

GRANWOOD VILLAGE



Granwood Village

4331 Old Hickory Blvd
Nashville TN 37138

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RP **ROBBINS PROPERTIES**
LEASING • PROPERTY MANAGEMENT • INVESTMENT SALES

THE SPACE

Location	4331 Old Hickory Blvd Nashville, TN 37138
County	Davidson
Cross Street	Granwood Blvd
Traffic Count	24,000
Size	1,080 SF
Space	Available
Lease Type	NNN

HIGHLIGHTS

- Excellent Access at signalized intersection
- Anchored by Urban Air Adventure Park
- Positioned within the high-growth Nashville metropolitan market
- Excellent Signage on Old Hickory Blvd with 24,000 Cars per day
- Speedway outparcel provides additional daily consumer traffic and convenience-oriented synergy



POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	4,063	40,791	121,498

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$102,098	\$112,547	\$112,565

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	1,557	17,137	51,302

PROPERTY FEATURES

TOTAL TENANTS	6
GLA (SF)	44,698
LAND SF	229,126
LAND ACRES	5.26
YEAR BUILT	1999
ZONING TYPE	Commercial PUD
TOPOGRAPHY	Flat
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	253
PARKING RATIO	6.36/1000
CORNER LOCATION	yes
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

NEIGHBORING PROPERTIES

NORTH	vacant land
SOUTH	residential
EAST	residential
WEST	residential

MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	Yes
LIGHTING	Yes

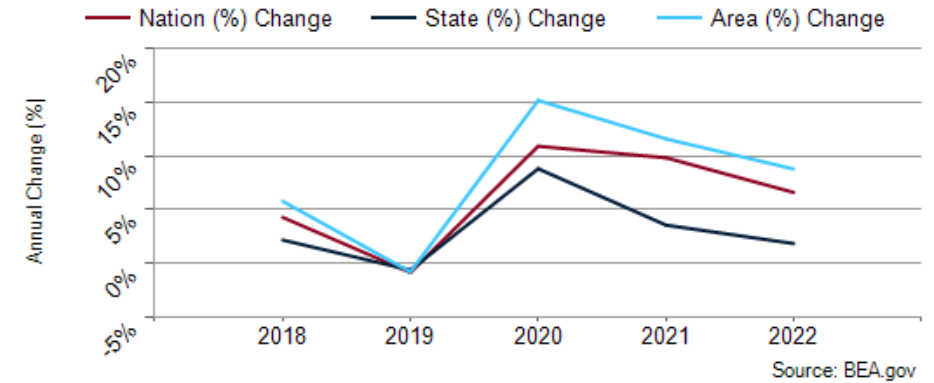
TENANT INFORMATION

MAJOR TENANT/S	Urban Air
LEASE TYPE	NNN

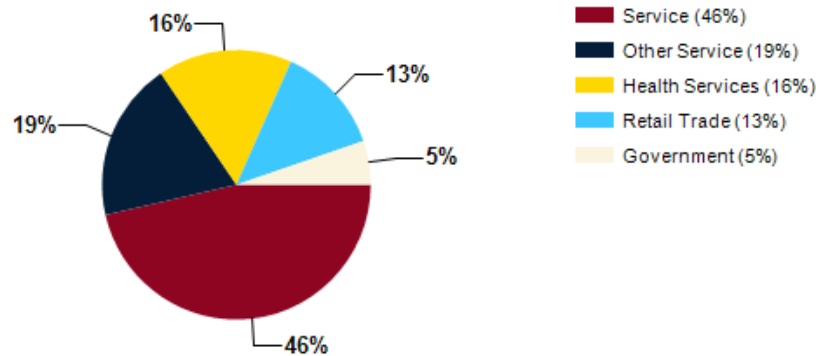


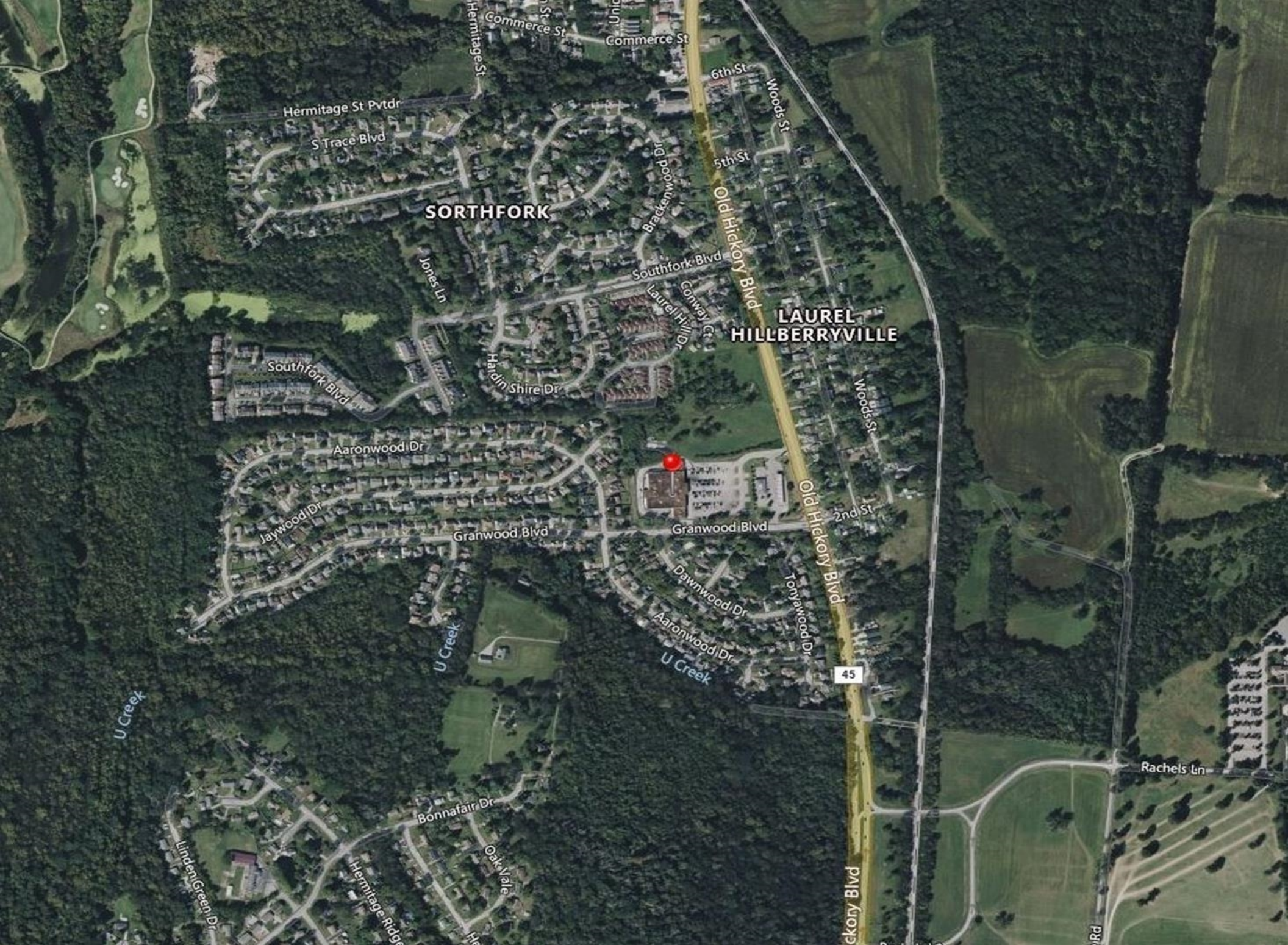
- The property is located in the Bellevue area of Nashville, which is a rapidly growing suburb known for its strong sense of community and family-friendly atmosphere.
- Nearby amenities include the One Bellevue Place shopping center, which features a variety of retail stores, restaurants, and entertainment options.
- The area is surrounded by residential neighborhoods, providing a built-in customer base for businesses leasing this property.
- Old Hickory Boulevard is a major thoroughfare in Bellevue, ensuring high visibility and easy access for customers.
- The property is in close proximity to parks and green spaces, such as Edwin Warner Park and Percy Warner Park, offering opportunities for outdoor activities and recreational options for potential customers.

Davidson County GDP Trend



Major Industries by Employee Count

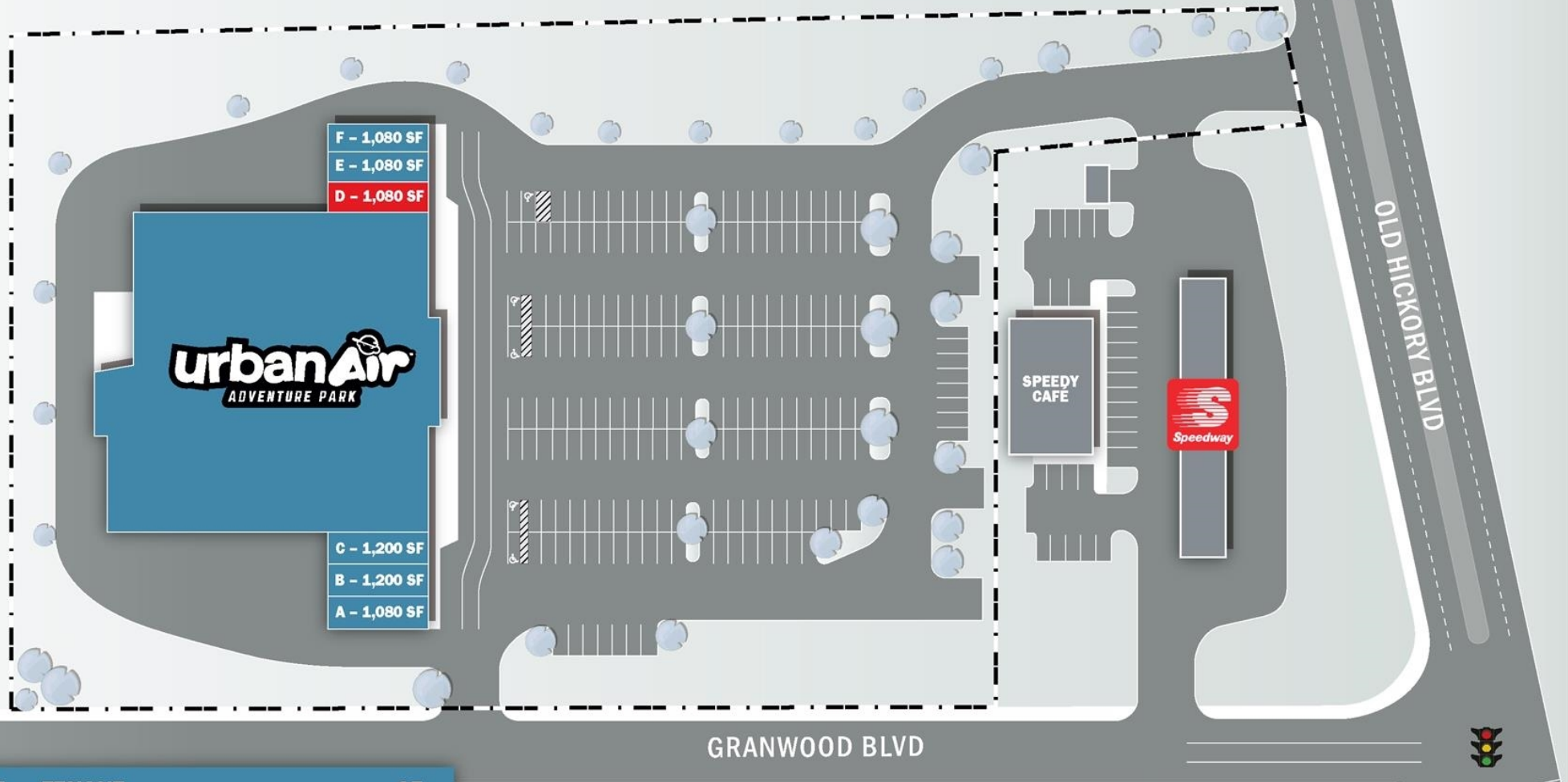




SORTHFORK

LAUREL HILLBERRYVILLE

45



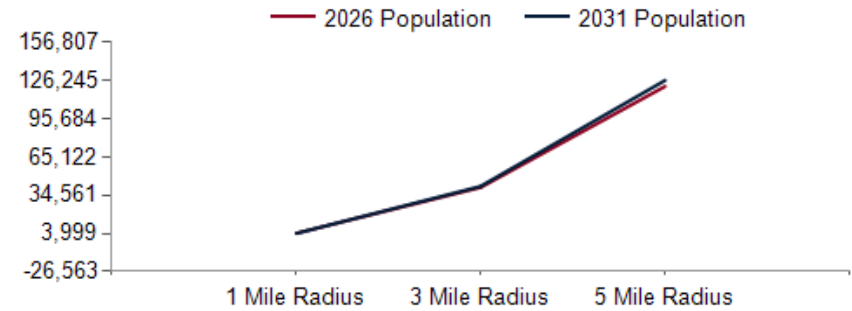
SPACE	TENANT	SF
A	UNITED MARTIAL CONCEPTS	1,080 SF
B	TNT NAIL SPA	1,200 SF
C	HOUSE OF TAILORS	1,200 SF
IGA	URBAN AIR	37,978 SF
D	VACANT	1,080 SF
E & F	CARE DRY CLEANERS	2,160 SF
TOTAL SF		44,698 SF



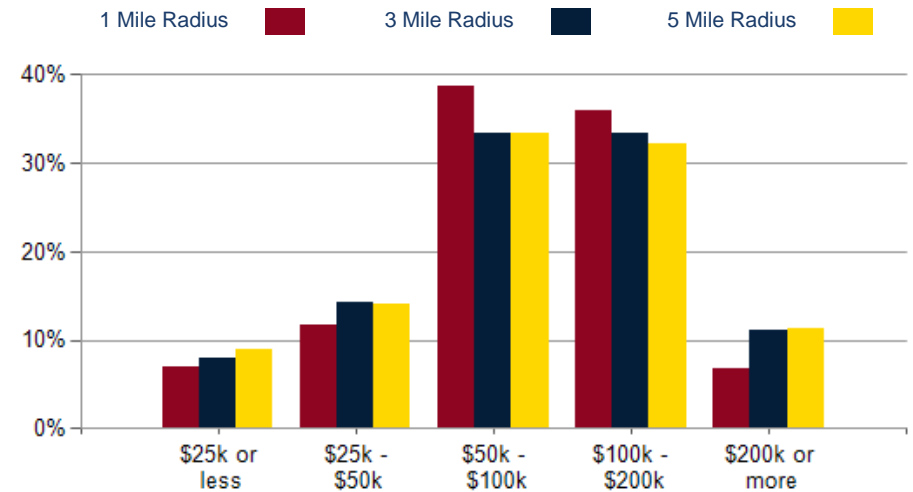


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,269	35,047	97,889
2010 Population	3,685	37,611	108,565
2026 Population	4,063	40,791	121,498
2031 Population	3,999	41,640	126,245
2026 African American	678	5,951	18,530
2026 American Indian	19	175	619
2026 Asian	130	993	3,134
2026 Hispanic	424	4,301	12,095
2026 Other Race	218	2,028	5,649
2026 White	2,619	28,110	83,336
2026 Multiracial	392	3,517	10,154
2026-2031: Population: Growth Rate	-1.60%	2.05%	3.85%

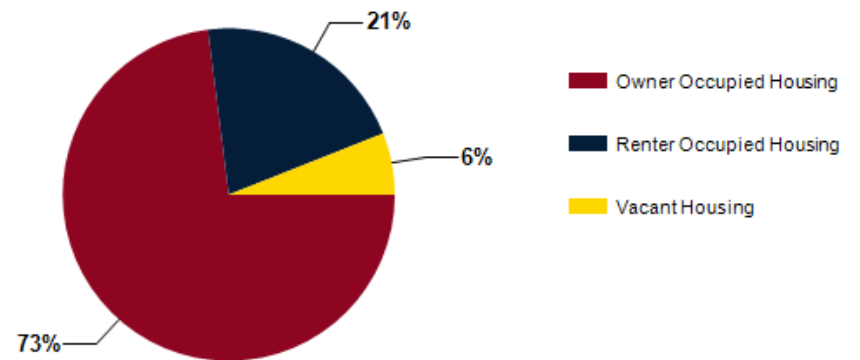
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	44	673	2,542
\$15,000-\$24,999	65	677	2,058
\$25,000-\$34,999	52	732	2,066
\$35,000-\$49,999	129	1,707	5,179
\$50,000-\$74,999	320	3,069	9,154
\$75,000-\$99,999	283	2,654	7,961
\$100,000-\$149,999	431	3,927	11,021
\$150,000-\$199,999	128	1,793	5,481
\$200,000 or greater	105	1,906	5,841
Median HH Income	\$87,998	\$89,392	\$87,779
Average HH Income	\$102,098	\$112,547	\$112,565



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

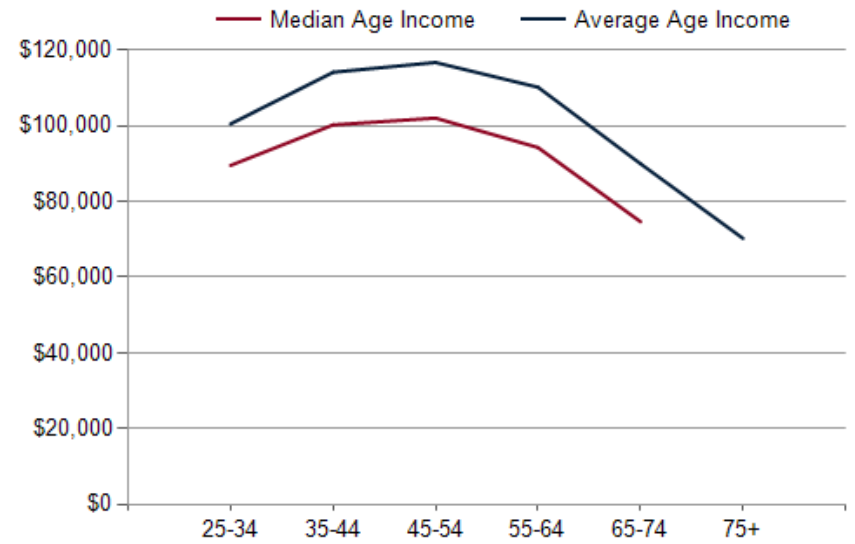
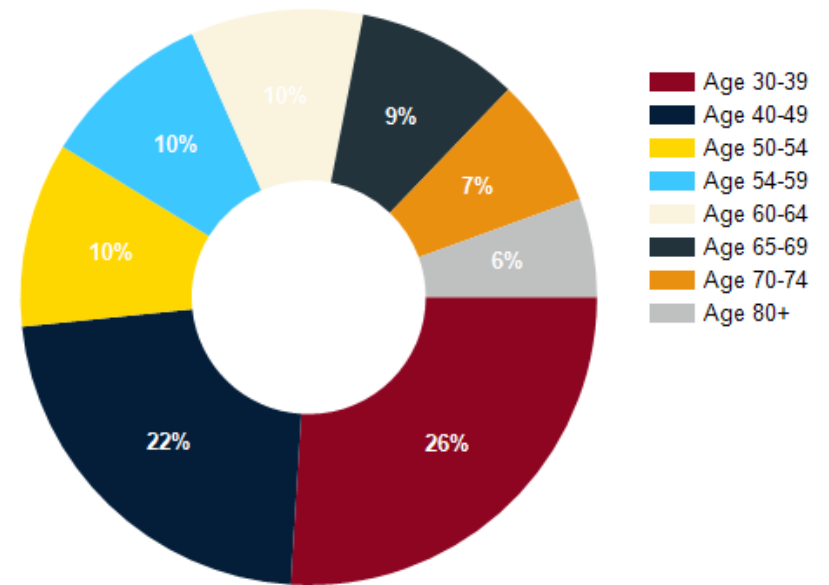


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	296	3,147	9,661
2026 Population Age 35-39	355	3,286	9,647
2026 Population Age 40-44	313	3,033	8,996
2026 Population Age 45-49	247	2,546	7,701
2026 Population Age 50-54	260	2,509	7,743
2026 Population Age 55-59	241	2,459	7,232
2026 Population Age 60-64	242	2,581	7,632
2026 Population Age 65-69	229	2,386	6,776
2026 Population Age 70-74	182	1,950	5,462
2026 Population Age 75-79	139	1,588	4,140
2026 Population Age 80-84	70	1,089	2,711
2026 Population Age 85+	54	948	2,176
2026 Population Age 18+	3,148	32,763	97,521
2026 Median Age	39	41	40
2031 Median Age	41	43	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$89,535	\$89,443	\$83,418
Average Household Income 25-34	\$100,510	\$108,405	\$104,164
Median Household Income 35-44	\$100,228	\$106,400	\$105,990
Average Household Income 35-44	\$114,145	\$128,602	\$129,362
Median Household Income 45-54	\$102,049	\$106,401	\$107,745
Average Household Income 45-54	\$116,744	\$129,503	\$133,114
Median Household Income 55-64	\$94,249	\$100,643	\$100,039
Average Household Income 55-64	\$110,194	\$124,780	\$124,103
Median Household Income 65-74	\$74,639	\$76,899	\$75,121
Average Household Income 65-74	\$89,965	\$102,714	\$101,857
Average Household Income 75+	\$70,241	\$76,231	\$75,899

Population By Age



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Exclusively Marketed by:

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