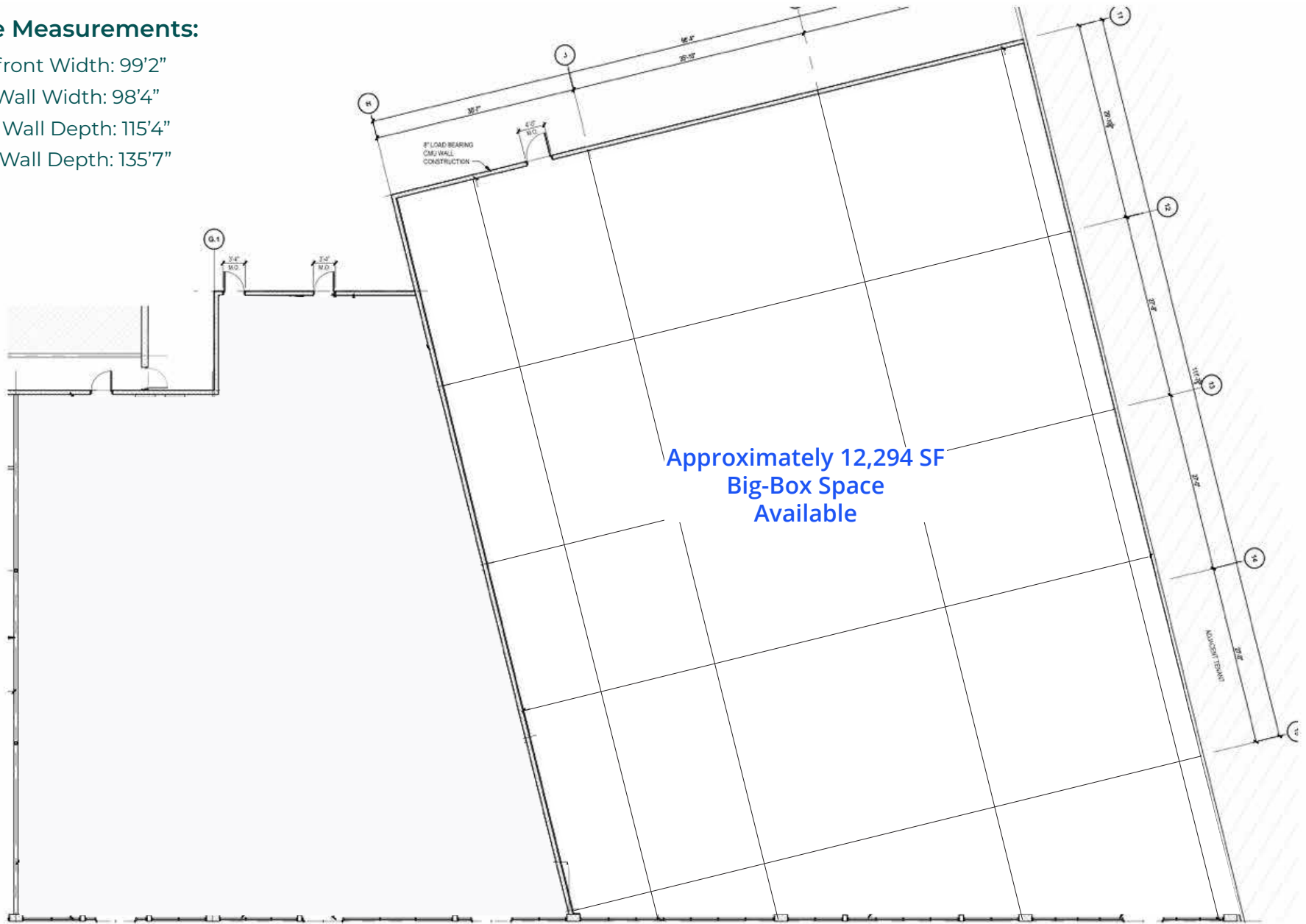
Suite Measurements:

Storefront Width: 99'2"

Rear Wall Width: 98'4"

Short Wall Depth: 115'4"

Long Wall Depth: 135'7"



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 - 33,651 VPD (2025)

Site Plan

269,500
Square Feet

±16.5
Acres

93%
Occupancy

1997
Year Built

2023
Remodel



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Market Highlights

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

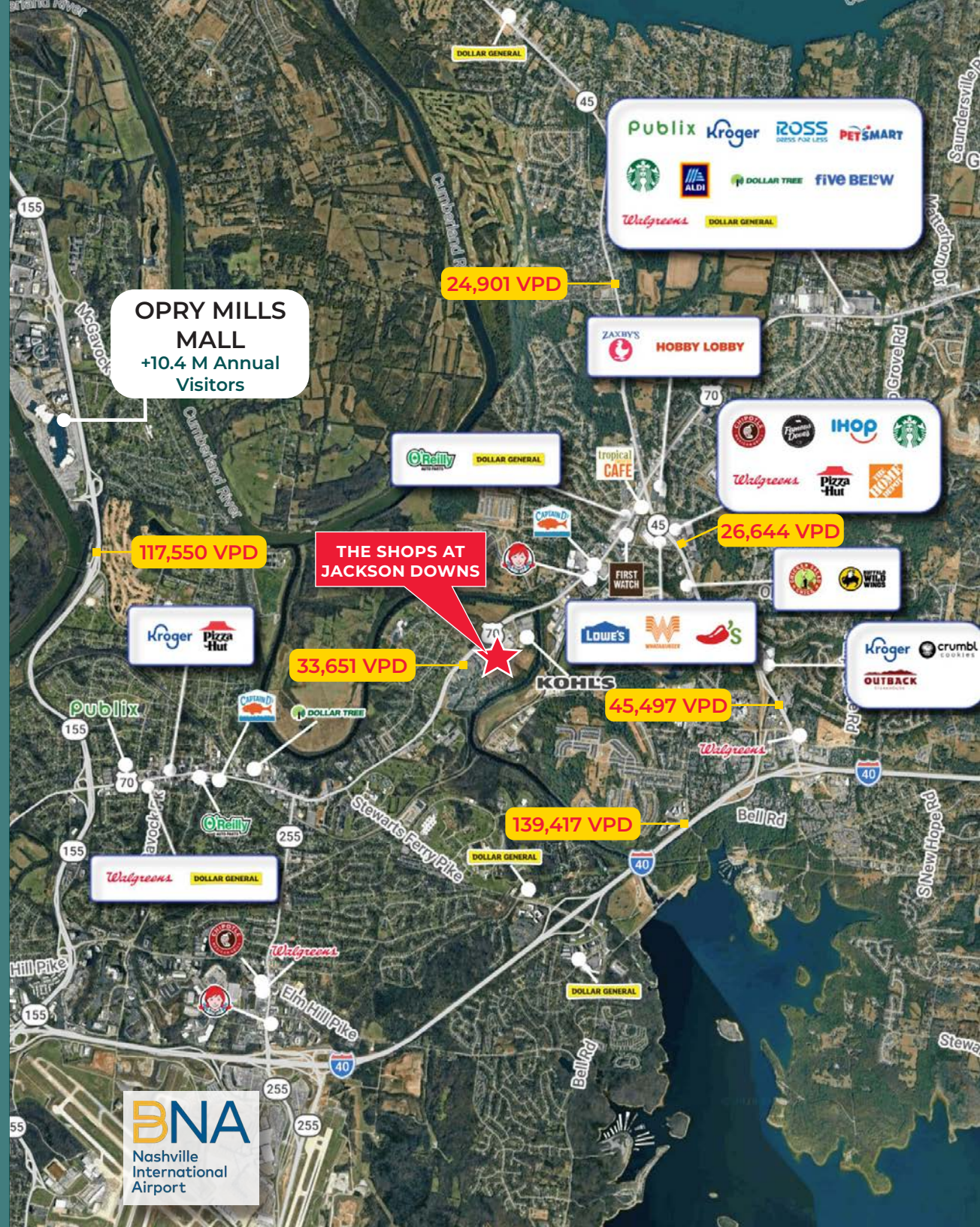
3 Miles: \$94,333

5 Miles: \$111,185

7 Miles: \$111,414

TRAFFIC COUNT (TDOT 2025)

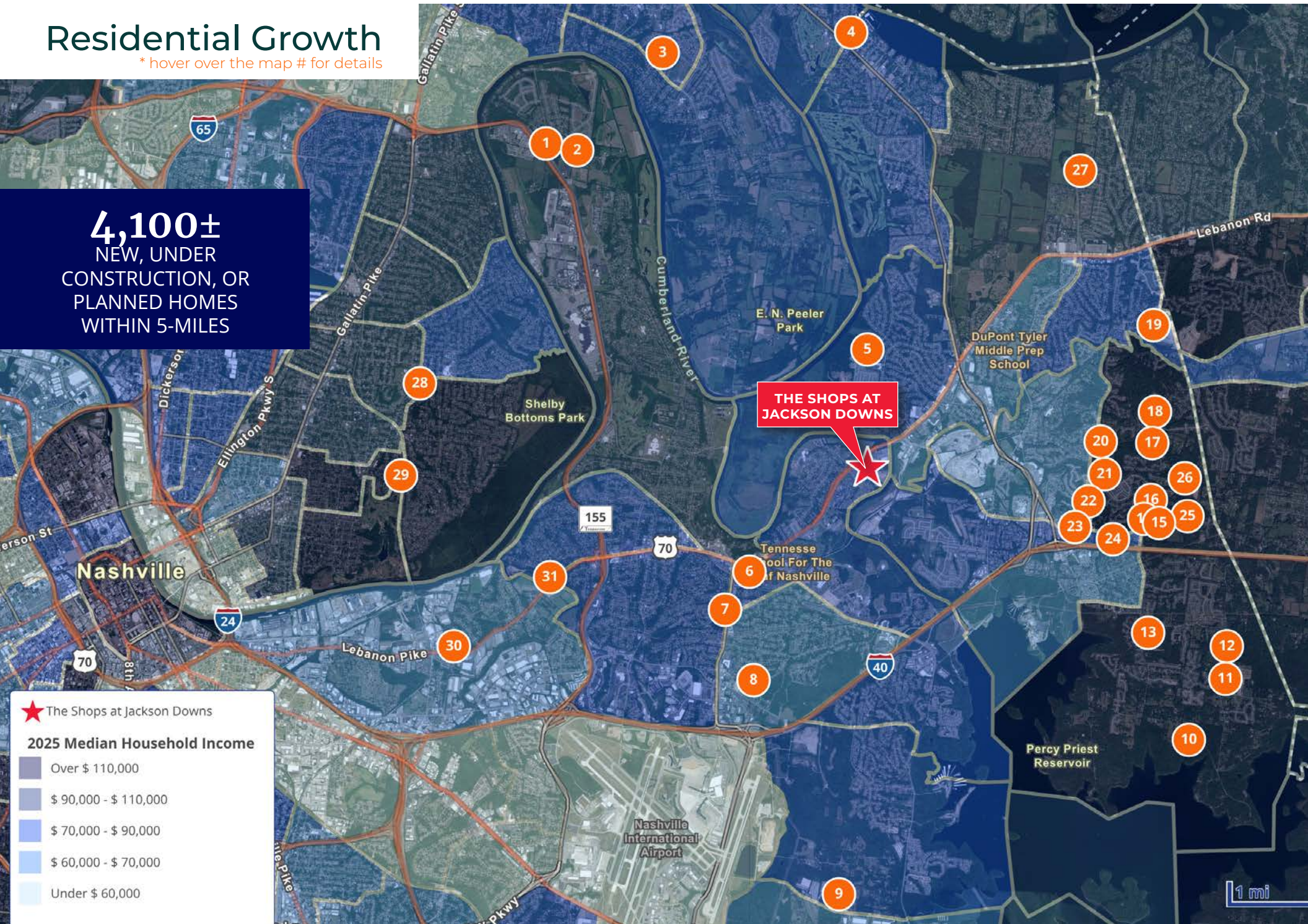
Lebanon Pike: 33,651 VPD

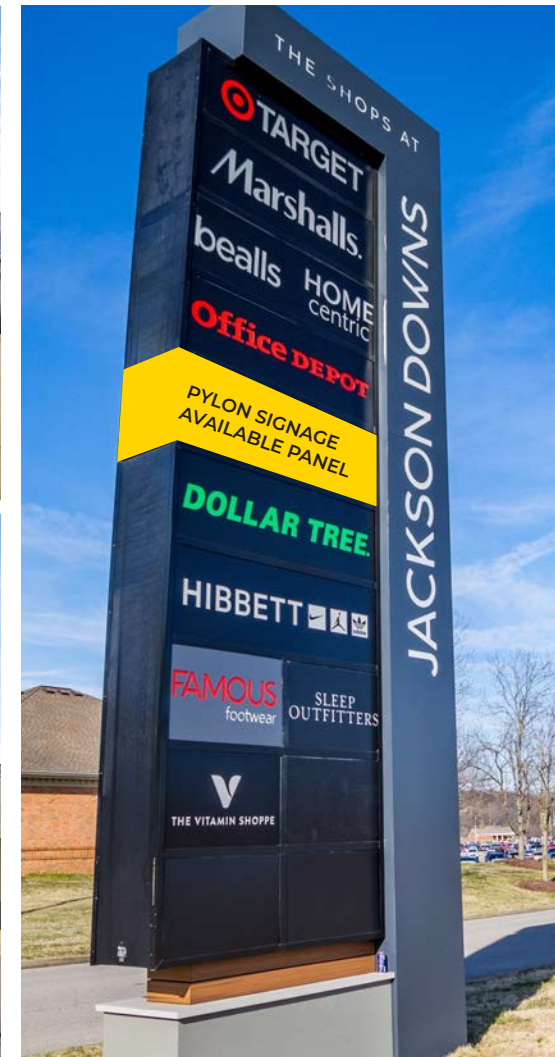


Residential Growth

*hover over the map # for details

4,100±
NEW, UNDER
CONSTRUCTION, OR
PLANNED HOMES
WITHIN 5-MILES







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