



**7408**

**Tennessee Excavating Dr**

Nolensville, Tennessee  
**Nashville MSA**



**FOR LEASE**  
**7,128 SF OFFICE/RETAIL SPACE**

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# BUILDING FEATURES

Year Built	2022
Total Building SF	23,784 (21,846 usable)
Parcel Size	1.07 acres
Tenancy	Multi
Zoning	Commercial
Parking	2.24/1,000
Est. Opex	\$5.76/SF



Colliers, as Exclusive Advisor to the Landlord, is pleased to present the opportunity to lease 7,128 SF at 7408 Tennessee Excavating Drive (the "Property"), a 23,784 square-foot, two-story multi-tenant mixed-use building in Nolensville. The property was built in 2022 and offers a rare leasing opportunity with tremendous upside in Nolensville, which is one of Nashville's fastest growing and most desirable submarkets.

The property combines contemporary architecture with efficient floorplans, making it ideal for retail, medical, professional offices, and corporate headquarters. It's modern construction, ample square-footage, and strong curb appeal position it as a premier location within the trade area. With population increasing nearly 3% annually and median household incomes exceeding \$160,000, Nolensville offers an affluent, family-oriented customer base with strong spending power.

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# TENANTS

**CrossFit  
Nolensville**

7,865 SF  
(6,142 SF 1st Floor +  
1,723 SF 2nd Floor)

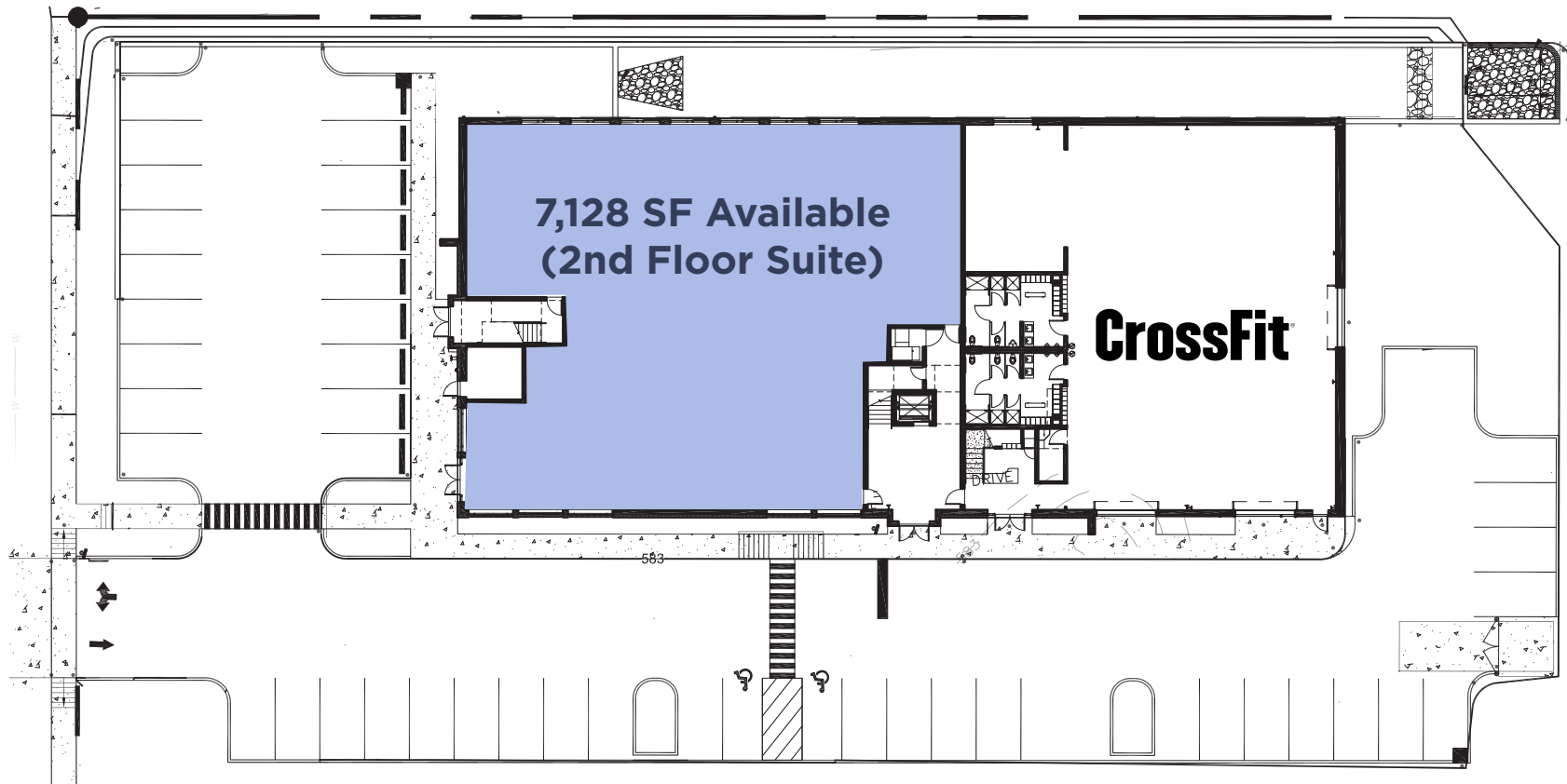
**Ryans Swim  
Academy**

6,853 SF (1st Floor)

**VACANT**

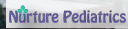
7,128 SF (2nd Floor)

**CONTACT AGENT FOR RATE**





NOLENVILLE ROAD



NOLENVILLE ROAD



TENNESSEE EXCAVATING DRIVE

**7408**  
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	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
<b>POPULATION</b>	4,229	33,061	90,162
<b>HOUSEHOLDS</b>	1,442	11,101	31,468
<b>AVG. HH INCOME</b>	\$173,967	\$195,086	\$175,407
<b>DAYTIME POPULATION</b>	4,097	24,267	76,416
<b>ANNUAL RETAIL EXPENDITURE</b>	\$102 M	\$811 M	\$2.1 B



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