6,350 SF Freestanding Restaurant
2,400 SF Vacancy
Available Now

6716 CHARLOTTE PIKE, NASHVILLE, TN



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Site Plan



SUITE	TENANT	SF
PHASE I		
01	Marshall's	29,802
02	Ross Dress for Less	30,187
03	Best Buy	30,221
04	Dick's Sporting Goods	46,468
05	AVAILABLE	6,350
06	Longhorn Steakhouse	6,533
PHASE II		
2A-01	Cost Plus World Market	18,300
2A-02	Lane Bryant	7,020
2A-03	Old Navy	19,224
2A-04	Lenscrafters	4,000
2A-05	Bath & Body Works	3,000
2A-06	Sephora	4,500
2A-07	DSW	14,500
2B-01	Safe Splash	5,610
2B-02	Orange Theory	3,200
2B-04	Fizz Facial Bar	1,600
2B-05	Books-A-Million	15,500
2B-06	GNC	1,600
2B-07	Five Below	7,570
2B-08	Casa Blanca Nails	1,600
PHASE III		
102	Boot Barn	12,000
104	The Tile Shop	20,867
105A	AVAILABLE	2,450
105B	Red Wing Shoes	1,912
106	Dollar Tree	10,500
108	PetSmart	20,346
	TOTAL	324,860

West Side

Nashville West Shopping Center is an 86 acre, 750,000 SF open air power center that is anchored by industry leading retailers including Dick's, Ross, Best Buy, Old Navy, PetSmart, Marshall's and shadow anchored by Target, Costco & Publix. Built in 2008 and located in the highly affluent submarket of West Nashville, the center benefits from excellent regional access via Interstate 40 and is one of the dominant super regional shopping destinations in the entire Nashville MSA.



5 Mile Demographics

193,042
Total Day Time Population



53,138
Households



121,772
Total Population



$120,037
Average Household Income



36.2
Median Age













Suite 105A Highlights

- Rare 2,450 SF vacancy in vanilla shell condition
- Pylon signage
- High foot traffic with complimentary co-tenancy including Boot Barn, Tile Shop, Red Wing, Dollar Tree & PetSmart.

Virtual Tour

Floor Plan





Suite 05 Highlights

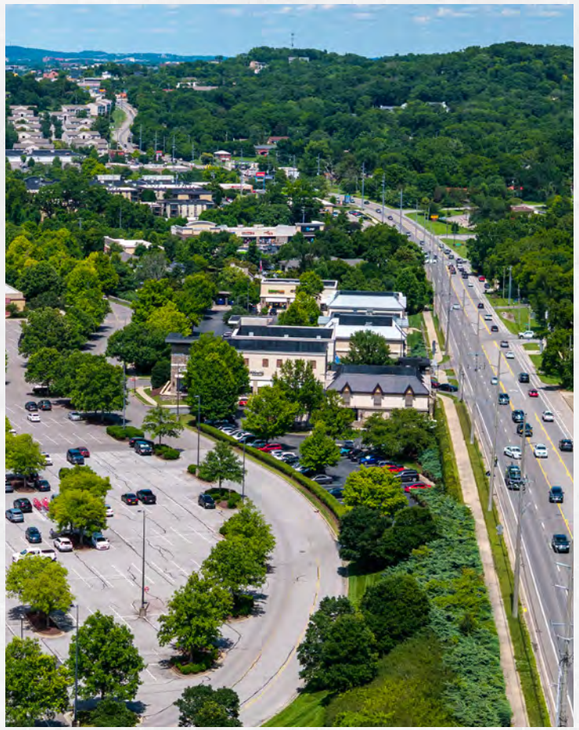
- Ample Parking
- Adjacent to high performing Longhorn Steakhouse
- Multiple signage opportunities including new interstate pylon
- 2 ADA restrooms
- Includes walk-in cooler, freezer, prep area, full-service bar, etc.
- Outdoor patio overlooking HG park

Virtual Tour

Floor Plan


BOOKS-A-MILLION
GNC
five BELOW
ORVELLE
Nail BAR


ROSS
DRESS FOR LESS
Marshalls






Bath & Body Works
SEPHORA
DSW


DICK'S
BEST BUY

Co Tenants Include:

Target, Costco, World Market, Best Buy, DSW, Dicks Sporting Goods, Marshalls, Ross, PetSmart, Old Navy

Area Retailers

Walmart Supercenter, Lowe's Home Improvement, Publix, Kroger, At Home, Chick Fil A, Starbucks, Chase Bank, Chipotle, Outback Steakhouse, Aspen Dental

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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.