

HICKORY PLAZA

NASHVILLE, TN



SIZE

72,136 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
15,038	98,753	180,920
Households		
6,075	39,263	70,842
Median HH Income (\$)		
62,439	65,851	68,344

MAJOR TENANT(S)

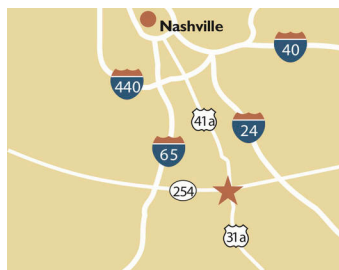
Kroger
Subway
GameStop

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

5753 Nolensville Pike | Nashville, TN 37211

PROPERTY HIGHLIGHTS

- Located at the corner of Nolensville Road and Old Hickory Blvd
- Population exceeds 180,900 within a five-mile trade area
- Average household income exceeds \$96,700



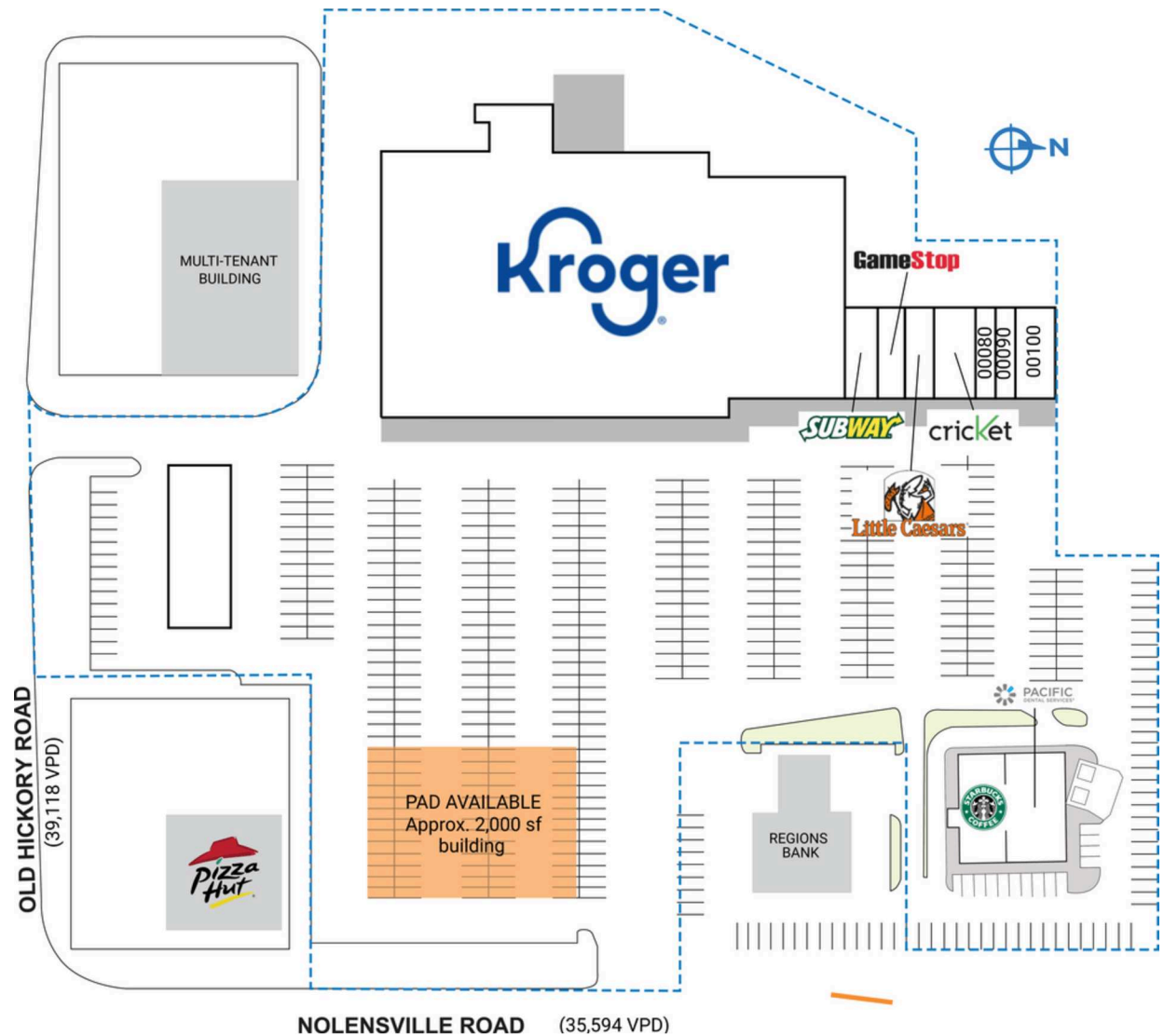
PHILLIPS EDISON & COMPANY®

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SPACE	TENANT	SQ. FT.
A	Starbucks	2,100 SF
B	Pacific Dental	2,700 SF
00010	Kroger	57,646 SF
00050	Subway	1,565 SF
00060	GameStop	1,300 SF
00065	Little Caesars	1,300 SF
00070	Cricket	1,950 SF
00080	Let's Vape	975 SF
00090	Ooh La La	975 SF
00100	Wing Basket	1,625 SF
TOTAL SQ. FT.		72,136

SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Hickory Plaza Nashville, TN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	15,038	98,753	180,920
	2027 Projected Population	15,131	100,224	184,026
	2010 Census Population	13,729	91,360	165,589
	2000 Census Population	10,725	72,819	129,265
	1990 Census Population	9,109	60,473	102,957
	Historical Annual Growth 1990 to 2000	1.65%	1.88%	2.30%
	Historical Annual Growth 2000 to 2010	2.50%	2.29%	2.51%
	Estimated Annual Growth 2010 to 2022	0.72%	0.61%	0.70%
	Projected Annual Growth 2022 to 2027	0.12%	0.30%	0.34%
	Median Age	36.0	37.2	37.5
Households	Q2 2022 Estimated Households	6,075	39,263	70,842
	2027 Projected Households	6,106	39,857	72,126
	2010 Census Households	5,536	36,294	64,809
	2000 Census Households	4,639	31,070	54,472
	1990 Census Households	3,863	26,187	43,975
	Historical Annual Growth 1990 to 2000	1.85%	1.72%	2.16%
	Historical Annual Growth 2000 to 2010	1.78%	1.57%	1.75%
	Estimated Annual Growth 2010 to 2022	0.73%	0.62%	0.70%
	Projected Annual Growth 2022 to 2027	0.10%	0.30%	0.36%
	Population per Household	2.47	2.51	2.51
Population by Race	White	50.5%	50.6%	53.2%
	Black or African American	18.5%	19.1%	21.0%
	Asian & Pacific Islander	9.1%	6.2%	5.5%
	Other Races	5.6%	3.7%	3.3%
	Hispanic Population	16.3%	20.4%	17.0%
Income	Average Household Income	\$77,949	\$85,057	\$96,723
	Median Household Income	\$62,439	\$65,851	\$68,344
	Per Capita Income	\$31,545	\$33,853	\$38,228
Education (Age 25+)	Elementary	9.4%	8.1%	6.6%
	Some High School	6.0%	6.7%	6.0%
	High School Graduate	25.0%	22.2%	21.5%
	Some College	17.1%	17.3%	17.2%
	Associates Degree Only	7.5%	6.2%	6.2%
	Bachelors Degree Only	24.1%	25.4%	27.8%
	Graduate Degree	10.9%	14.1%	14.7%
Business	Number of Businesses	235	1,545	4,656
	Total Number of Employees	3,625	24,090	73,171
	Employees per Business	15.40	15.59	15.71
	Residential Population per Business	63.90	63.90	38.85

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.