

The Riverwalk at Mill Creek

+/- 40 acre mixed-use development / outparcel & retail shops available



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YOUNG**

EXECUTIVE SUMMARY

Property overview

ADDRESS	2164 Lebanon Pike, Nashville, TN 37210
SUBMARKET	Donelson
USE	Restaurant / Retail / Office
YEAR BUILT	Under construction / delivers in Q2 2026
BUILDING SIZE	Up to 10,000 sf

Property highlights



NEW CLASS A CONSTRUCTION

Ability to bring 18,000 sf of leasable space to the property



HIGHLY VISIBLE LOCATION

18,628 daily traffic count on Lebanon Pike with ~800 feet of frontage



DRIVE-THRU

Ability to build-to-suit / deliver 3,250-sf building with drive-thru window



PARKING

Approximately 130 surface spaces available



SIGNALIZED INTERSECTION

Multiple points of ingress / egress



LARGE MIXED-USE DEVELOPMENT

50+ new construction homes in the rear of the development, four large commercial buildings in the front

RESTAURANT / RETAIL / OFFICE SPACE FOR LEASE

The Riverwalk at Mill Creek

2164 Lebanon Pike

Nashville, TN 37210



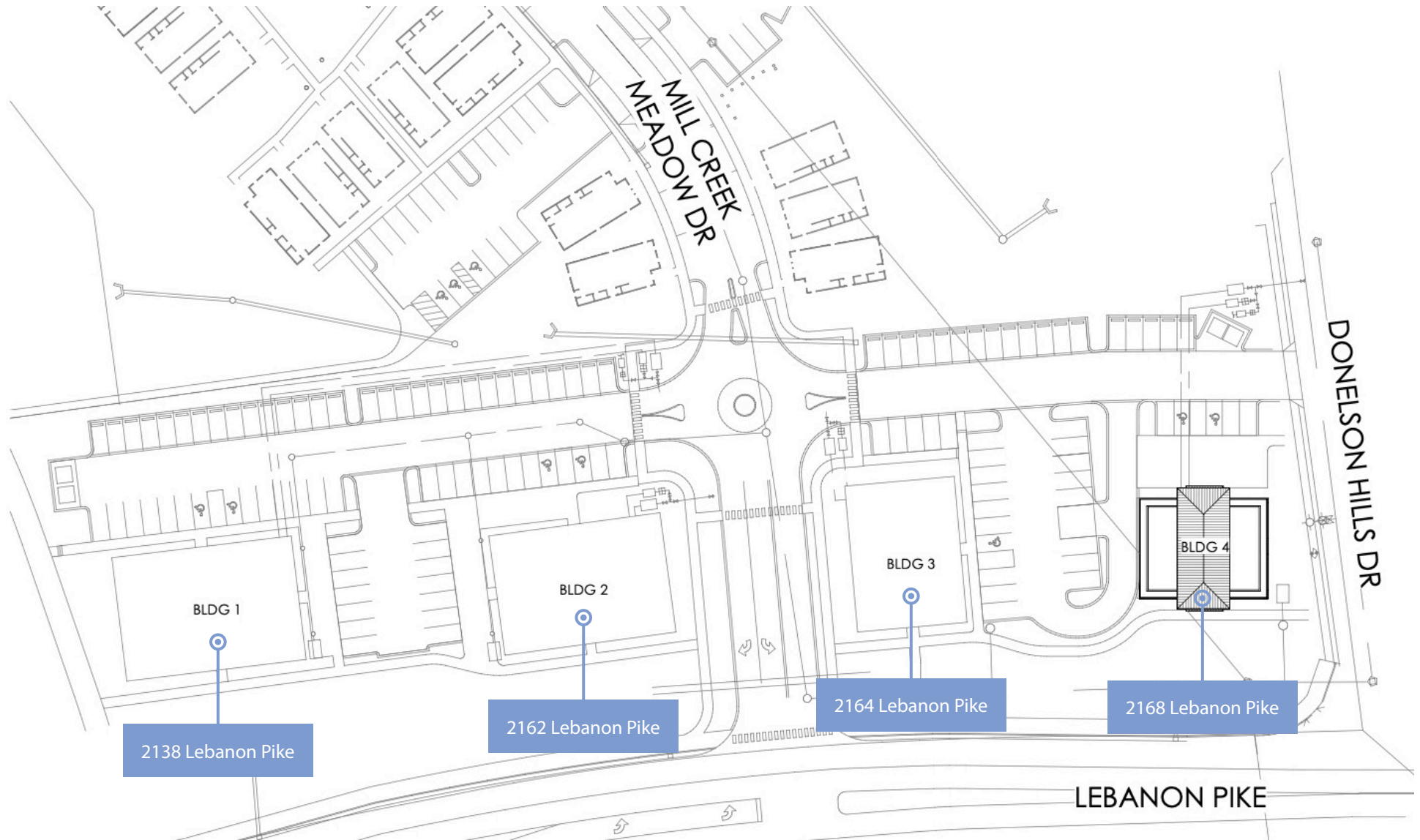
SITE PLAN

RESTAURANT / RETAIL / OFFICE SPACE FOR LEASE

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BUILDING 3

RETAIL / OFFICE

RESTAURANT / RETAIL / OFFICE SPACE FOR LEASE

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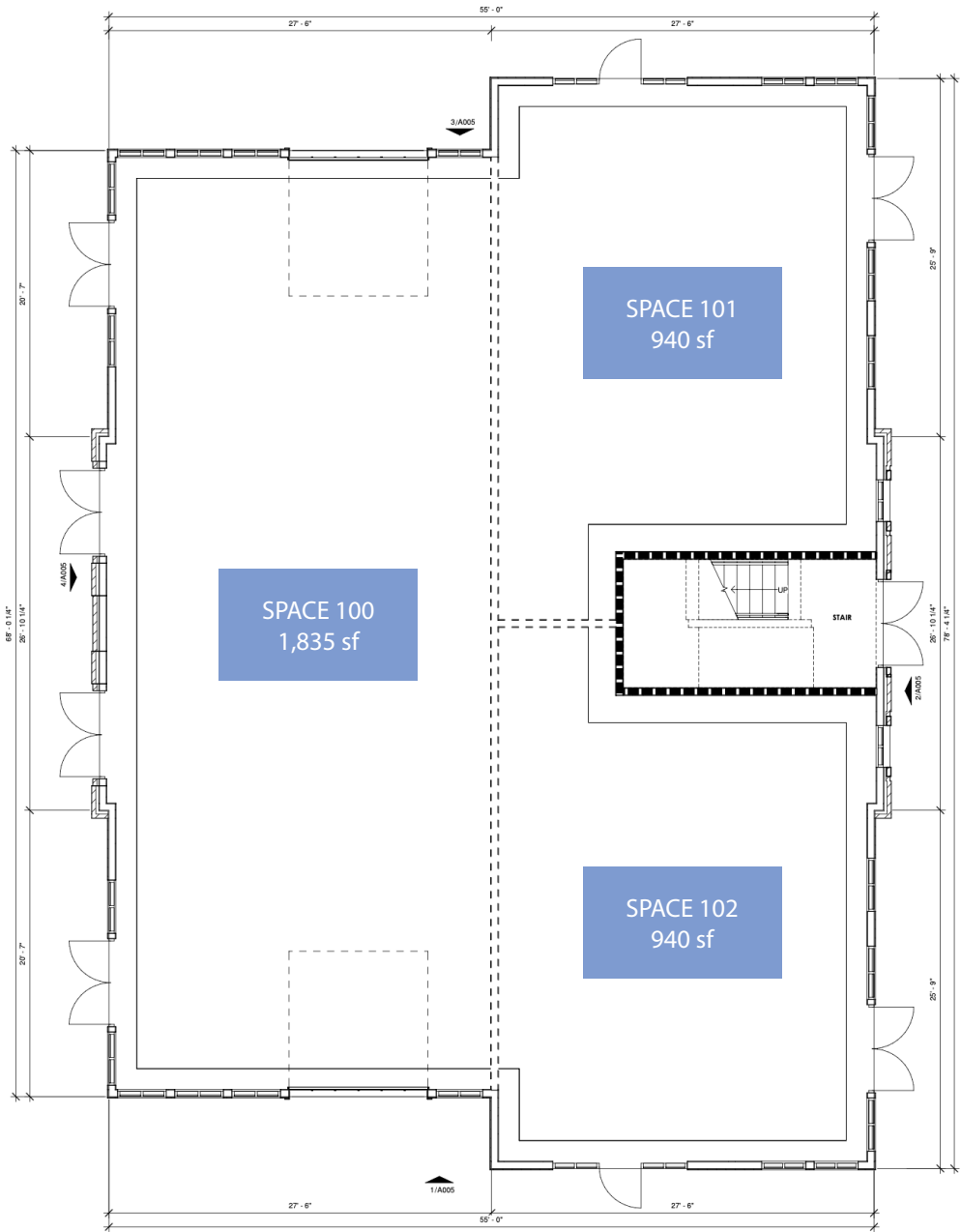
BUILDING 3 FLOOR PLAN

RESTAURANT / RETAIL / OFFICE SPACE FOR LEASE
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AVAILABILITIES

SPACE 100	1,835 sf
SPACE 101	940 sf
SPACE 102	940 sf
TOTAL AVAILABLE	3,715 sf



BUILDING 4 MIXED-USE

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View from Lebanon Pike

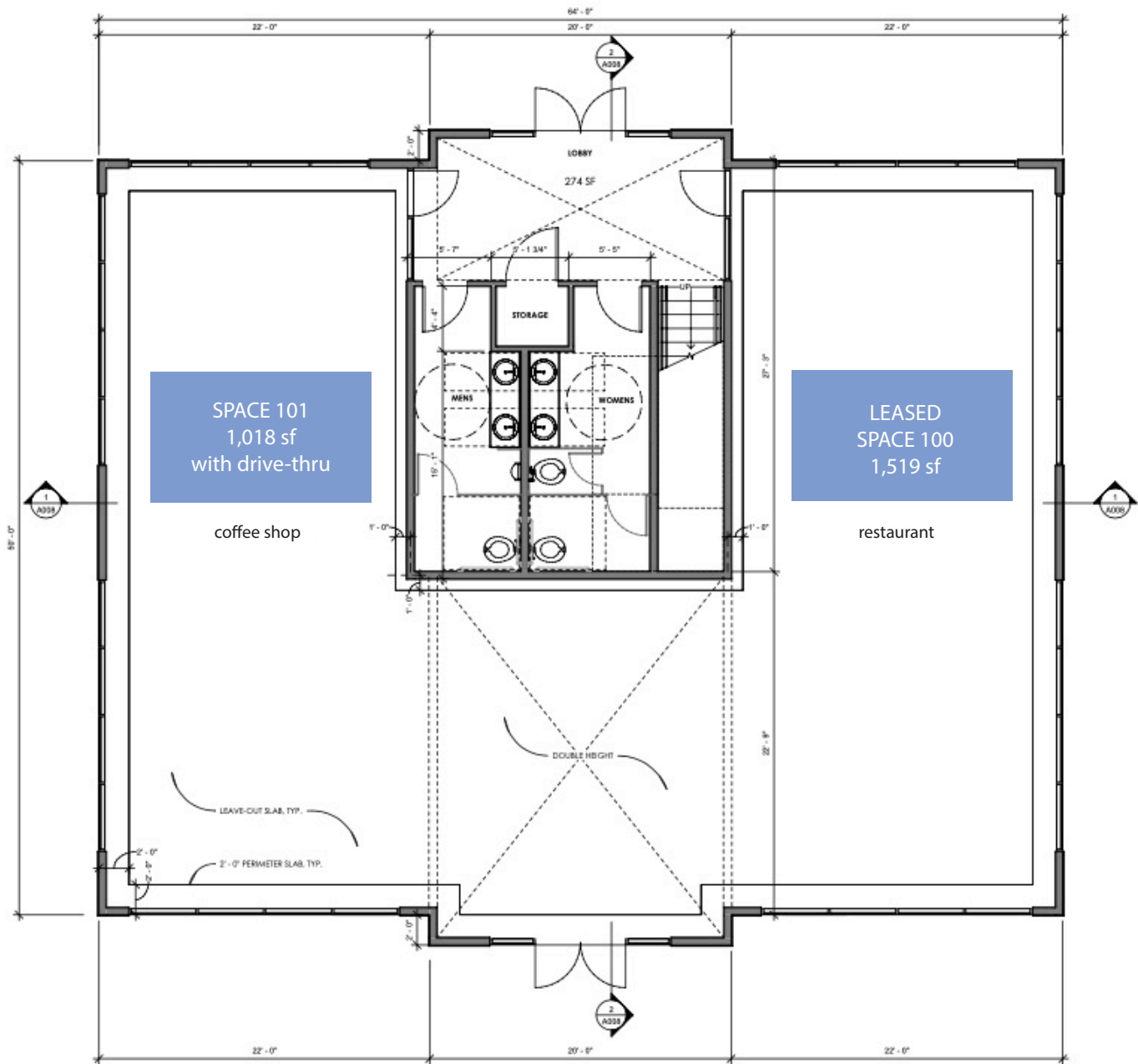


Coffee shop with drive-thru

BUILDING 4 FLOOR PLAN

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AVAILABILITIES	
SPACE 101	1,018 sf
TOTAL AVAILABLE	1,018 sf



AREA AMENITIES

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DRIVE TIMES

AIRPORT (BNA)	6 minutes
DOWNTOWN NASHVILLE	12 minutes



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2164 LEBANON PIKE, NASHVILLE, TN 37210

**For more information,
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