

Shoppes of Edge-O-Lake

RETAIL SPACE FOR LEASE

2500-2510 Murfreesboro Pike
Nashville, TN 37217

HIGHLIGHTS

- <u>Available for lease:</u>
  Unit 3: 1,700 SF Restaurant Space
  Unit 7: 2,318 SF
  Unit 8: 2,453 SF
- Sufficient customer parking
- Premier +35,544 SF center with attractive tenant mix
- Located at the signalized intersection of Murfreesboro Pike and Edge-O-Lake Drive
- High visibility
- Strong 3-mile population in excess of 81,100
- High traffic count of almost 37,500 VPD (TDOT 2024)
- 2023 NNN = $7.98/SF



CONTACT US.

Woody Widenhofer
Principal & Executive Vice President
615 850 2795
woody.widenhofer@colliers.com

Brian Forrester, CCIM
Principal & Executive Vice President
615 850 2779
brian.forrester@colliers.com

Colliers Nashville
615 3rd Avenue S. Ste 500
Nashville, TN 37210
Main: 615 850 2700 | colliers.com

Copyright © 2025 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.



Demographics (2025)

Population
1 Mile: 17,892
3 Miles: 81,105
5 Miles: 169,562

Average HH Income
1 Mile: $88,168
3 Miles: $88,691
5 Miles: $93,214

Traffic Count (VPD)
Murfreesboro Pike:
37,493 (TDOT 2024)

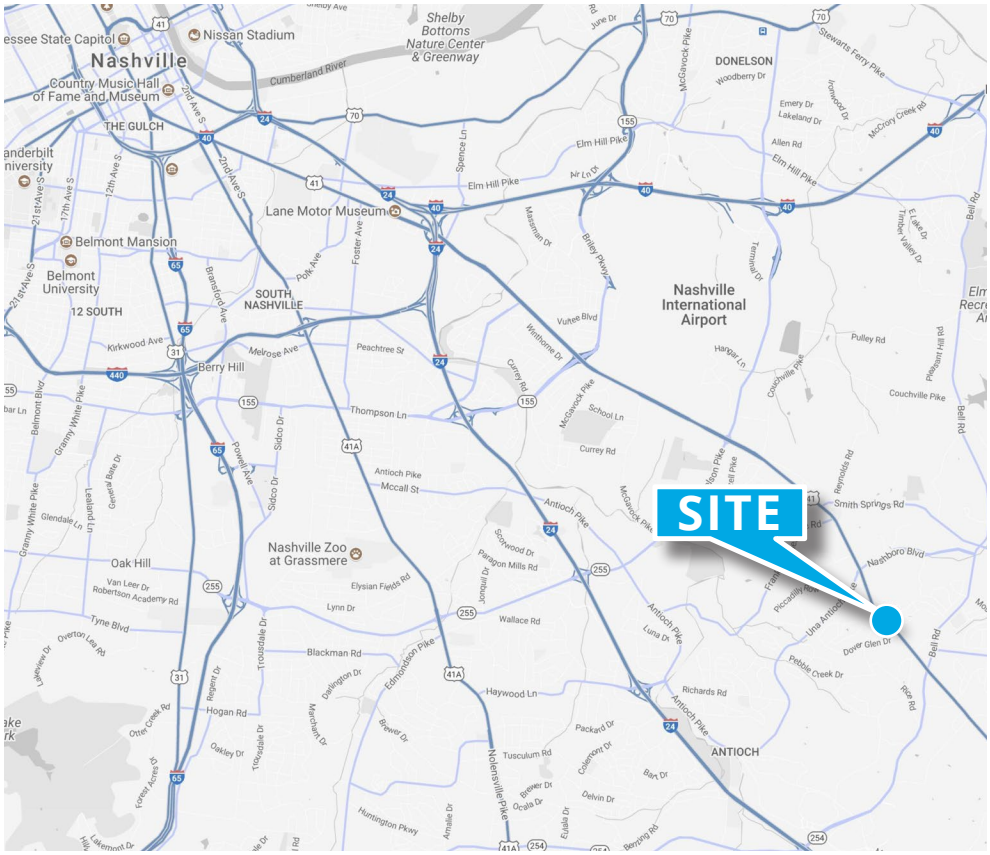
SITE PLAN & TENANTS

SUITE	TENANT	SF
1	US Health Works	6,487
2	Automated Personnel	2,527
3	AVAILABLE	1,700
4	Green Dental	3,030
5	Subway	1,760
6	Buffalo Wild Wings	1,589
7	AVAILABLE	2,318
8	AVAILABLE	2,453

SUITE	TENANT	SF
9	Pharoah's Lounge	1,380
10	Kwik Sak Convenience	1,319
11	Advance Financial	2,350
12	Sam's Gyro	1,200
13	Nail Salon	1,234
14	UPS	1,609
15	Acceptance Insurance	1,448
16	Los Churrascos	3,140

Shoppes of Edge-O-Lake

2500-2510 Murfreesboro Pike
Nashville, TN 37217



CONTACT US.

Woody Widenhofer
Principal & Executive Vice President
615 850 2795
woody.widenhofer@colliers.com

Brian Forrester, CCIM
Principal & Executive Vice President
615 850 2779
brian.forrester@colliers.com

Colliers Nashville
615 3rd Avenue S. Ste 500
Nashville, TN 37210
Main: 615 850 2700 | colliers.com

Colliers