



FOR LEASE

720 SF RETAIL SPACE

Key Features

- \$35 NNN
- Available 1/1/27
- 70,286 SF community center anchored by TJ Maxx
- Strong demographics and traffic count
- Easy access, conveniently located off Highway 70 South and Old Hickory Blvd
- Located in the heart of the Bellevue community
- 3.4/1,000 SF parking ratio

Demographics	1 MILE	3 MILES	5 MILES
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Population	11,763	42,100	76,011
Average HH Income	\$78,594	\$87,812	\$104,687
Average Home Value	\$360,703	\$358,727	\$424,590

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