

NOLENVILLE, TENNESSEE

MIXED-USE DEVELOPMENT

SOUTHEASTERN DEVELOPMENT



ILLUSTRATIVE SITE PLAN



ILLUSTRATIVE SITE PLAN W/ LAND USES

October

BAR

PROPERTY DETAILS

Address	7375 Nolensville Road, Nolensville, TN
Estimated Completion Date	Q2 2027
Available Square Footage	26,549 SF
Asking Rent	TBD
Anchor	Kroger Marketplace
Daily Traffic Counts	Nolensville Road AADT: 15,445

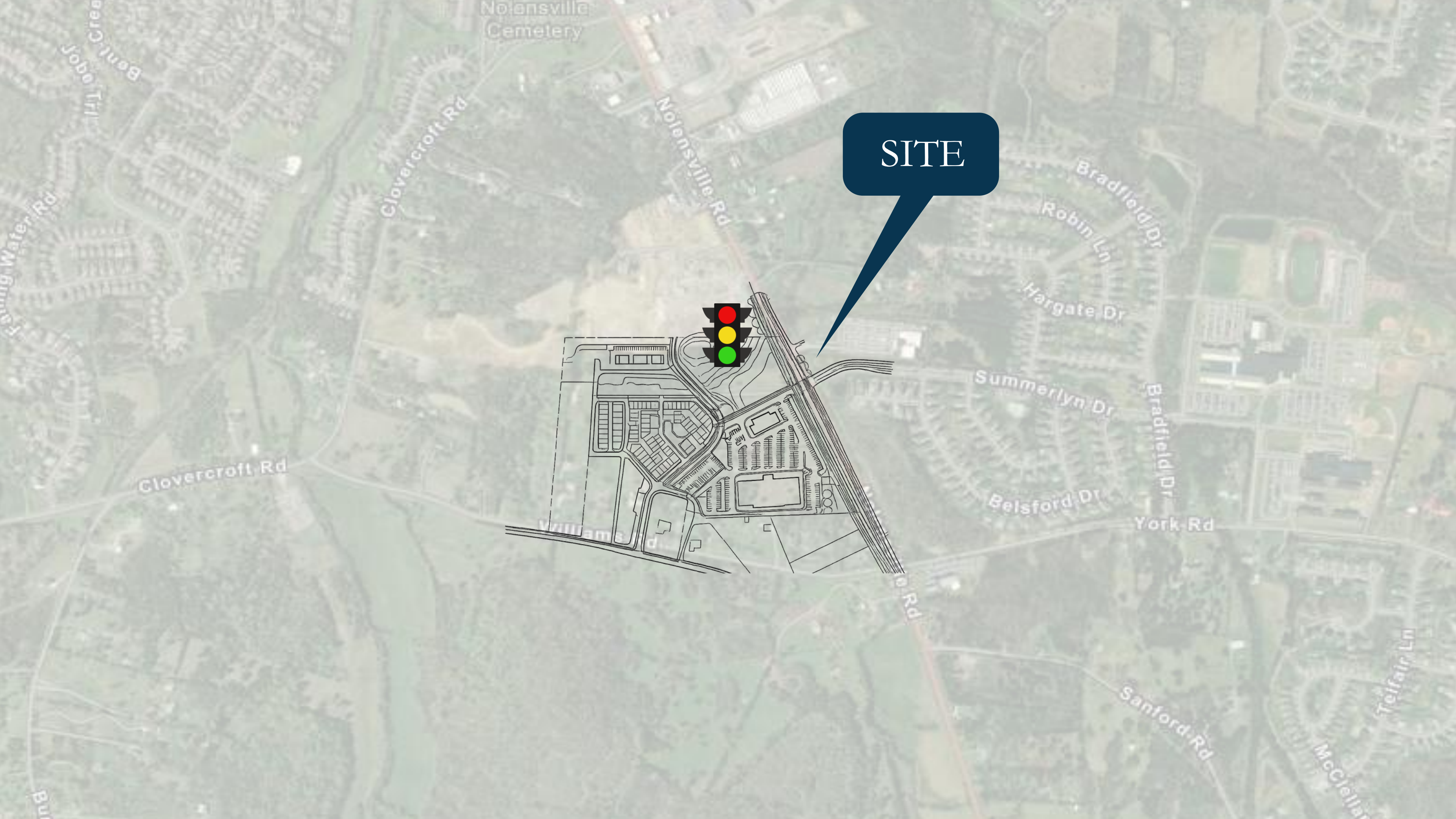
Demographics	HHI	Population
3 Miles	\$210,896	20,859
5 Miles	\$197,020	53,403
10 Miles	\$137,192	411,139



PROJECT SUMMARY

New retail development coming to the rapidly growing Nolensville market, anchored by a brand-new Kroger grocery store. The project will feature multiple shop and standalone retail opportunities positioned within one of Middle Tennessee's strongest residential growth corridors.

Ideally located next door to the new Nolensville Town Square, a transformative 25+ acre mixed-use development located at 7375 Nolensville Road that will bring 215 residential units and approximately 26,000 square feet of new retail, dining, and community green space to the area.



Nolansville Cemetery

Clovercroft Rd

Nolansville Rd

SITE

Bradfield Dr

Robin Ln

Hargate Dr

Summerlyn Dr

Bradfield Dr

Belsford Dr

York Rd

Clovercroft Rd

Williams Rd

Sanford Rd

Telfair Ln

McClellan

KROGER-ANCHORED DEVELOPMENT



APARTMENT RENDERINGS WITH GROUND FLOOR RETAIL



APARTMENT ELEVATIONS & GROUND FLOOR RETAIL



BUILDING B ELEVATION - B1



BUILDING B ELEVATION - B2



BUILDING B ELEVATION - B3



BUILDING B ELEVATION - B4

BUILDING B MASONRY % CALCULATION AND TRANSPARENCY									
	B1	B2	B3	B4	ALL FACADES				
	AREA (SF)	%	AREA (SF)	%	AREA (SF)	%	AREA (SF)	%	
TOTAL FACADE AREA	12,305		21,275		9,265		7,920		50,765
WINDOW DOORS OTHER OPENINGS AREA	4,420	36%	7,280	34%	3,120	34%	2,737	35%	17,563
SOLID WALL AREA	7,885		13,995		6,145		5,183		33,202
MASONRY AREA	6,365	52%	10,715	50%	4,825	52%	3,842	49%	25,747
FOOTNOTES: 1. MASONRY % CALCULATED BASED ON TOTAL FACADE AREA. 2. WINDOW DOORS OTHER OPENINGS AREA IS BASED ON WINDOW SCHEDULE. 3. MASONRY AREA IS BASED ON MASONRY SCHEDULE.									
RETAL FACADE AREA FIRST FLOOR	2,340	19%							
GLAZING	1,280	55%							
MASONRY	1,060	45%							



TYPICAL RETAIL FACADE BASE ELEVATION SCALE 3/16"=1'-0"

BRICK CONRICE
BRICK VENEER BASE
LIGHT SCENCE
BRICK VENEER BASE
ALUMINUM STOREFRONT
ALUMINUM BASE

FACADE MATERIAL LEGEND

- BRICK VENEER
- BRICK VENEER
- BRICK VENEER
- BRICK VENEER
- CAST STONE
- FIBER CEMENT BOARD DARK GRAY
- BLACK IRON RAILING
- ALUMINUM STOREFRONT AT GROUND FLOOR RETAIL & LOBBY



DAVIS
CARTER
SCOTT

Architect
1000 1st Avenue
Suite 200
Nashville, TN 37203
615.259.1234
www.dcsdesign.com

PRINT DATE

ISSUE DATE

GENERAL SUBMITTAL
REVISIONS
DATE
BY
REVISIONS
DATE
BY

REVISION DATE

PROJECT TITLE
DARSEY
PROPERTY

SITE DEVELOPMENT
PLAN
NOLANSVILLE TN

PROJECT NO. 100714

DRAWING TITLE
ELEVATIONS
BUILDING B

DRAWN BY
QC CHECKED BY
CA REVIEWED BY

DRAWING NUMBER
A-01

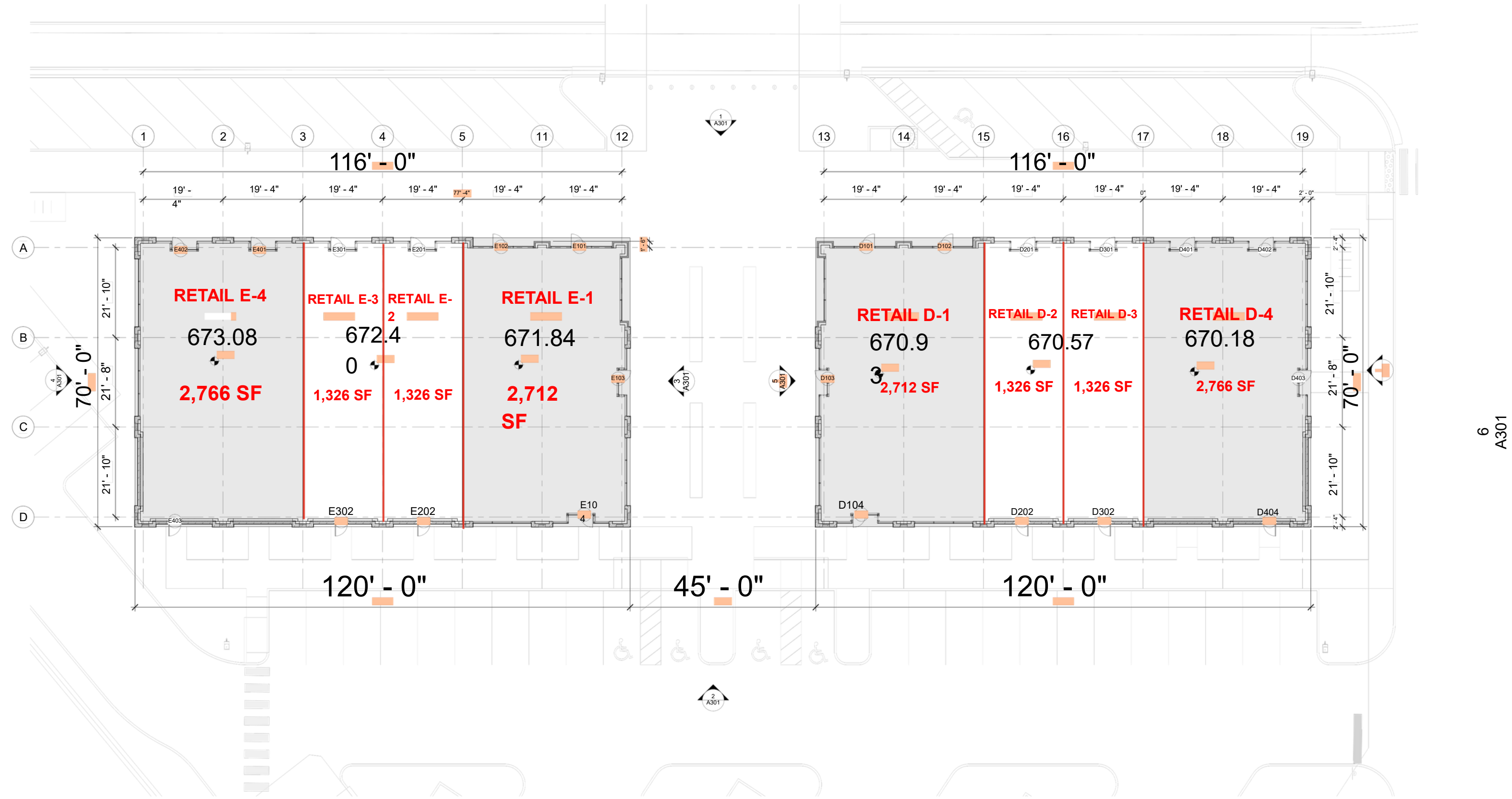
GROUND FLOOR RETAIL FLOOR PLAN



RETAIL BUILDING D & E ELEVATIONS



STANDALONE RETAIL BUILDINGS E & D



STANDALONE RETAIL ELEVATIONS & TOWNHOMES



FACADE MATERIAL LEGEND

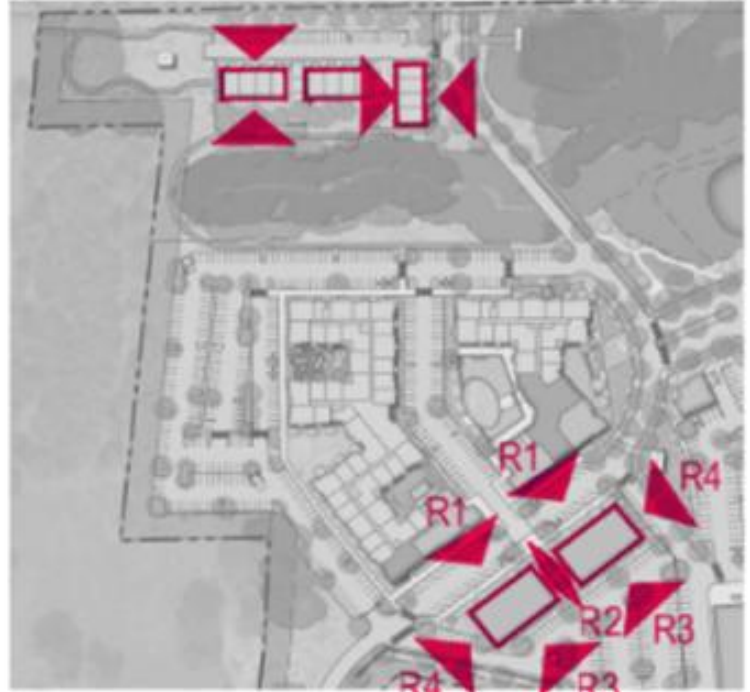
- BRICK VENEER
- FIBER CEMENT BOARD DARK GRAY
- ALUMINUM PANEL

ALUMINUM STOREFRONT AT GROUND FLOOR RETAIL & LOBBY

FACADE MATERIAL LEGEND

- BRICK VENEER
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- BRICK VENEER
- CAST STONE
- FIBER CEMENT BOARD DARK GRAY
- BLACK IRON RAILING

ALUMINUM STOREFRONT AT GROUND FLOOR RETAIL & LOBBY



RETAIL BUILDINGS MASONRY % CALCULATION AND TRANSPARENCY							
	R1		R2		R3		R4
	AREA (SF)	%	AREA (SF)	%	AREA (SF)	%	AREA (SF)
TOTAL FAÇADE AREA	2,750		1,400		2,750		1,400
WINDOW DOORS OTHER OPENINGS AREA	1,170	43%	600	43%	300	11%	300
SOLID WALL AREA	1,580		800		2,450		1,100
MASONRY AREA	900	33%	400	29%	2,150	78%	800
ALL FACADES							
AREA (SF)							
%							
RETAIL FAÇADE AREA NOT YET FACING PUBLIC AREA	2,000	73%					
SLAZING	1,775	84%					
SOLID FAÇADE	1,075	54%					

TOWNHOMES FRONT FAÇADE MASONRY % CALCULATION (GROUP OF 4)					
	FRONT FAÇADE		REAR FAÇADE		ALL FACADES
	AREA (SF)	%	AREA (SF)	%	AREA (SF)
TOTAL FAÇADE AREA	2,000		2,000		4,000
WINDOW DOORS OTHER OPENINGS AREA	400	20%	400	20%	800
SOLID WALL AREA	1,600		1,600		3,200
MASONRY AREA	1,200	60%	1,200	60%	2,400
ALL FACADES					
AREA (SF)					
%					

dc
DESIGN

DAVIS
CARTER
SCOTT

Architect
Interior Design
and Planning
2010 Belmont Street
Suite 201
Nashville, TN 37203
P 615.259.2275
F 615.259.2276
www.dcsdesign.com

PRINT DATE

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PROJECT TITLE
DARSEY
PROPERTY

SITE DEVELOPMENT
PLAN
NOLLENSVILLE, TN

PROJECT NO. 00054

DRAWING TITLE
ELEVATIONS
RETAIL
TOWNHOMES

DRAWN BY
QC CHECKED BY
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SOUTHEASTERN

CONTACT

RHODES SEEGER

Rhodes.seeger@southeastern.com

706-825-4457

DYKES HARBIN

dykes.harbin@southeastern.com

706-830-4497