

7050 CHARLOTTE PIKE, SUITE 7060 | NASHVILLE, TN 37209

STRIDE

COMMERCIAL

- ▷ 1,298 SF Inline Retail — Available Immediately
- ▷ West Nashville | Charlotte Pike at River Road
- ▷ Walmart & Lowe's Anchored | ~225K Monthly Customer Visits

The Marketplace At Charlotte Pike

RETAIL FOR LEASE // WEST NASHVILLE // NASHVILLE, TN 37209

Building Snapshot

7050 CHARLOTTE PIKE, SUITE 7060 | NASHVILLE, TN 37209

Center: The Marketplace at Charlotte Pike

Address: 7050 Charlotte Pike, Suite 7060, Nashville, TN 37209

Center Size: 33,389 SF GLA Walmart- and Lowe's-anchored power center

Available SF: 1,298 SF — Suite 7060 (inline)

Lease Type: NNN

Availability: Available Immediately

Parking: 1,993 spaces center-wide (non-exclusive, first-come first-served)

Year Built: 1998 (exterior renovation completed ~2024-2025)

Zoning: CS (Commercial Services) — City of Nashville / Davidson County

HVAC: 4-ton unit

Signage: Pylon signage + building-mounted storefront signage

Condition: Second-generation soft goods retail — open layout

Anchor Tenants: Walmart Supercenter & Lowe's Home Improvement



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This information has been obtained from sources believed reliable; however, Stride Commercial makes no guarantee, warranty, or representation about its accuracy. Prospects should independently verify all information, including measurements, zoning, use approvals, & financial details. No offer or solicitation is intended. Information subject to change without notice. Square footage is approximate and provided for reference only. Rent is quoted as a flat monthly amount and is not calculated on a per-square-foot basis.

Executive Summary

OPPORTUNITY

Suite 7060 at The Marketplace at Charlotte Pike is a 1,298 SF second-generation inline retail space at the signalized intersection of Charlotte Pike (US-70) and River Road in West Nashville. The Marketplace is anchored by Walmart Supercenter and Lowe's Home Improvement, generating approximately 225,000 combined monthly customer visits and drawing consistent daily traffic from surrounding West Nashville neighborhoods, the I-40 commuter corridor, and a 5-mile trade area with \$1.5 billion in annual specified consumer spending and 43,698 daytime employees. The center recently completed an exterior renovation — new paint, storefront upgrades, and improved landscaping — elevating its curb appeal and tenant environment. Suite 7060 delivers in second-generation soft goods condition with an open layout well suited for apparel, beauty, specialty retail, personal services, wellness, or similar inline retail uses.



HIGHLIGHTS

- 1,298 SF second-generation soft goods inline retail — open layout, available immediately
- Strong national/regional brand co-tenancy — America's Best, State Farm, Tropical Smoothie Cafe, Cricket Wireless, Wayback Burgers, Teriyaki Madness, Little Caesars
- West Nashville growth corridor — 1,500+ new residential units added since 2019
- Trade area depth — 91,819 residents, 43,698 daytime employees, and \$1.5B in specified consumer spending within 5 miles
- Affluent and educated consumer base — \$100,727 median HH income (5 mi), 57% bachelor's degree or higher (5 mi)
- Pylon signage with I-40 freeway exposure

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About the Space



1

AVAILABLE SPACE

- The Marketplace at Charlotte Pike — Suite 7060
- 1,298 SF — ground floor inline retail
- Second-generation soft goods condition
- Open layout — well suited for apparel, beauty, services, wellness, specialty retail
- **Available:** Immediately

2

SPACE FEATURES

- HVAC: 4-ton unit
- Building-mounted storefront signage
- 1,993 parking spaces center-wide (non-exclusive, first-come first-served)

3

LEASE TERMS

- **Lease Rate:** Contact Broker
- **Estimated NNNs:** Contact Broker
- **Lease Type:** NNN
- **Lease Term:** Contact Broker
- **TI Allowance:** Contact Broker
- **Delivery:** As-is / broom clean — second-gen

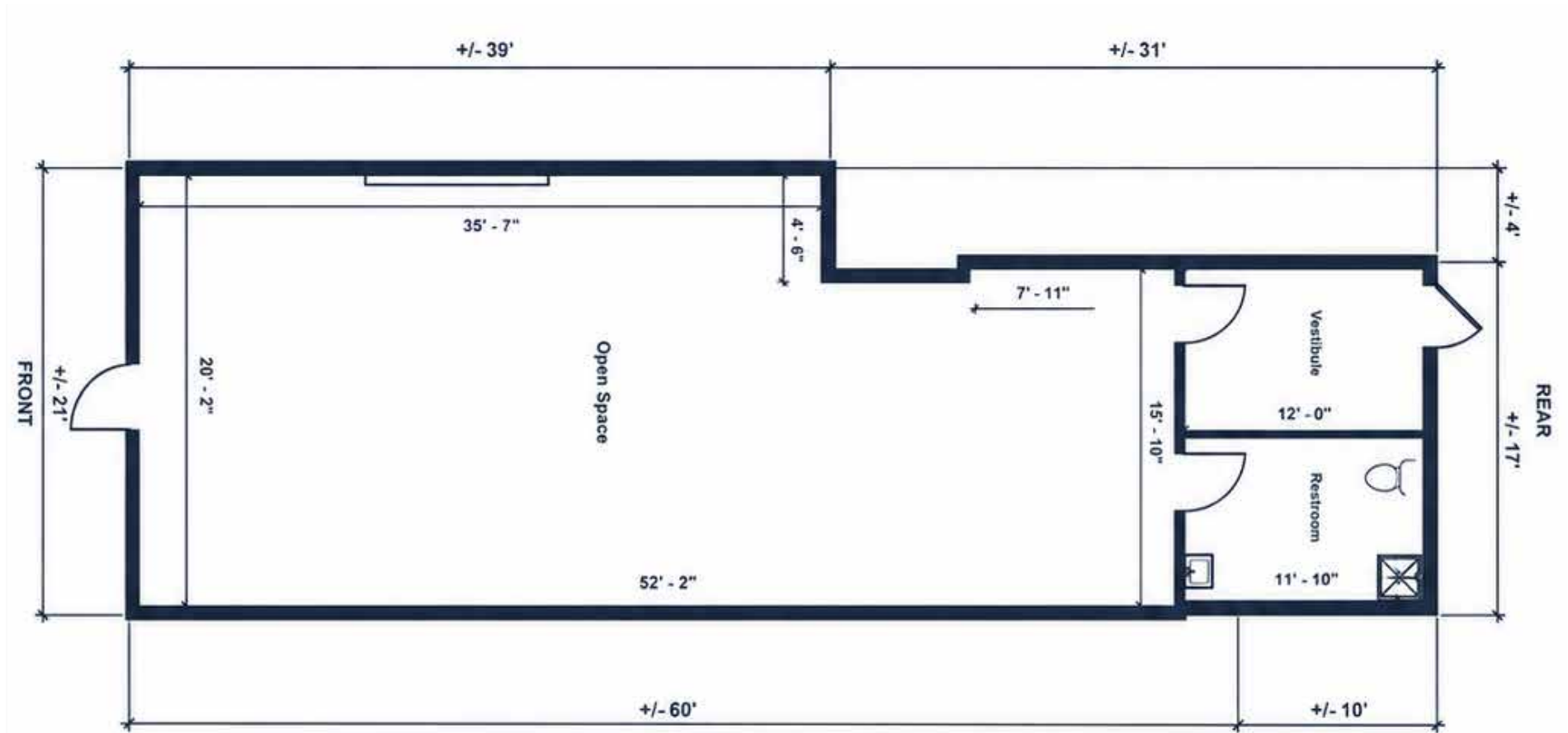
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Floor Plan

THE MARKETPLACE AT CHARLOTTE PIKE
7050 CHARLOTTE PIKE, SUITE 7060 | NASHVILLE, TN 37209
1,298 SF | RETAIL FOR LEASE



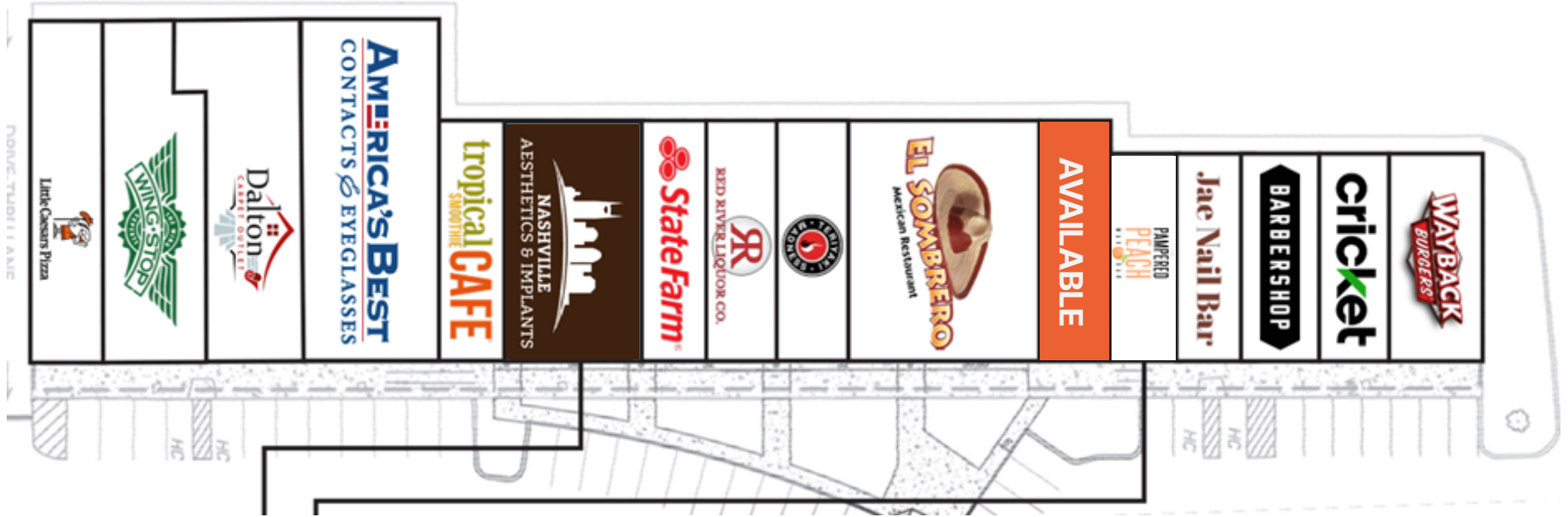
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Site Plan

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1,298 SF | RETAIL FOR LEASE



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Location & Access



DRIVE TIMES & ACCESS

Destination	Distance
I-40 Access (Charlotte Pike interchange)	~0.5 miles / ~2 min
Downtown Nashville	~6 miles / ~12 min via I-40
Vanderbilt / Midtown	~4 miles / ~10 min via I-40 East
Nashville West Shopping Center	~3 miles west on Charlotte Pike
Belle Meade / Green Hills	~4 miles / ~10 min
BNA Nashville Int'l Airport	~14 miles / ~20 min via I-40
Bellevue	~5 miles west on Charlotte Pike

ACCESS & CONNECTIVITY

- Signalized intersection at Charlotte Pike (US-70) & River Road with dedicated turn lane
- ~0.5 miles to I-40 interchange — regional access in all directions
- Pylon signage with I-40 freeway exposure
- 1,993 center-wide parking spaces — ample parking for all retail uses
- Pylon position on Charlotte Pike (US-70) — one of West Nashville's primary commercial arterials

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Amenities & Neighborhood



NEARBY

- Nashville West Shopping Center — Costco, Target, Best Buy, Dick's Sporting Goods (~3 mi W)
- Harpeth Hills Golf Course / Percy Warner Park — outdoor recreation (~1.5 mi W)
- White Bridge Pike commercial corridor — additional retail and services (~2 mi E)
- Belle Meade / Green Hills affluent residential — strong HH income demographic (~4 mi SE)
- I-40 interchange — Charlotte Pike exit for regional commuter access (~0.5 mi E)

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ABOUT WEST NASHVILLE

The Charlotte Pike corridor is one of West Nashville's primary commercial arteries, running from the I-40 interchange westward through a dense mix of retail, dining, service businesses, and established residential neighborhoods. The area has seen 1,500+ new residential units added since 2019, driving sustained retail demand from growing rooftops. The Marketplace at Charlotte Pike sits at the corridor's most trafficked node — the signalized intersection with River Road — drawing from both the established West Nashville residential base and commuter traffic between downtown and the I-40 / US-70 corridor. Walmart and Lowe's anchors ensure constant daily traffic regardless of season, making Suite 7060 a high-exposure position for any inline retail operator.

ANCHOR & CO-TENANCY

The Marketplace at Charlotte Pike is anchored by Walmart Supercenter and Lowe's Home Improvement and includes a strong inline mix of national, regional, and service-oriented brands.

NATIONAL & REGIONAL BRANDS IN-CENTER

- America's Best Contacts & Eyeglasses
- State Farm
- Tropical Smoothie Cafe
- Teriyaki Madness
- Cricket Wireless
- Little Caesars Pizza
- Wayback Burgers
- Red River Liquor Co.

ADDITIONAL INLINE TENANTS

- Kingston (apparel)
- Dalton's
- Nashville Aesthetics & Implants
- El Sombrero Mexican Restaurant
- Pampered Peach
- Jae Nail Bar

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Traffic & Demographics



TRADE AREA DEMOGRAPHICS

Metric	1 Mile	3 Miles	5 Miles
2025 Population	4,759	30,724	91,819
2030 Projected Population	5,685	33,068	96,546
5-Yr Population Growth	+19.5%	+7.6%	+5.1%
Households (2025)	2,251	13,893	43,139
Median HH Income	\$89,559	\$93,867	\$100,727
Average HH Income	\$111,836	\$124,860	\$131,700
Bachelor's Degree or Higher	49%	51%	57%
Median Age	34.4	36.7	37.2
Median Home Value	\$645,502	\$655,074	\$704,529

Source: CoStar Demographics, May 2026.

DAYTIME WORKFORCE

Metric	1 Mile	3 Miles	5 Miles
Total Daytime Employment	2,518	12,717	43,698
Total Businesses	188	1,652	5,237
Education & Health Services	227	2,895	13,195
Leisure & Hospitality	451	1,934	6,301
Trade, Transportation & Utilities	1,004	3,059	6,792

Source: CoStar Demographics, May 2026.

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TRAFFIC COUNTS

Road	AADT (Vehicles/Day)
Charlotte Pike / US-70 (at center)	20,671 AADT (TDOT 2019)
I-40 (Charlotte Pike interchange)	90,721 AADT (CoStar 2025)
Monthly Center Visits (Walmart + Lowe's)	~225,000 combined monthly customer visits (per Sagemont owner data)

CONSUMER SPENDING — 5 MILE TRADE AREA

Category	Total Annual Spending
Total Specified Consumer Spending	\$1.5 billion
Food & Alcohol	\$390.7M
Transportation & Maintenance	\$367.8M
Household	\$263.2M
Entertainment, Hobbies & Pets	\$228.8M
Apparel	\$73.0M
Health Care	\$70.7M
Education & Daycare	\$111.3M

Source: CoStar Consumer Spending by Industry, 5-mile radius, May 2026.

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