

White House Shops - Publix Anchored Retail Space For Lease PLUS Outparcel & Future Development Pad Available for Build-to-Suit or Ground Lease

Raymond Hirsch Pkwy and TN Hwy 76
White House, TN 37188 (Nashville MSA)



Publix

WHIT'S
FROZEN CUSTARD
made fresh daily

ups
THE UPS STORE
Noire
THE NAIL BAR

TERY'S
TERRY'S
TERRY'S

Simmons
Bank

Outparcel
0.50 ac

ACE
Hardware

O'Reilly
AUTO PARTS

DOLLAR TREE

**LEASED
NATIONAL
FULL-SERVICE
RESTAURANT
1.8 AC**

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SEMBLER

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Site Highlights

- Brand new Publix anchored shopping center located in White House offering retail suites ranging in size from 1,000 - 3,600 SF
- Outparcel opportunity aivable 0.50 acres
- Signalized intersection at Raymond Hirsch Parkway and Hwy 76 with traffic counts in excess of 21,713 VPD (Hwy 76) and signalized access into project off Raymond Hirsch Parkway
- Surrounding retailers and businesses include Kroger, Ace Hardware, Walgreens, Dollar Tree, Dollar General, Tractor Supply, Walmart, and Dunkin
- Strong average household income over \$111K
- Robust residential growth in the area with 28 active single & multi-family developments showing an expected 3,400 units proposed or under construction
- Grease traps available on-site for food and restaurant tenants



Contact Agent For Pricing.





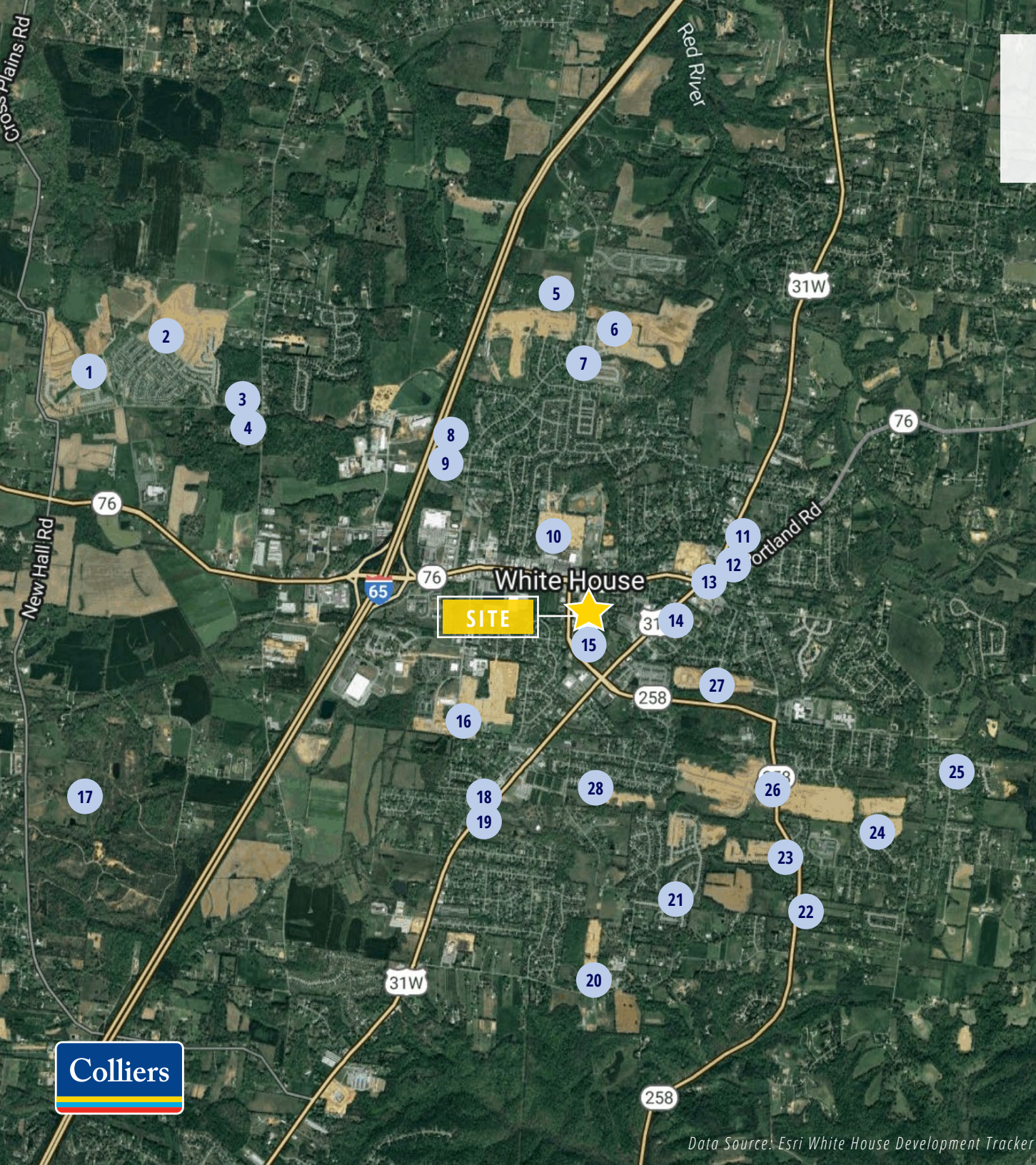
Market Aerial



DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
Est. Population	5,556	17,823	28,533
Est. Households	2,201	6,888	10,912
Avg. HH Income	\$107,134	\$115,390	\$115,439

Residential Development



DEVELOPMENT

TOTAL # UNITS
COMPLETED

	DEVELOPMENT	TOTAL # UNITS	# COMPLETED
1	Legacy Farms	343	186
2	The Parks	705	495
3	Pinson Point Townhomes	45	0
4	Villas at Pinson Lane	20	0
5	Jackson Farms	446	0
6	Calista Farms	308	0
7	Fields at Oakwood	234	119
8	Frey Branch Cottages	30	0
9	Brookside Villages	39	22
10	Highland Park	330	0
11	Drew Christenson Project	12	0
12	The Mill At White House	55	0
13	White House Town Center	31	0
14	Square One Construction	156	0
15	Ramond Hirsch PUD	31	0
16	Sage Road Residential	243	42
17	Burris Ridge	653	0
18	Creekside at Deer Crossing	88	48
19	Beechrove Townhomes	113	0
20	Marlin Pointe	41	0
21	Summerlin	299	262
22	Stone Crossing	10	6
23	Willow Grove	89	88
24	Springbrook	114	32
25	Bridle Creek	145	0
26	Willow Springs	446	34
27	Copes Crossing	103	63
28	Cambria	151	81

Data Source: Esri White House Development Tracker

Site Plan

SUITE	TENANT	SF
AO	Publix	48,387
A455, A457, A459	Noire Nail Bar	3,600
A461	UPS	1,200
A463	Results Physiotherapy	1,200
A465	AVAILABLE	1,200
A467	AVAILABLE	1,200
A469	AVAILABLE	1,200
A471	AVAILABLE	1,200
B451	Whit's Frozen Custard	1,400
B449, B447	East Nashville Dentistry	2,800
C473	Teriyaki Madness	1,400
C475	AVAILABLE	1,000
C477	Best Asia Bowls	1,000
C479	WingStop	1,400
OUTPARCEL 1	Full Service Restaurant	1.78 AC
FUTURE DEVELOPMENT TRAC	AVAILABLE	0.50 AC



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