



BRENTWOOD CORNERS

214 WARD CIRCLE | BRENTWOOD, TN | 37027





DEMOGRAPHICS :

Brentwood is one of the most affluent areas in Middle Tennessee. The average household income (Brentwood zip code) is \$139,069 within a 3 mile radius of the site. As a result, the market is home to high-end retail and restaurants. Interstate 65, the main North-South freeway from Nashville, runs through the area.

\$139K

avg. household income (3-miles)

251K

vehicles pass daily on I-65

	<i>ONE MILE</i>	<i>THREE MILES</i>	<i>FIVE MILES</i>
POPULATION	3,305	35,070	118,021
DAYTIME POPULATION	15,887	53,805	139,020
HOUSEHOLDS	1,790	14,198	47,040
AVERAGE HOUSEHOLD INCOME	\$161,233	\$201,687	\$169,663

SITE PLAN

3,521 SF AVAILABLE

AVAILABILITIES:

- Suite 1100 - 2,212 sf - available October 2024
- Suite 200 - 1,309 sf - available July 2024

BRENTWOOD CORNERS
BRENTWOOD, TENNESSEE



- The Property is accessible to state route 254, U.S. Route 31 and I-65 and sits within Williamson County, the premier school district of Nashville, TN
- Suite 1100: 2,212 sf - existing dental office
- Suite 200: 1,309 sf - existing restaurant space

COTENANTS:

- Iron Tribe Fitness
- Mediterranean Cafe
- Jefferson's
- WOW Orthodontist
- Vietnamese Cuisine
- Kitchen Social
- Serrato's
- Organic Bronz

RECENT IMPROVEMENTS:

- New roof
- Mill & Asphalt followed by stripe and seal
- Exterior paint
- Exterior lighting upgrade
- Landscaping refresh



Full Roof Replacement

White Boxing Existing Vacancies

Refreshed Exterior Paint

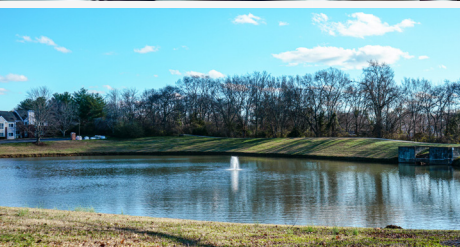
Newly Painted Awning

LED Lighting

Newly Updated Parking Lot



AREA AMENITIES



- | | | |
|------------------------------|----------------------|----------------------------|
| 1. Starbucks | 14. lululemon | 27. 55 South |
| 2. Chili's Bar & Grill | 15. Uncle Julio's | 28. Neighborhood Barre |
| 3. Publix | 16. Chopt | 29. McAlister's |
| 4. McDougal's Chicken | 17. fab'rik | 30. ChickFila |
| 5. SkinSpirit | 18. Cosmetic Market | 31. Peter's Sushi and Thai |
| 6. McDonald's | 19. Fresh Market | 32. Nordstrom Rack |
| 7. Taco Bell | 20. REI | 33. TJMaxx Homegoods |
| 8. Chuy's | 21. Chipotle | 34. Fleet Feet |
| 9. Cinco De Mayo | 22. First Watch | 35. Pure Barre |
| 10. Dunkin' Donuts | 23. Kroger | 36. Crumbl Cookies |
| 11. CYCLEBAR | 24. Just Love Coffee | 37. Crema Coffee |
| 12. Maple Street Biscuit Co. | 25. Taziki's | 38. Crush Yard Pickleball |
| 13. Del Frisco's | 26. Juice Bar | |

BRENTWOOD CORNERS

View Google Map

LIZ CRAIG
 +1 615 301 2916
 liz.craig@cushwake.com

