

SOUTHWALK

7150-7152 Nolensville Road
Nolensville, TN 37135

Exxon



27-ACRE MIXED-USE
DEVELOPMENT
UNDER CONSTRUCTION

PHASE II
PRE-LEASING
6,900 SF
(divisible)
Delivery Q1 2027

NOLENSVILLE ROAD - 15,675 VPD



Woody Widenhofer

Principal & Executive Vice President
+1 615 850 2795
woody.widenhofer@colliers.com

Brian Forrester, CCIM

Principal & Executive Vice President
+1 615 850 2779
brian.forrester@colliers.com

Retail Space
Available For Lease



Property Highlights

Introducing SouthWalk—a 27-acre mixed-use development in the heart of Nolensville, one of Nashville's fastest-growing and most sought-after submarkets. Over the past five years, Nolensville has seen remarkable residential expansion, accompanied by a wave of new national and local businesses. SouthWalk will feature 176 residential units and approximately 100,000 square feet of commercial, retail, and civic space, and will benefit from a dedicated traffic signal on Nolensville Road providing direct access into the development.

PHASE I

- Now leasing approximately 8,500 SF of ground-level retail on Lot 3 mixed-use building (14 residential units on 2nd level)
- New construction delivered in Q2 2025
- **Only one suite remaining: 1,895 SF End-Cap with Grease Trap**
- Nearby national retailers include Publix, Kroger, Starbucks, McDonald's, Wendy's, McAlister's Deli, and Orange Theory Fitness. Nolensville is also home to many popular, local and regional restaurants such as Martin's BBQ, Taziki's, and Brothers Burger Joint
- Strong household incomes in excess of \$172,000 and over 80,000 residents within 5-miles

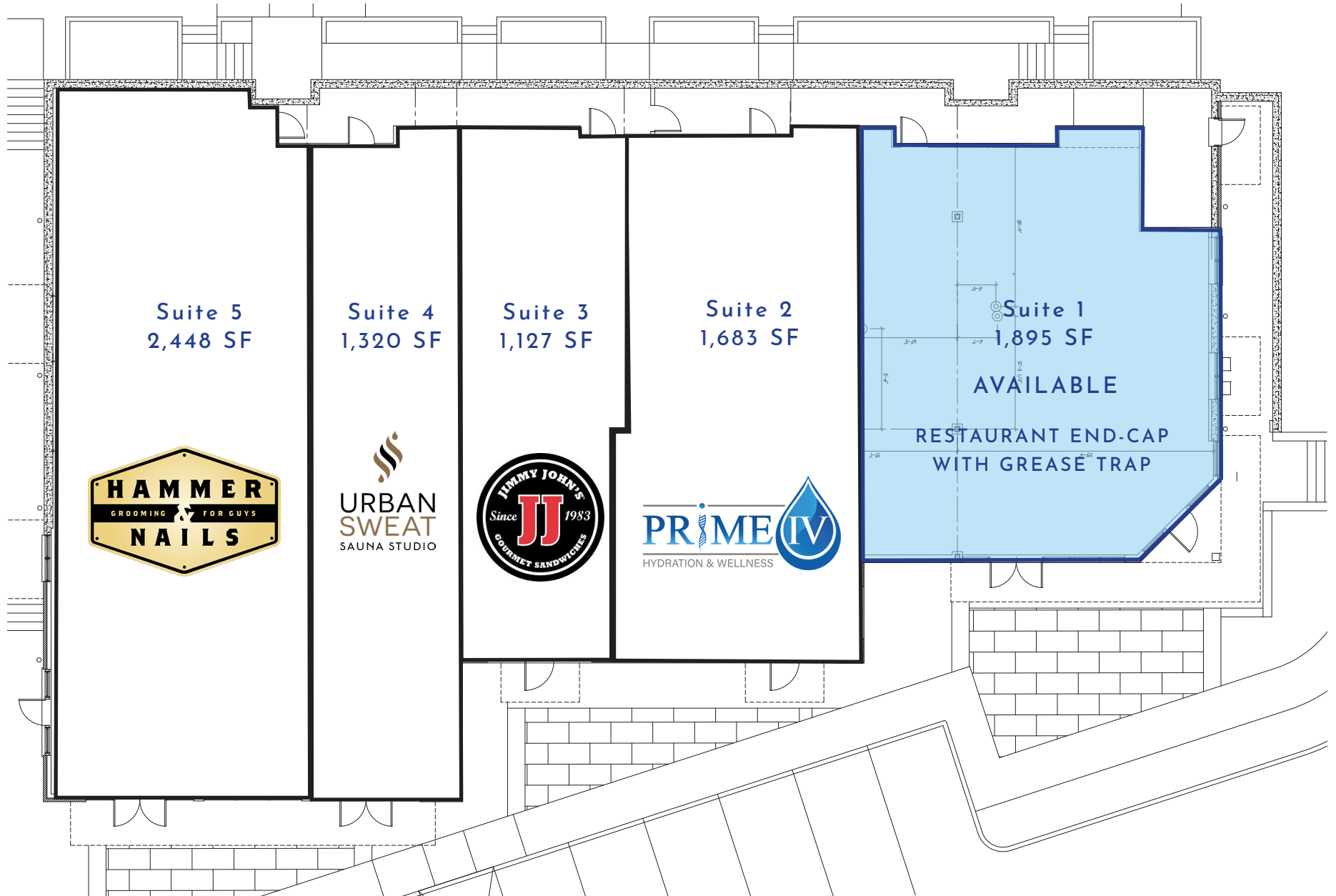


SOUTHWALK NEW CONSTRUCTION Phase I



Leasing Plan

(Phase I)



SOUTHWALK

Nolensville Road

SOUTHWALK

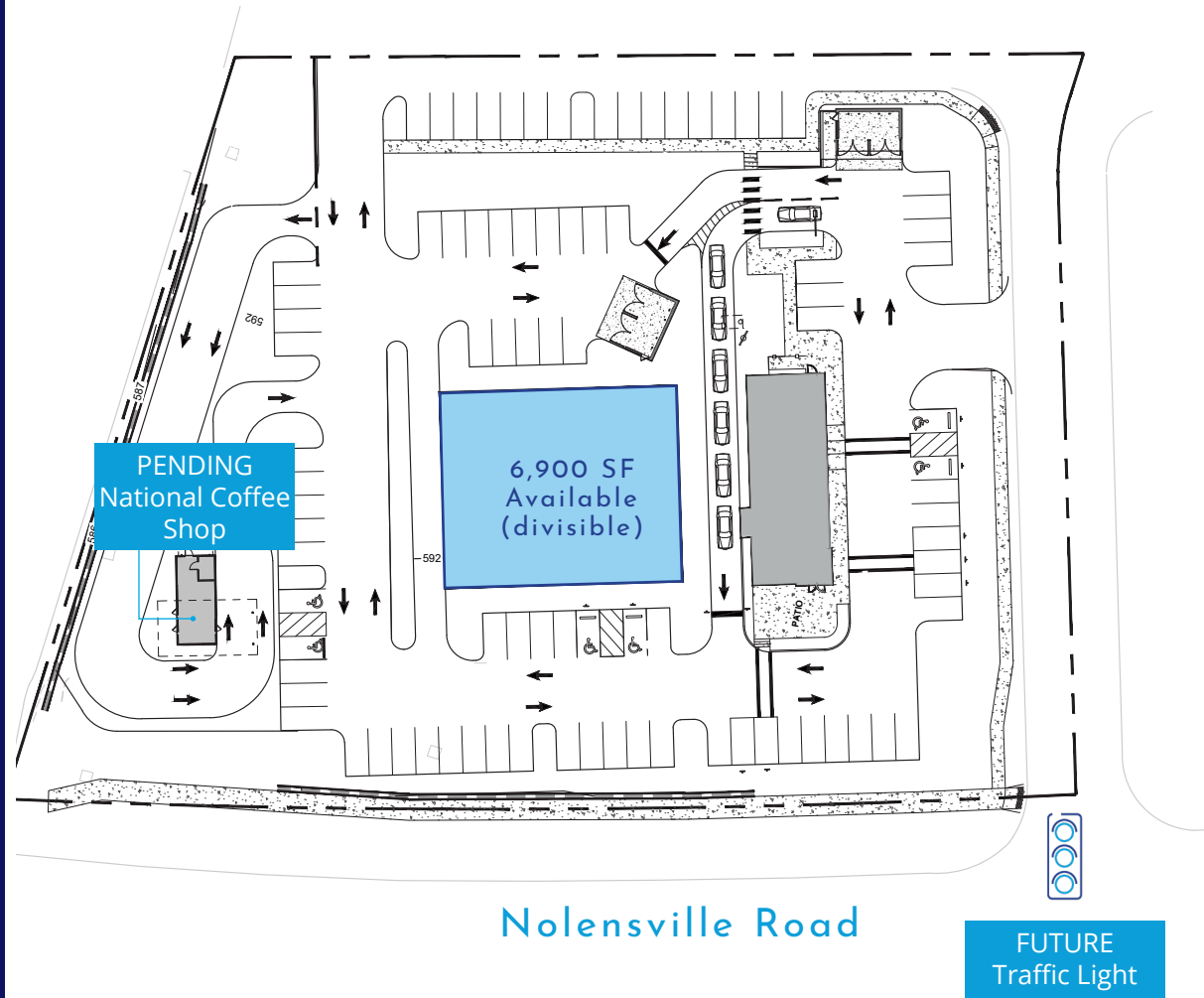
PRE-LEASING

Phase II

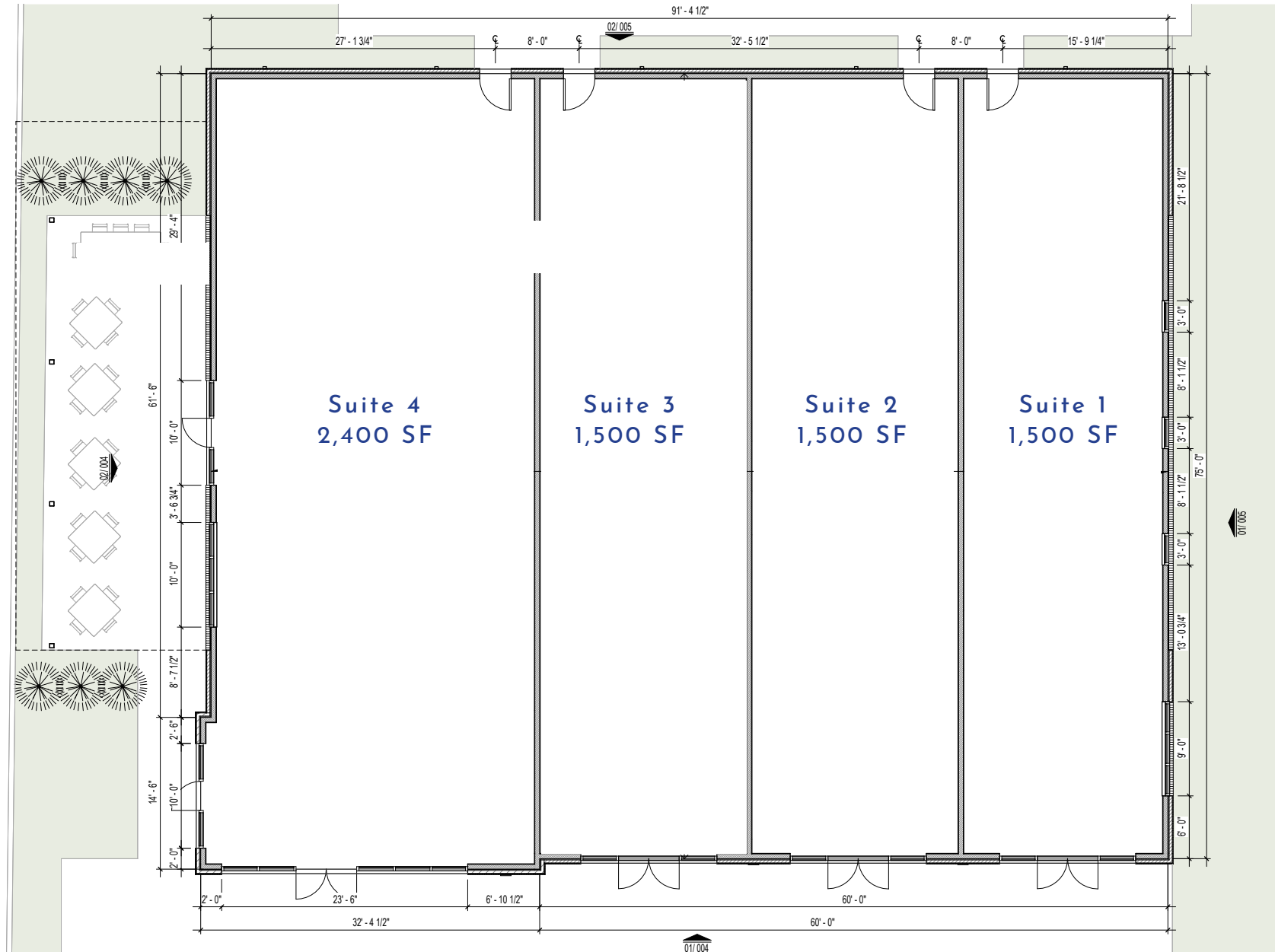
PHASE II

- Now pre-leasing approximately 6,900 SF in phase II
- Estimated Q1 2027 delivery.
- Phase II will feature a national brand coffee shop and a new multi-tenant building with available suites ranging in size from 1,500 SF to 4,500 SF. Outdoor seating area and grease trap available for restaurant use.
- Highly visible fronting Nolensville Road in a growing development corridor.
- Future lighted intersection at Nolensville Road and Southwalk Drive.
- Flexible layouts to meet a variety of tenant space requirements.

**CONTACT AGENT FOR
PRICING GUIDANCE.**



Leasing Plan (Phase II)



SOUTHWALK

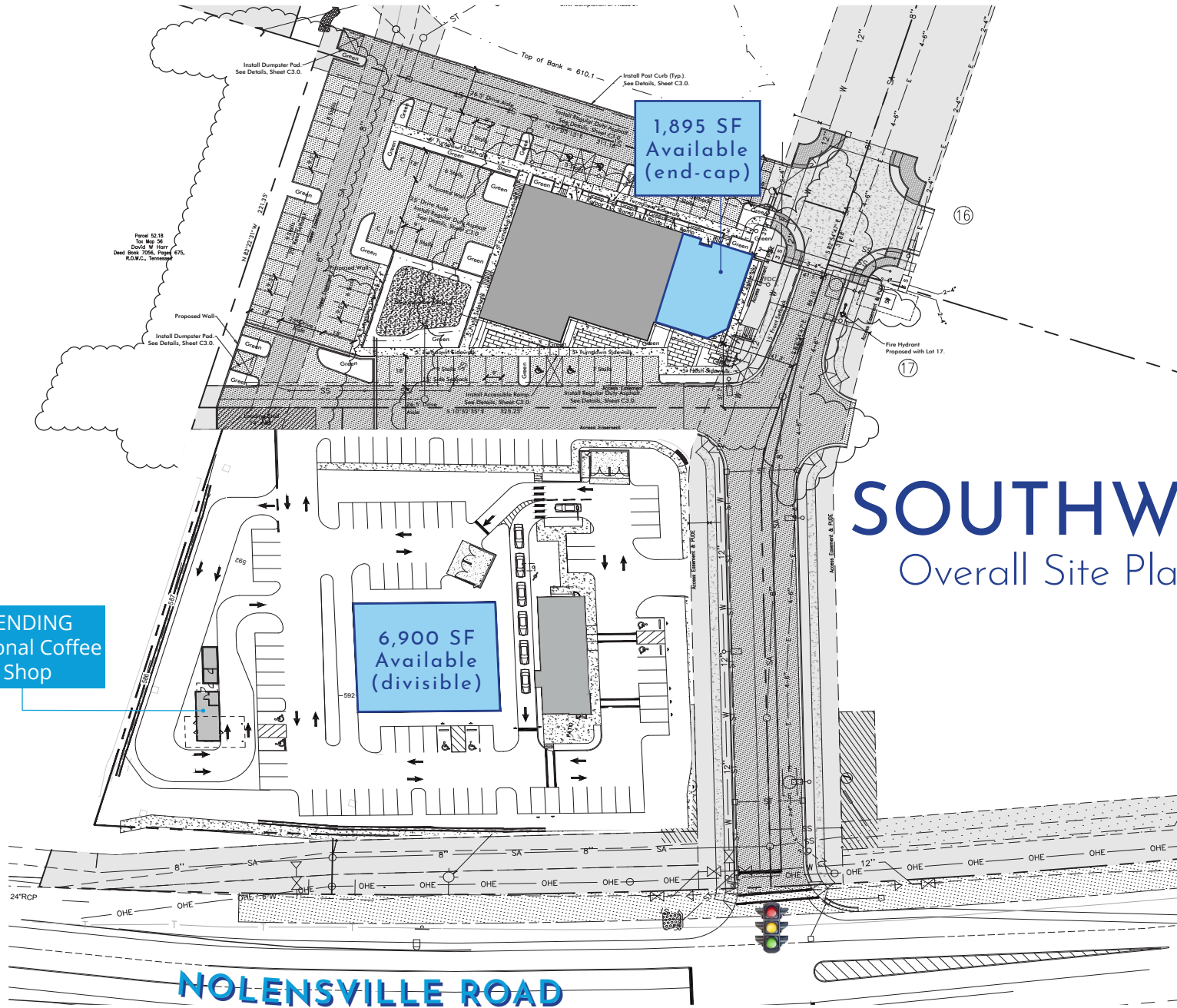
Nolensville Road



Renderings (Phase II)

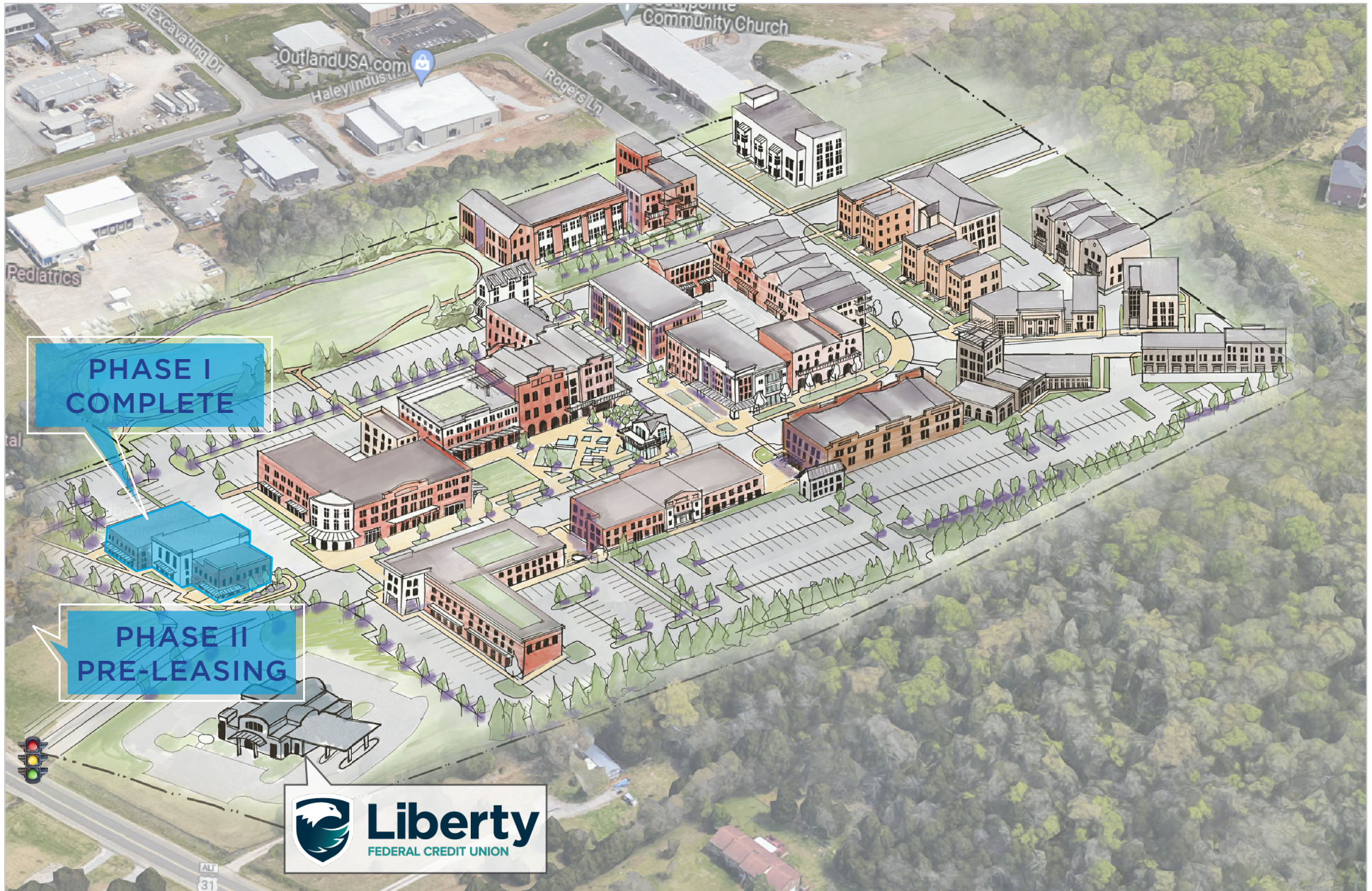


SOUTHWALK



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Overall Site Plan



SOUTHWALK



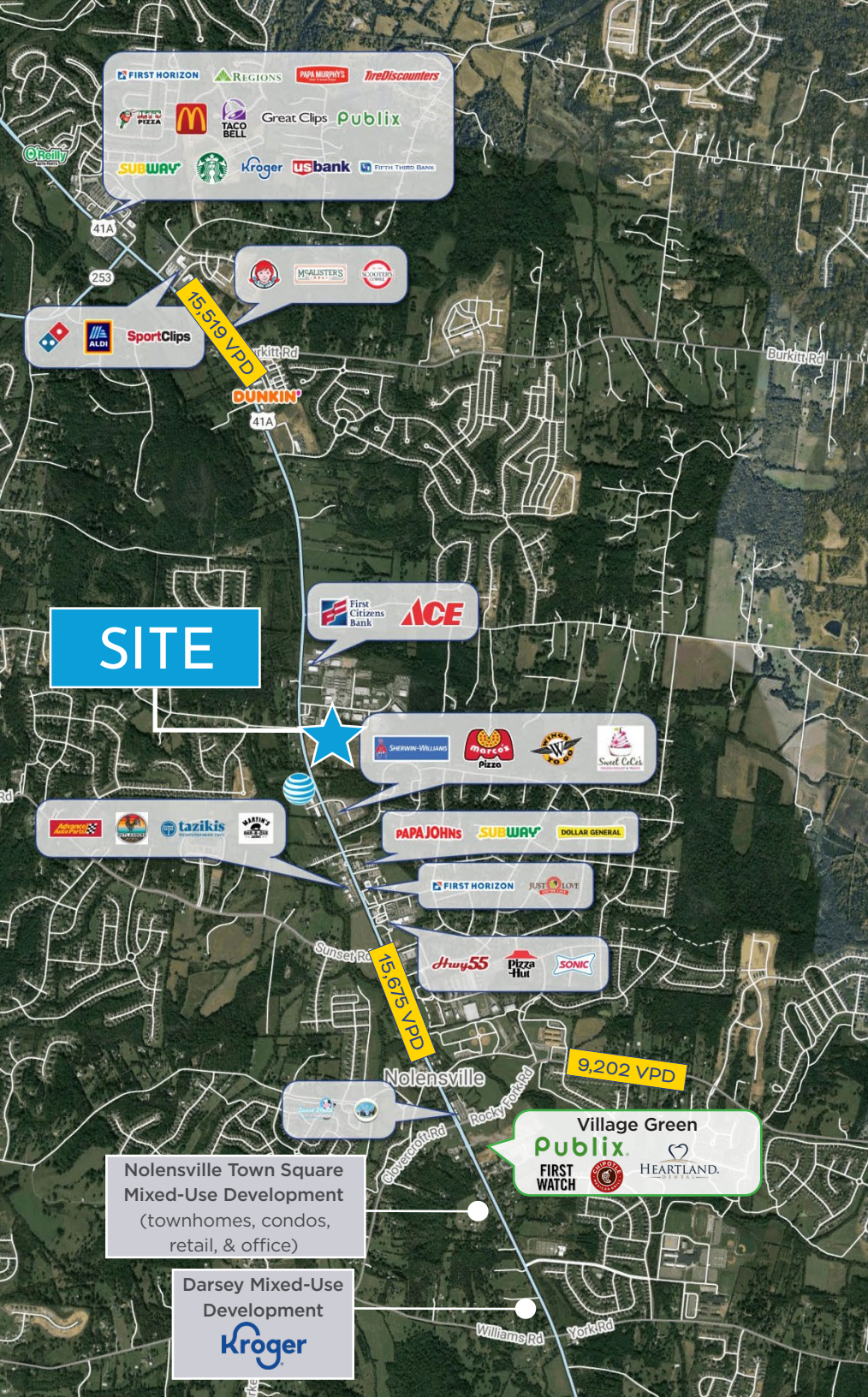
Future
signalized
intersection



27-acre mixed-use
development



100,000 SF of commercial,
retail, and civic space +
176 residential units



Nolensville Market Data

	1 mile	3 miles	5 miles
	Population		
	4,127	31,876	88,162
	Est. Population Growth		
	1.6%	1.7%	1.1%
	Households		
	1,3115	10,664	30,432
	Average HH Income		
	\$186,666	\$198,497	\$181,839
	Annual Retail Expenditure		
	\$1.26 M	\$786.03 M	\$2.07 B

Front Elevation

SOUTHWALK

Phase I Building



West View - Commercial

Side Elevation



South View - Commercial



SOUTHWALK RENDERINGS

Phase I



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Phase I

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