



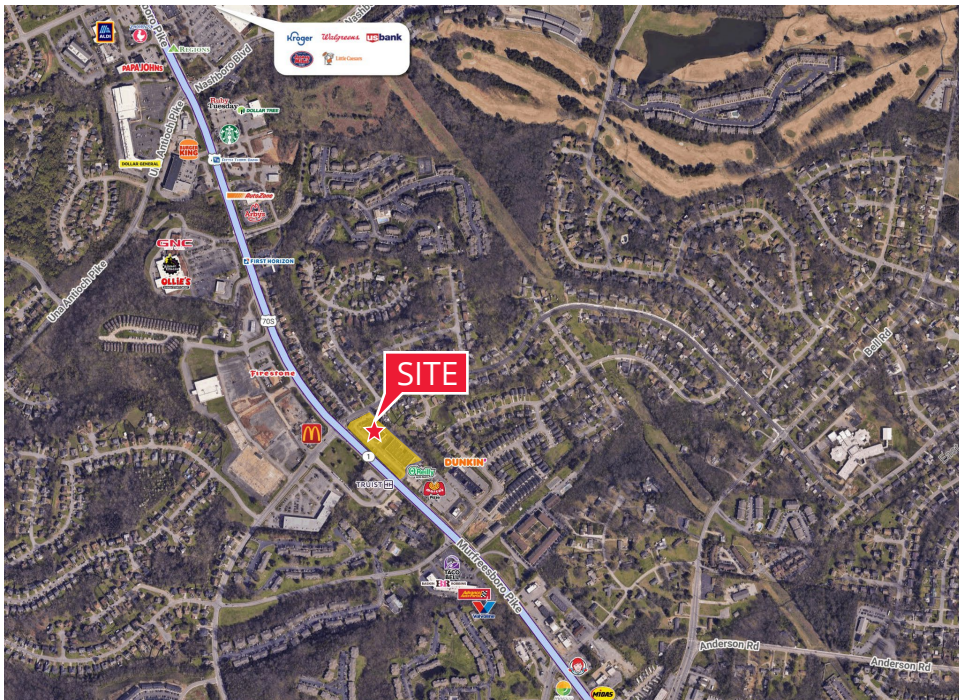
Shoppes of Edge-O-Lake

RETAIL SPACE FOR LEASE

2500-2510 Murfreesboro Pike
Nashville, TN 37217

HIGHLIGHTS

- Available for lease:
Unit 3: 1,700 SF Restaurant Space
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 80,200
- 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

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MURFREESBORO PIKE 37,493 VPD (2024)

SITE PLAN & TENANTS

SUITE	TENANT	SF	SUITE	TENANT	SF
1	US Health Works	6,487	9	Pharoah's Lounge	1,380
2	Automated Personnel	2,527	10	Kwik Sak Convenience	1,319
3	AVAILABLE	1,700	11	Advance Financial	2,350
4	Green Dental	3,030	12	Sam's Gyro	1,200
5	Subway	1,760	13	Nail Salon	1,234
6	Buffalo Wild Wings	1,589	14	UPS	1,609
7	Amy's Market	2,318	15	Acceptance Insurance	1,448
8	AVAILABLE	2,453	16	Los Churrascos	3,140

Demographics (2024)



Population

1 Mile: 17,751
3 Miles: 80,223
5 Miles: 166,739



Average HH Income

1 Mile: \$87,995
3 Miles: \$85,168
5 Miles: \$89,713

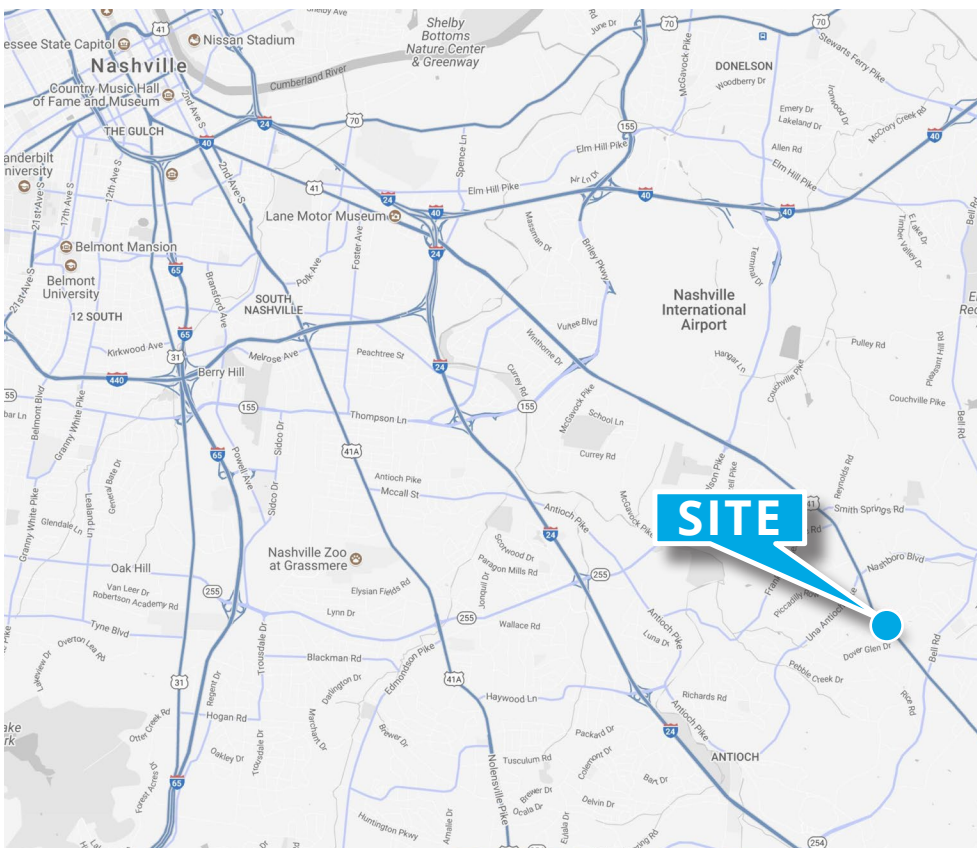


Traffic Count (VPD)

Murfreesboro Pike:
37,493 (TDOT 2024)

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