

TOLLGATE VILLAGE

Front Door Location Capturing
Healthcare Demand In
Booming Corridor

THOMPSON'S STATION, TN

Summary

Front-door
visibility, built-
out medical
space, and
immediate
access to a high-
income, walkable
patient base.

This 2,800 SF second-generation medical or retail space sits at the highly visible entrance to Tollgate Village, offering direct frontage along Columbia Pike between Franklin and Spring Hill.

Surrounded by strong demographics, rapid population growth, and over 1,200 nearby residential units, the site is ideally positioned to serve a growing community with increasing demand for healthcare and services. With limited urgent care options in the immediate area, this property presents a rare opportunity to establish a flagship presence in a high-growth corridor.

2,800 SqFt **SUBLEASE**



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LOCATION HIGHLIGHTS

#1 U.S. Real Estate Investment Market (ULI)

1. Middle Tennessee continues to rank as the nation's top market for real estate investment, driven by strong fundamentals and sustained demand. This recognition signals long-term confidence from institutional and private capital alike.

86 New Residents Daily to the Nashville MSA

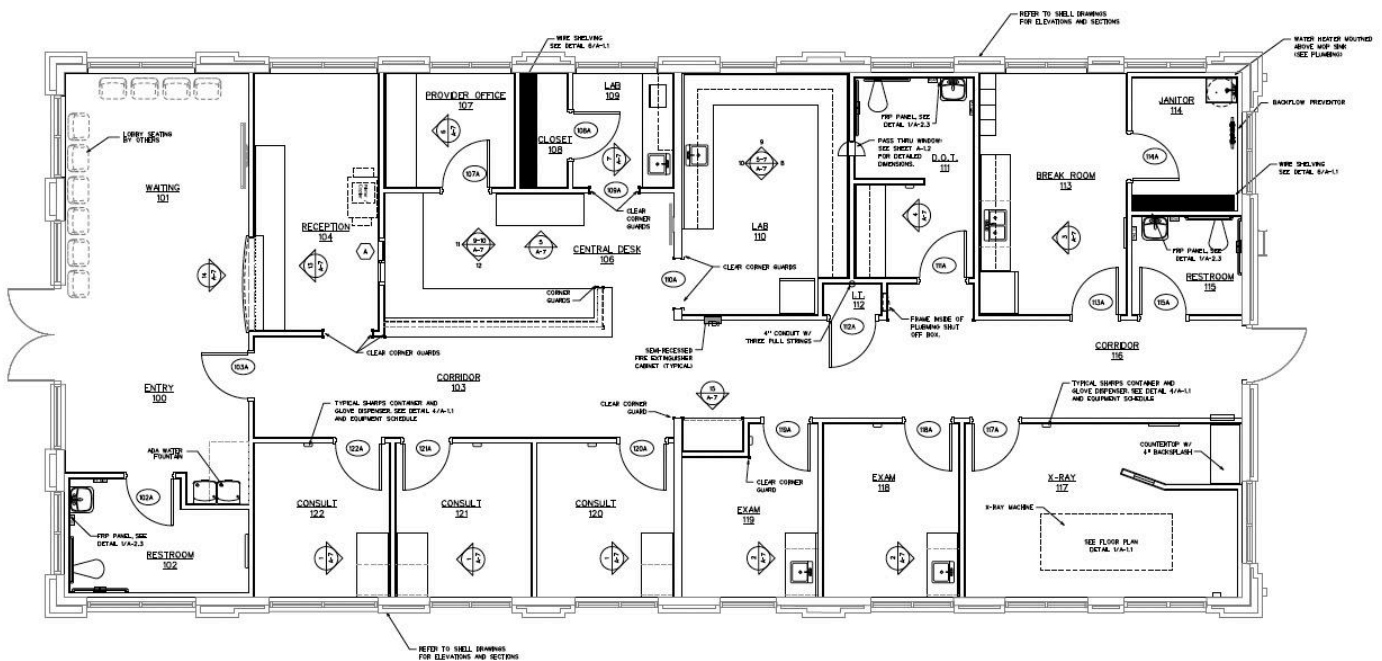
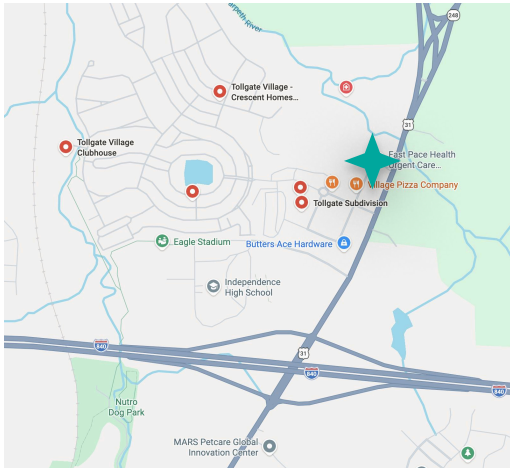
2. The Nashville region adds approximately 86 new residents every day, fueling consistent demand for housing, services, and infrastructure. This steady immigration directly supports long-term tenant demand and business growth.

\$148K+ Avg. Household Income (3-Mile Radius)

3. The immediate trade area boasts an average household income exceeding \$148,000, significantly above regional averages. This affluence supports premium service providers, healthcare users, and discretionary retail.

30% Population Growth Since 2020

4. The area has experienced over 30% population growth since 2020, making it one of the fastest-growing submarkets in the region. This rapid expansion is driving urgent demand for accessible healthcare and neighborhood services.



A RARE MARKET OPPORTUNITY

This location serves as the primary healthcare access point for a rapidly expanding trade area currently underserved by urgent care and med services.

With ~28K multifamily units in development regionally, demand for convenient healthcare is accelerating, with this site directly in the path of growth.