

# 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




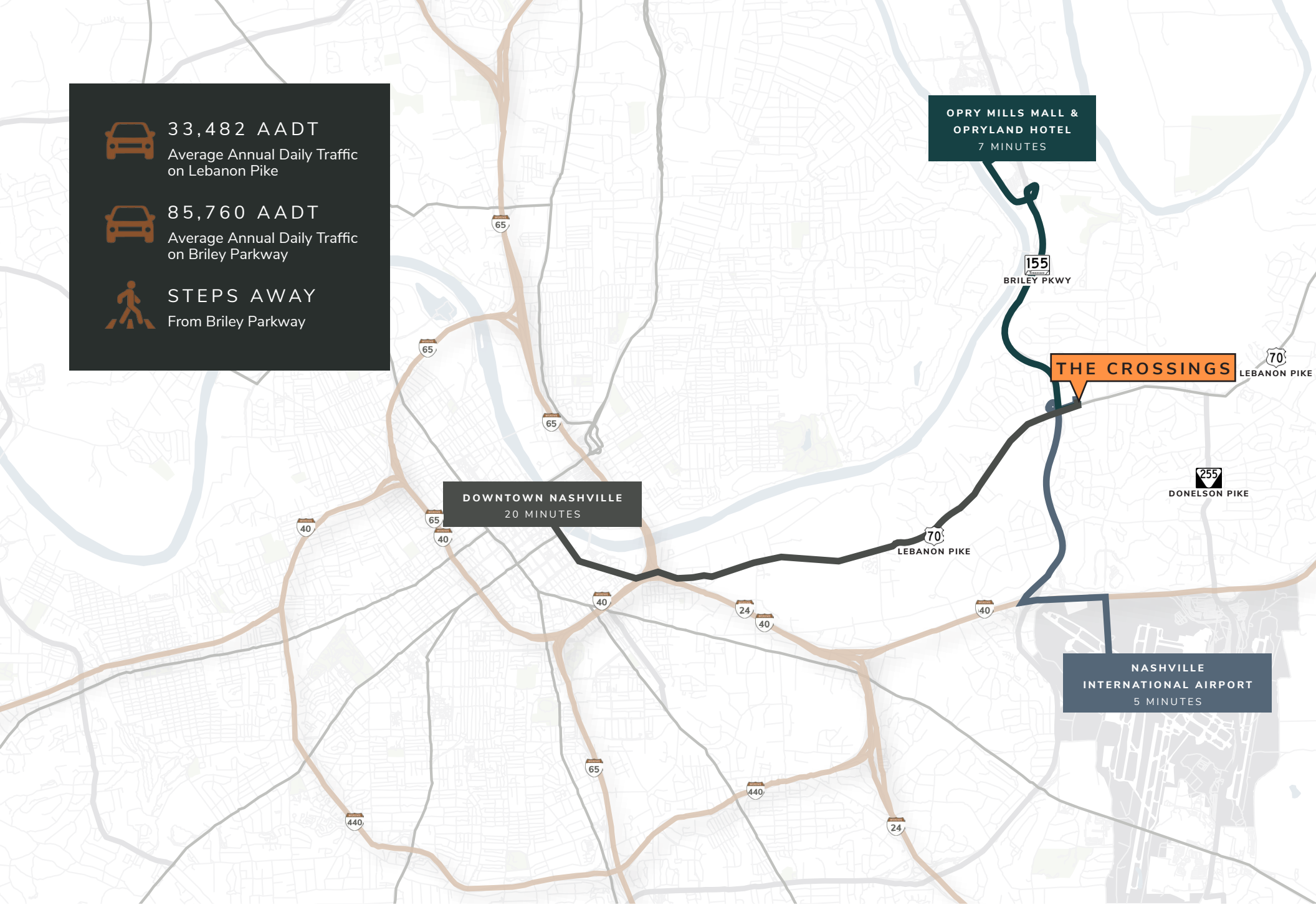
146,934 PEOPLE  
Live within 5 Miles from The  
Crossings



 **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



# TENANTS

SUITE	TENANT	SQ FT
2260	Krustaceans Seafood	2,317
2262	Glo Tans	2,012
2266	Rock and Roll Sushi	2,734
2264	Condado Tacos	3,926
2272	COMMITTED TO FUTURE TENANT	4,184
2278	COMING AVAILABLE Q1 2024	1,393
2280	H&R Block	1,805
2282	Music City Wine & Spirits	4,174
2284	Snappy Nails	1,674
2286	Bamboo Garden	1,600
2288	Jersey Mikes	2,000
2290	Wingstop	2,400
2294	UPS Store	2,000
2300	Harbor Freight	
2306	Star Physical Therapy	2,081
2310	Anytime Fitness	4,000
2314	Pet Supermarket	7,285
2324	Publix	
2330	Great Clips	1,415
2332	Manpower	1,415
2334	Donelson Massage Center	2,540
2340	Pacific Dental	3,830
2370	AVAILABLE NOW (former Little Caesar's Pizza)	1,320
2372	Care Now (open; do not disturb) Available Sept. 1, 2024	3,480
2378	Donelson Eye Care	2,400
2384	Taco Bell	1,989
2388	Burger King	3,500
<b>TOTAL SQUARE FEET</b>		<b>131,877</b>



BRILEY PARKWAY (85,760 AADT)

BELLE AIR MANSION & INN

RADIUS AT DONELSON APARTMENTS

MAGNOLIA SQUARE TOWNHOMES

THE CROSSINGS

LEBANON PIKE (33,482 AADT)

NASHVILLE PUBLIC LIBRARY

NASHVILLE FIRE DEPARTMENT

FAIRWAY DR

The Crossings shopping center is outlined in orange and contains the following stores and services:

- KRUSTACEANS SEAFOOD
- go
- CONDADO
- ROCK N ROLL
- H&B BLOCK
- HIGH CITY
- UPS
- SNAPPY NAILS
- HARBOR FREIGHT
- STEAR
- ANYTIME FITNESS
- Pet Supermarket
- BURGER KING
- publix.
- Great Clips
- Manpower
- PACIFIC DENTAL SERVICES
- TACO BELL
- VISION CARE
- CareNow Urgent Care

\$\$\$

1.7B

TOTAL CONSUMER SPENDING  
5 MILE RADIUS



63K+

2023 HOUSEHOLDS  
WITHIN 5 MILE RADIUS



\$97K+

2023 AVERAGE  
HOUSEHOLD INCOME  
WITHIN 3 MILE RADIUS



THE CROSSINGS TENANTS



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

*LEASING:*

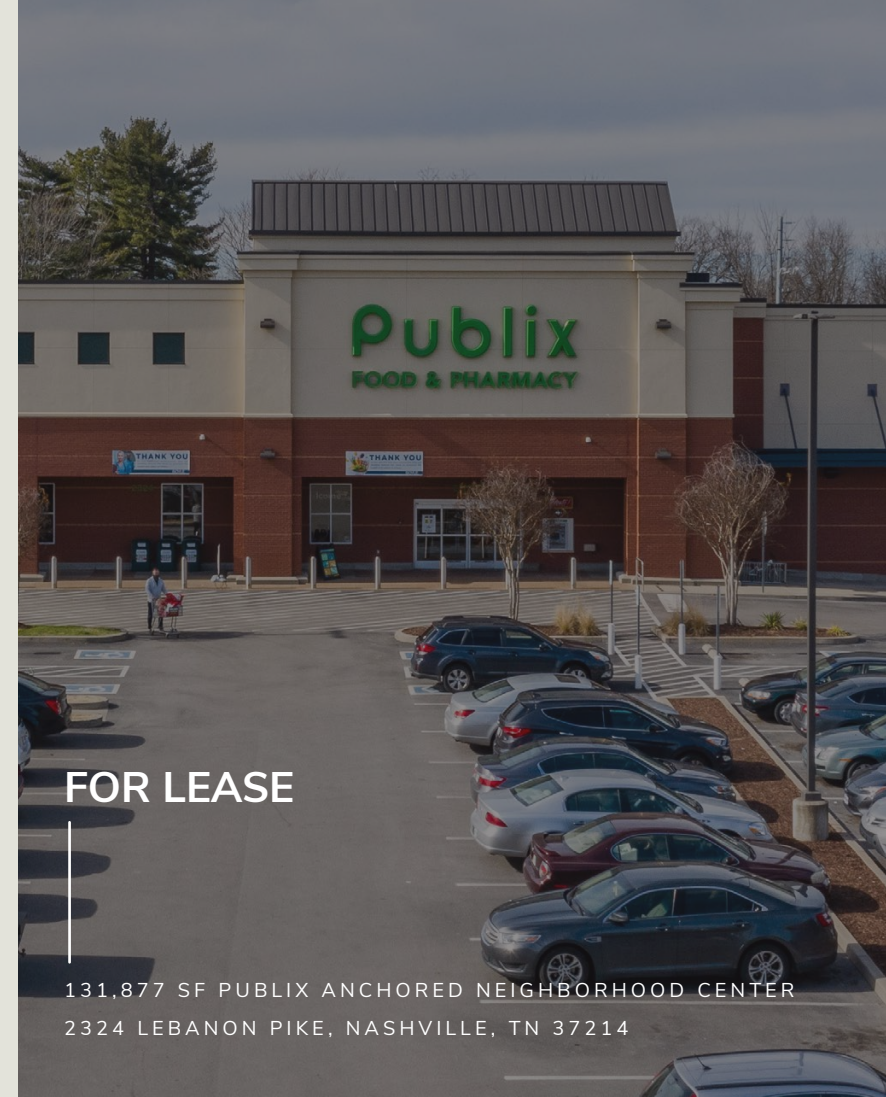
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*PROPERTY MANAGEMENT:*

 **SOUTHEAST**  
CENTERS

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SECENTERS.COM



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