

# ROBBINS PROPERTIES

## Leasing Opportunity at Granwood Village Shopping Center Old Hickory Boulevard; Nashville, TN; Davidson County



◆ 1,200 SF AVAILABLE

◆ IN-LINE SHOPPING CENTER SPACE AVAILABLE

◆ ANCHORED BY FOOD LION—A MAJOR GROCER IN THE NASHVILLE MSA WITH APPROXIMATELY 22 STORES

◆ EXCELLENT ACCESS (OLD HICKORY & GRANWOOD BLVD. HAS SIGNILIZATION)



**ROBBINS PROPERTIES**

Leasing • Property Management • Investment Sales

**Mark Robbins, Principal**

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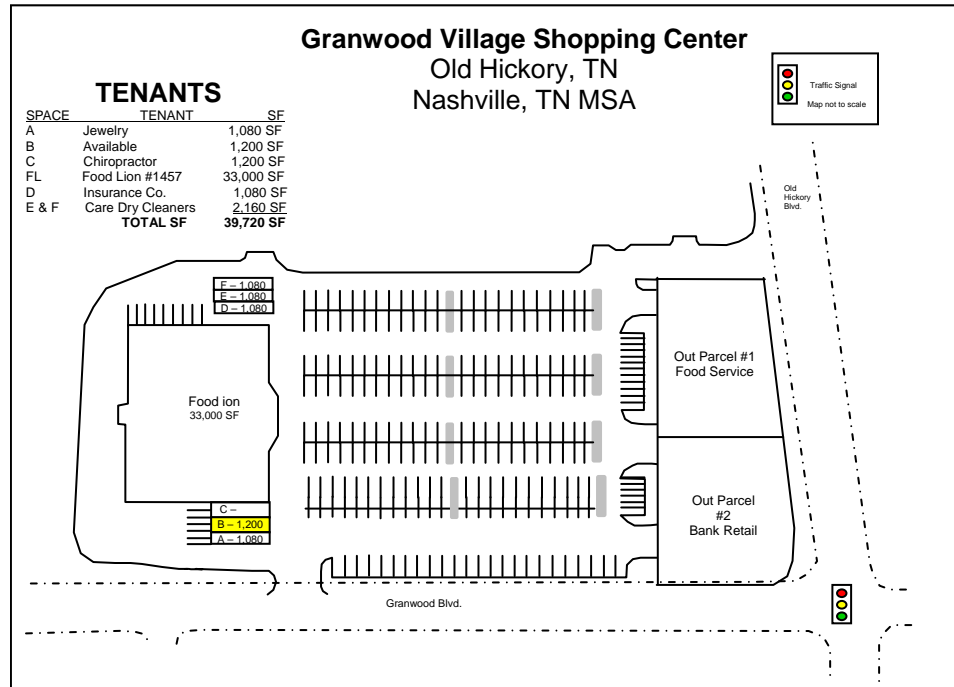
	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
POPULATION	4,019	38,835	108,247
AVG. HH INCOME	\$75,034	\$75,884	\$75,298

**TRAFFIC COUNT**  
**26,000+ CARS PER DAY**



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- ◆ TRADE AREA HAS ABOVE AVERAGE INCOME
- ◆ PARKING RATIO OF 5.4 SPACES PER 1,000 SF
- ◆ BUILT IN 1999
- ◆ POPULATION GROWTH IN THIS AREA OF DAVIDSON COUNTY IS OCCURRING AS NEW SUBDIVISIONS ARE BEING CONSTRUCTED



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- ◆ TENANTS INCLUDE CHIROPRACTOR, FOOD LION, CARE DRY CLEANERS, JEWELRY STORE & INSURANCE COMPANY.
- ◆ OLD HICKORY BLVD. IS A FOUR LANE HIGHWAY WITH A CENTER TURN LANE-NO MEDIAN
- ◆ ROOF UNDER WARRANTY

