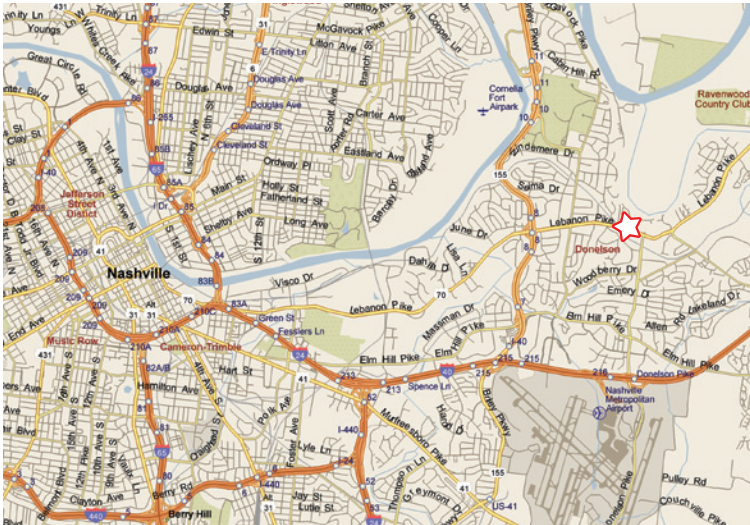


DONELSON PLAZA

2710 & 2720 OLD LEBANON ROAD | NASHVILLE, TENNESSEE 37214

800 UP TO 25,000 SQ. FT. AVAILABLE



- ANCHOR SPACE WITH PROMINENT SIGNAGE AVAILABLE (16,800 SQ.FT.)
- JOIN SOUTHERN THRIFT, DEAL\$, GNC, THE SALON PROFESSIONAL ACADEMY AND MORE
- TRAFFIC COUNTS ON LEBANON PIKE EXCEED 32,000 CARS PER DAY
- AMPLE PARKING - 668 SPACES
- LOCAL MANAGEMENT AND AGGRESSIVE RATES
- 25,000 SQ.FT. CHURCH AVAILABLE
- PROPERTY RENOVATIONS COMPLETED



MORNING CALM
ADVISORS

FOR MORE INFORMATION

JONATHAN DAVISON, CCIM | DIRECTOR

CELL: (561) 718.7044 | [JDAVISON@MORNING-CALM.COM](mailto:jdavison@morning-calm.com)

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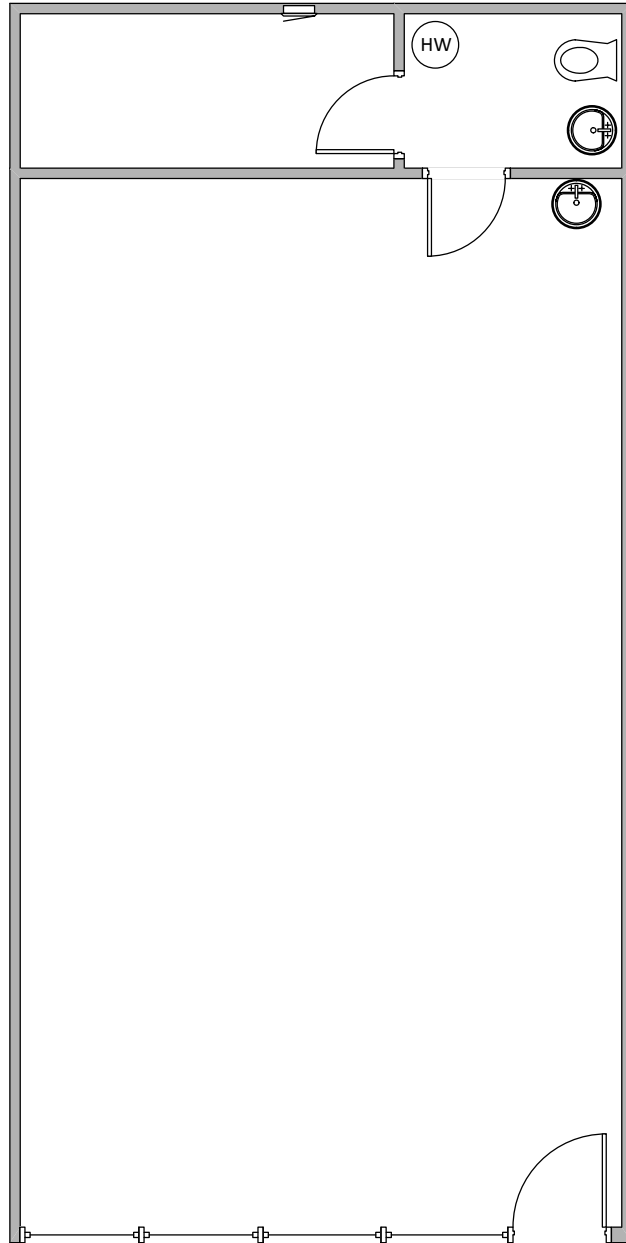
SUITE	TENANT	SIZE (SF)
2710 BUILDING		
1	AVAILABLE	16,800
2	AVAILABLE	2,406
3	Rick's Comic City	2,130
4A	AVAILABLE	3,532
4B	ERIKA'S ALTERATIONS	1,200
5	AVAILABLE	5,680
6 - 8	THE SALON PROFESSIONAL ACADEMY	9,940
9	HORNER RAUSCH OPTICAL	1,700
10	CANEY FORK OUTDOORS	3,677
11 - 12	SOUTHERN THRIFT	17,040
13 - 14	DEAL\$	14,400
15 - 16	SERVICE EXPERTS HEATING & AIR CONDITIONING	12,500
17 - 18	S&S ENTERTAINMENT FAMILY (DOWNSTAIRS)	23,100
22	AVAILABLE	24,962
23	EASTGATE CREATIVE FELLOWSHIP (DOWNSTAIRS)	8,100
28	SHIELA JOHNSON (DOWNSTAIRS)	920
29	LESA REED/ TONY REED (DOWNSTAIRS)	840
30	CLEAN HOUSE SERVICES (DOWNSTAIRS)	2,299
25A/B	NASHVILLE IRISH STEP DANCERS	2,671
206 - 210/218	BARTENDING SCHOOL	2,720
212 - 214	ELITE TRADES STAFFING AGENCY	748
216	MORA REALTY COMPANY	354

SUITE	TENANT	SIZE (SF)
2720 BUILDING		
101	S&S FRAMING	1,000
102 - 103	ADVANTAGE HUMAN RESOURCING	2,000
104	CURVES	1,000
105	NEW VISIONS VOCATIONAL SERVICES	1,000
106 - 108	HOMEGROWN TAP HOUSE & MARKETPLACE	3,834
109	TITAN TATOO	1,280
110	FABULOUS FRED'S	760
111	AVAILABLE	800
112	MY DELI	1,200
113	HAIRS TO YOU SALON	1,200
114	GENERAL NUTRITION CENTER	1,200
115	PIZZA FACTORY	1,200
116	THERAPY OFFICE	1,200
101B	MOTIVATED ENTERPRISES, INC.	1,000
102B	SOULACE FLOW	3,650
105B	HENDRICKS STAINED GLASS	2,222

DEMOGRAPHICS			
MILES	1 MI	3 MI	5 MI
POPULATION	4,102	34,654	120,580
HOUSEHOLDS	1,830	15,861	52,587
AVG HH INCOME	\$54,509	\$56,704	\$56,705
BUSINESSES	598	2,653	6,633
EMPLOYEES	5,349	50,076	103,839

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SUITE 111 | 800 SQ.FT.



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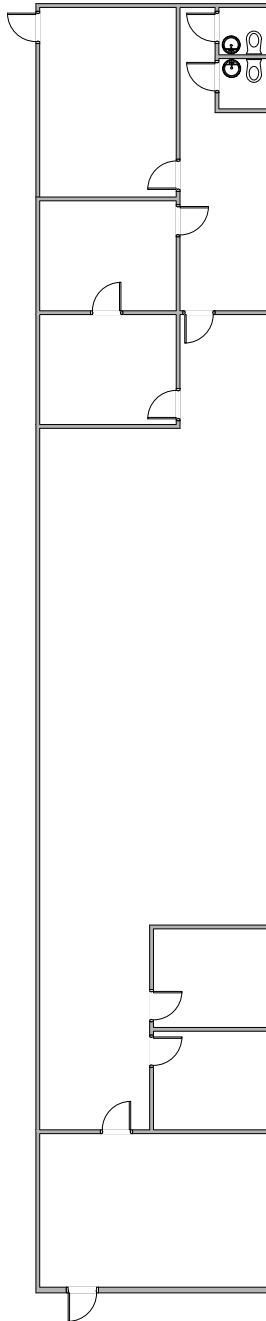
FOR MORE INFORMATION

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SUITE 2 | 2,406 SQ.FT.



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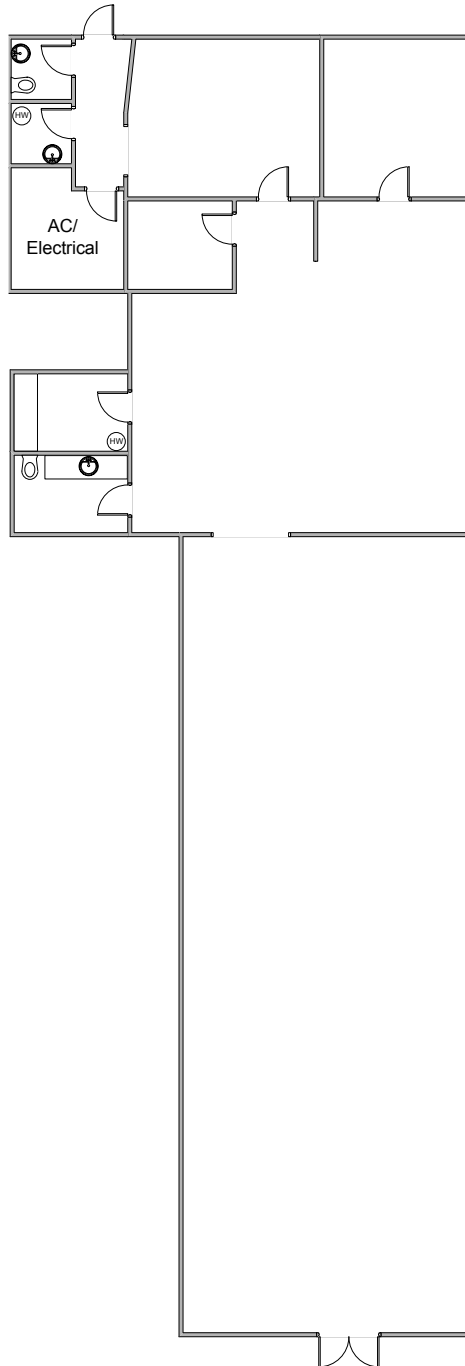
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SUITE 4A | 3,532 SQ.FT.



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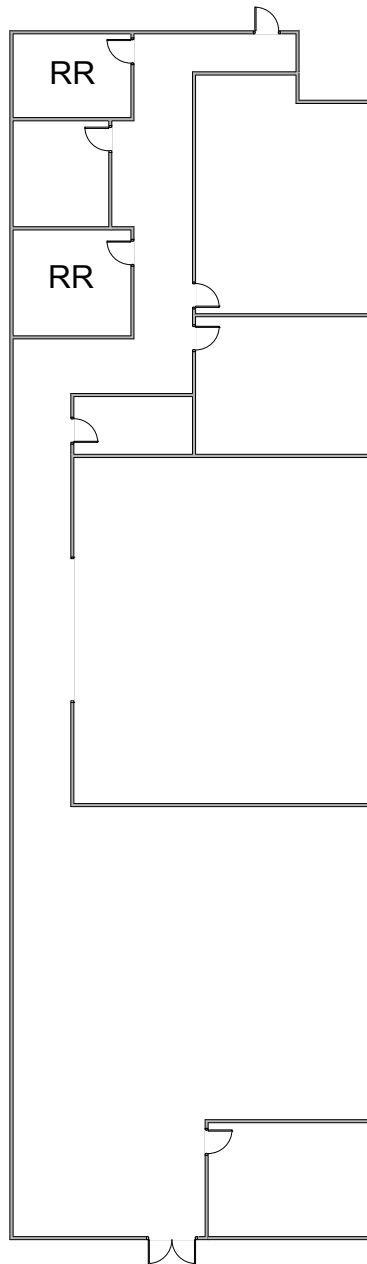
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DONELSON PLAZA

SUITE 5 | 5,680 SQ.FT.



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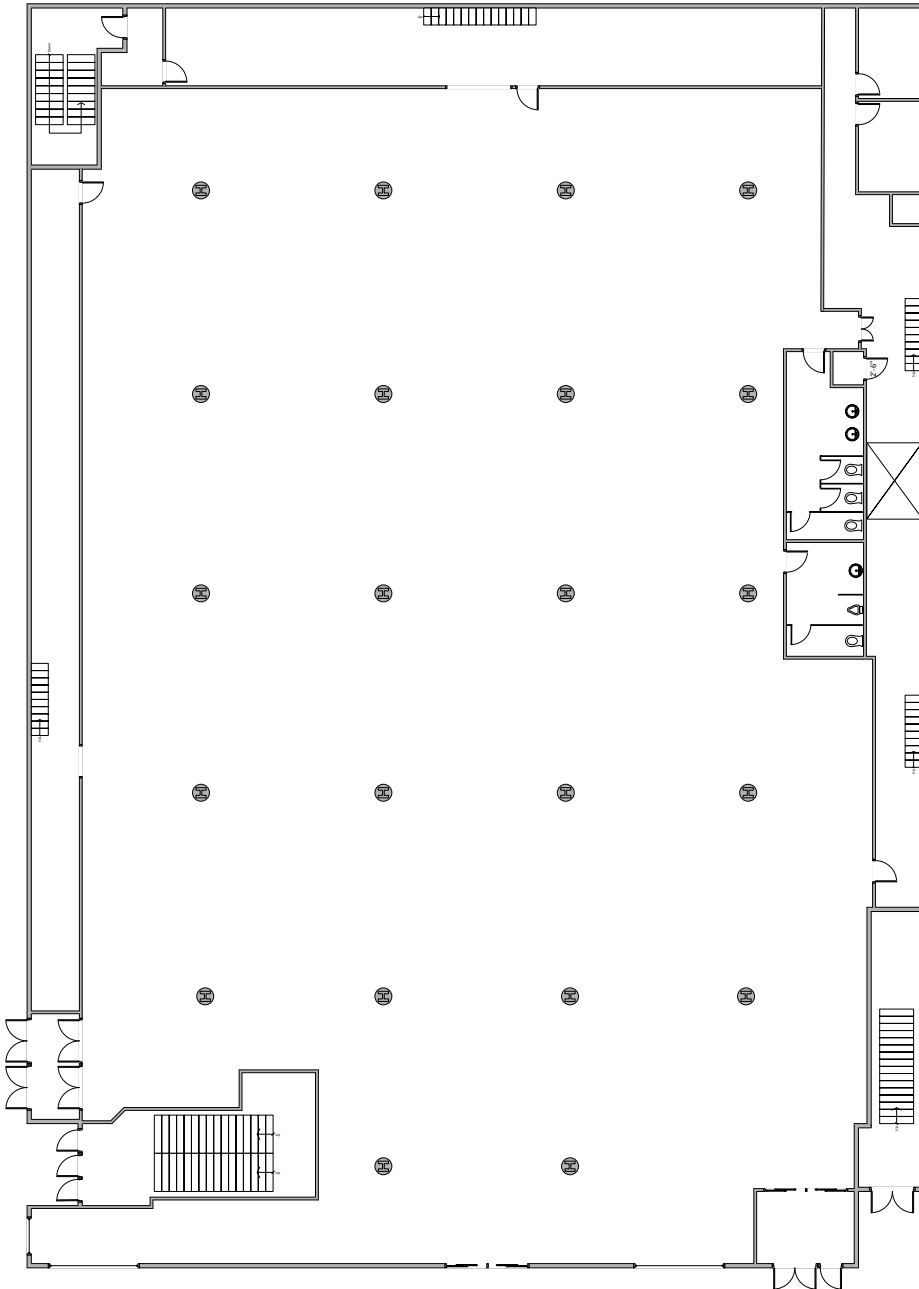
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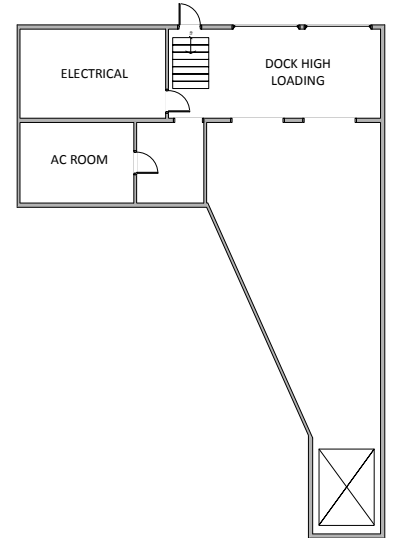
DONELSON PLAZA

SUITE 1 | 16,800 SQ.FT.

MAIN FLOOR



GROUND FLOOR



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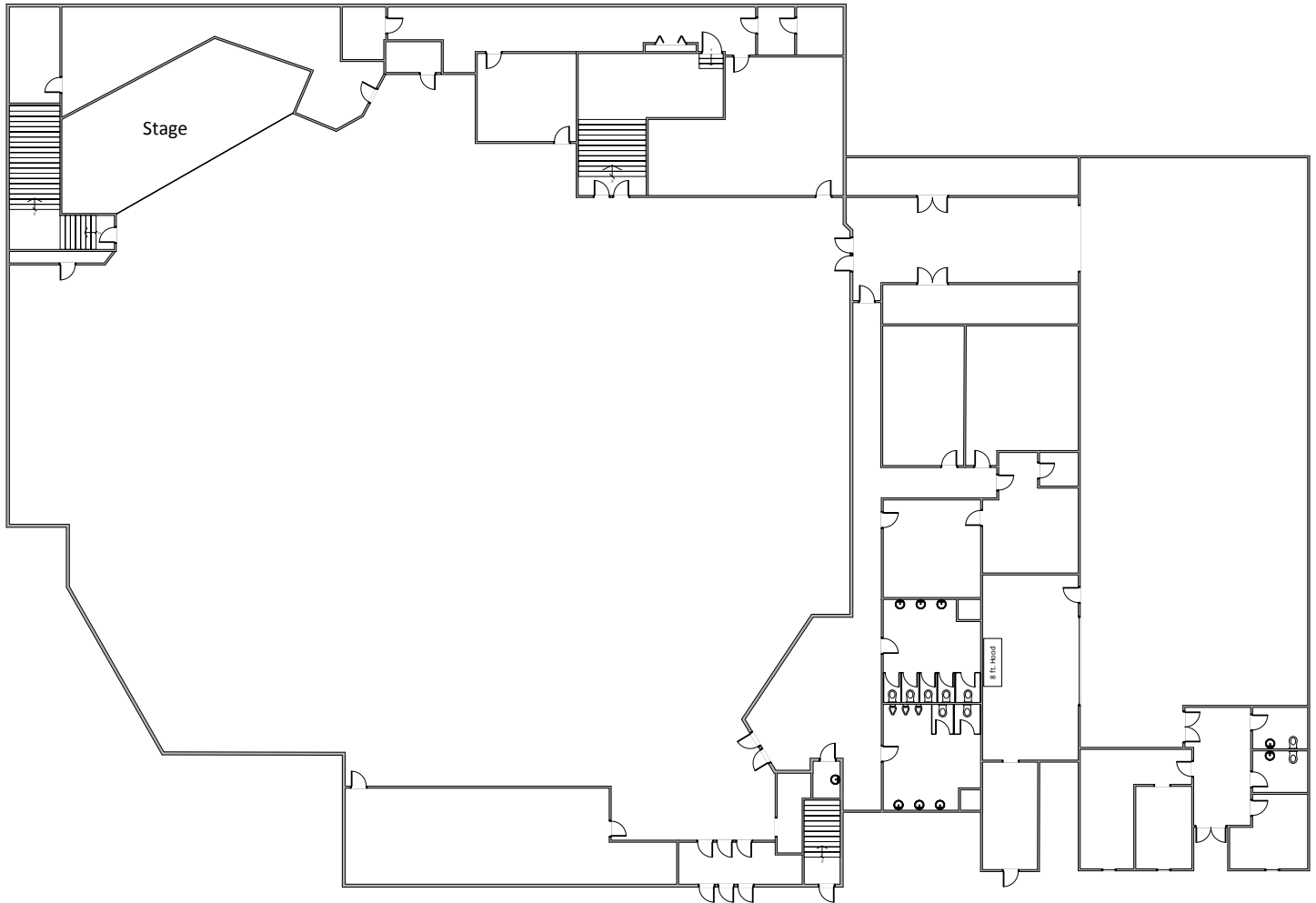
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DONELSON PLAZA

SUITE 2-022 | 24,962 SQ.FT.



MORNING CALM
ADVISORS

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