

Retail Space Available For Lease

PADDOCK PLACE



73 White Bridge Pike
Nashville, TN 37205

**FOR MORE
INFORMATION**

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PROPERTY Highlights

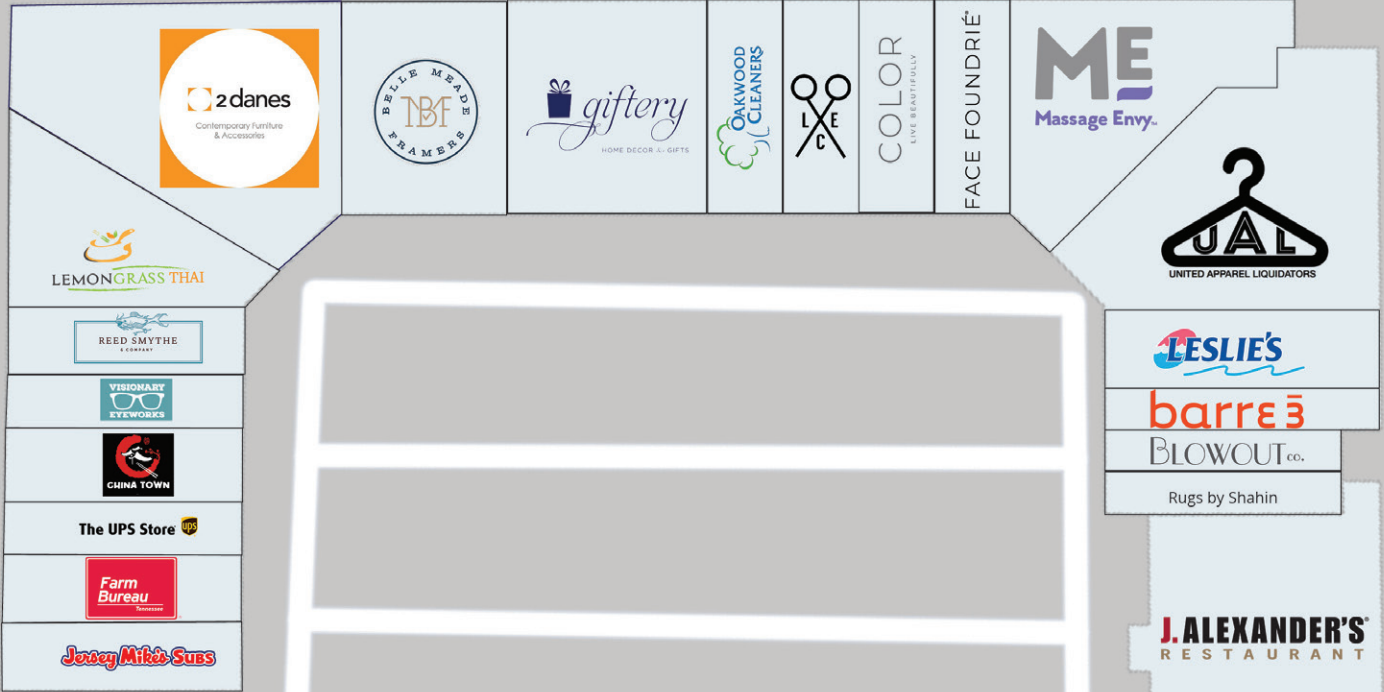
- 69,500 SF neighborhood center located in one of Nashville's most affluent neighborhoods with above average household incomes.
- 2,616 SF space available
- Pylon signage opportunity for both available suites
- Rare retail opportunity for retail, office, medical office tenants
- Excellent visibility along White Bridge Pike
- Abundant parking
- National area retailers include Target, Publix, Kroger, Trader Joes, Starbucks, CVS, Walgreens, and Hallmark
- Strong traffic flow along White Bridge Pike with an excess of 29,000 VPD (TDOT 2025)

Lease Rate
\$25.00/SF NNN



SITE Plan

LOWER
LEVEL



KT
KINETIC TRAINING

SUITE G-2
AVAILABLE
2,616 SF

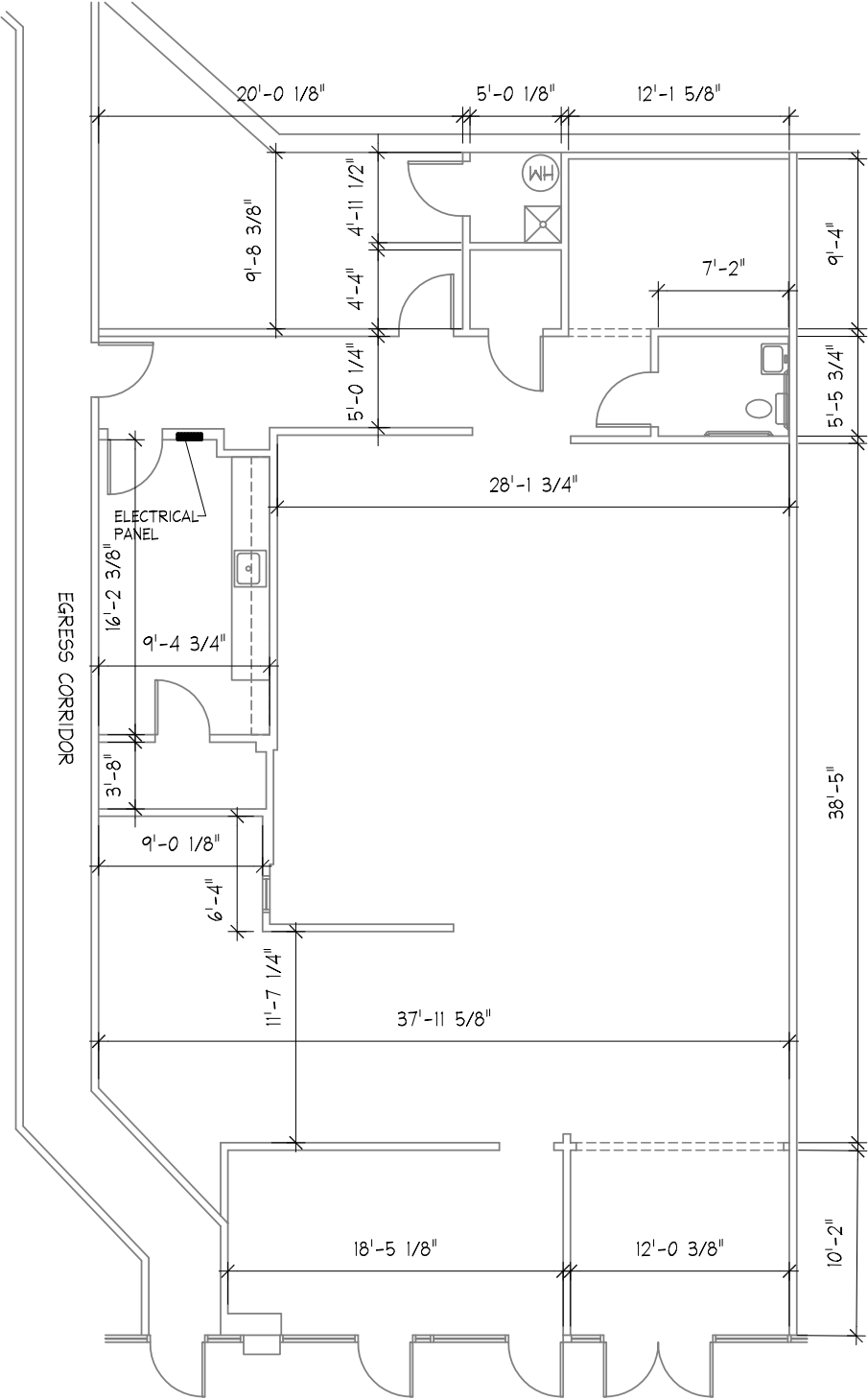
TREMBLAY
FINANCIAL SERVICES
— SINCE 1997 —



CURRENT
Availability

Suite G-2
2,616 SF

Ceiling Heights
12'7" to the deck
10'7" to the joist



Lease Rate
\$25.00SF NNN

PROPERTY Location

**Nashville State
Community College**

6,638 STUDENTS
ENROLLED (2023)

29,084 VPD



CVS pharmacy

TRADER JOE'S



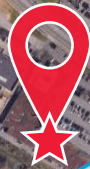
Hollywood Feed



Great Clips

SportClips

Cane's



The Good Feet Store



FIVE GUYS
BURGERS and FRIES

Kroger



Hallmark

32,698 VPD



**Ascension
Saint Thomas**
WEST CAMPUS
683 HOSPITAL BEDS

36,645 VPD

Publix



Walgreens



POPULATION

1 mile	4,456
3 miles	70,936
5 miles	196,264



HOUSEHOLDS

1 mile	2,446
3 miles	33,088
5 miles	91,809



HH INCOME

1 mile	\$170,128
3 miles	\$177,054
5 miles	\$154,660

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