

FOR LEASE

The Crossings

Benedict
Real Estate
Co.

131,877 SF PUBLIX ANCHORED NEIGHBORHOOD CENTER
2324 LEBANON PIKE, NASHVILLE, TN 37214



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BENEDICT REAL ESTATE CO. / BENEDICTCO.COM

PROPERTY SUMMARY

Anchored by Publix, The Crossings is a 131,877 square-foot grocery-anchored neighborhood center located just off Briley Parkway, one of Nashville's major traffic arteries (85,760 average daily traffic in 2022). Positioned on Lebanon Pike, it is the leading grocery and retail destination in the area, providing daily grocery essentials in addition to fitness, wellness and other neighborhood amenities to the Donelson community of Nashville.

Situated in the 15th fastest growing U.S. zip code, Donelson continues to surge in residential development. The Crossings offers convenient vehicular access to downtown Nashville and the eastern suburbs, making it an ideally-located for patrons.



131,877 SF
of Total Grocery, Retail and
Dining



33,482 AADT
Average Annual Daily Traffic
on Lebanon Pike



GROCERY CENTER
Anchored by Publix



85,760 AADT
Average Annual Daily Traffic
on Briley Parkway



DOMINANT
The Crossings is the dominant
grocery center in the trade area



146,934 PEOPLE
Live within 5 Miles from The
Crossings





33,482 AADT

Average Annual Daily Traffic
on Lebanon Pike



85,760 AADT

Average Annual Daily Traffic
on Briley Parkway



STEPS AWAY

From Briley Parkway

OPRY MILLS MALL &
OPRYLAND HOTEL
7 MINUTES

155
BRILEY PKWY

THE CROSSINGS

70
LEBANON PIKE

255
DONELSON PIKE

DOWNTOWN NASHVILLE
20 MINUTES

70
LEBANON PIKE

NASHVILLE
INTERNATIONAL AIRPORT
5 MINUTES



BRILEY PARKWAY (85,760 AADT)

BELLE AIR MANSION & INN

MAGNOLIA SQUARE TOWNHOMES

RADIUS AT DONELSON APARTMENTS

LEBANON PIKE (33,482 AADT)

NASHVILLE PUBLIC LIBRARY

NASHVILLE FIRE DEPARTMENT

THE CROSSINGS

FAIRWAY DR

\$\$\$

1.7B

TOTAL CONSUMER SPENDING
5 MILE RADIUS



63K+

2023 HOUSEHOLDS
WITHIN 5 MILE RADIUS



\$97K+

2023 AVERAGE
HOUSEHOLD INCOME
WITHIN 3 MILE RADIUS

TRADE AREA



THE CROSSINGS / 5

THE CROSSINGS TENANTS

Publix

CareNow
Urgent Care

Pet Super
market



glo
tanning
refreshingly contemporary



S*TA*R
PHYSICAL THERAPY

Great
Clips®



PACIFIC
DENTAL SERVICES®

竹園
Bamboo
Garden
CHINESE RESTAURANT

ANYTIME
FITNESS



HARBOR
FREIGHT
Quality Tools at Ridiculously Low Prices



Manpower®



DONELSON
EYECARE

SNAPPY
NAILS



Providing commercial real estate advisory & brokerage services by leveraging *EXPERIENCE*, *RELATIONSHIPS* and *MARKET KNOWLEDGE*.

LEASING:

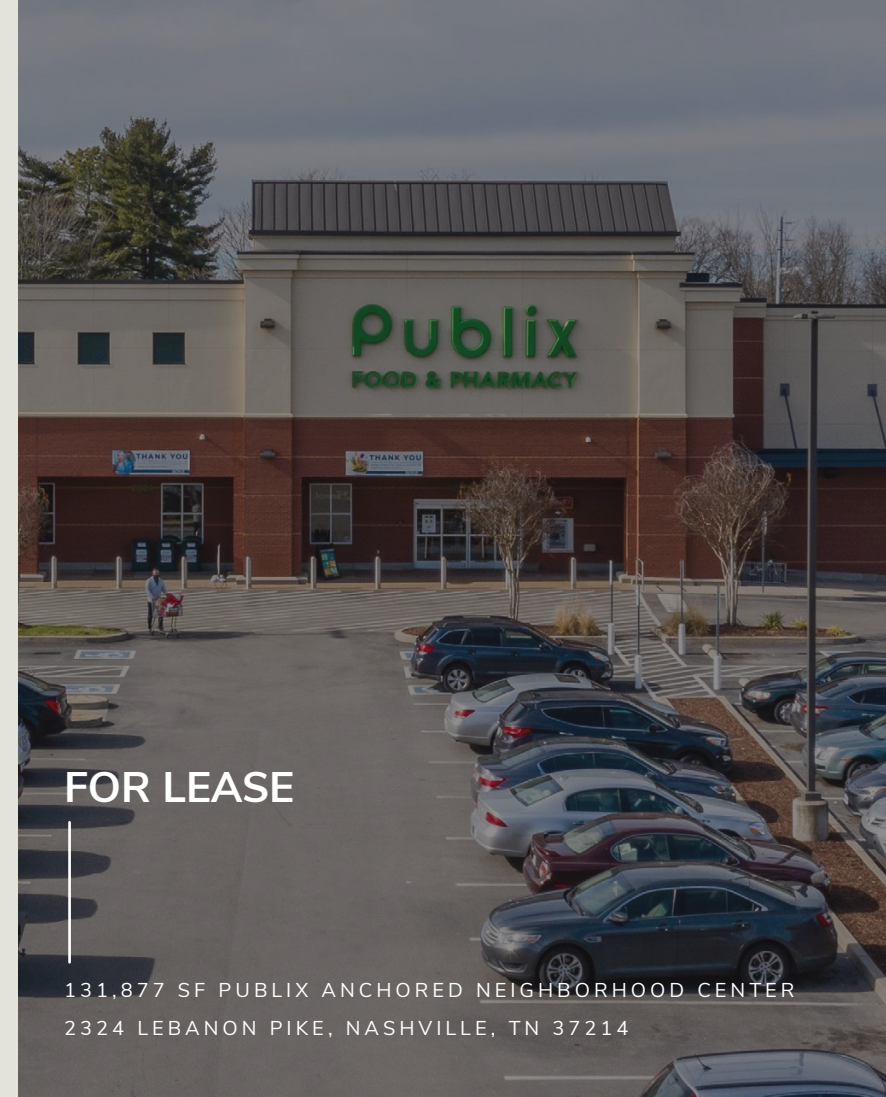
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PROPERTY MANAGEMENT:

**SOUTHEAST
CENTERS**

SOUTHEAST CENTERS
SECENTERS.COM



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