



SIZE

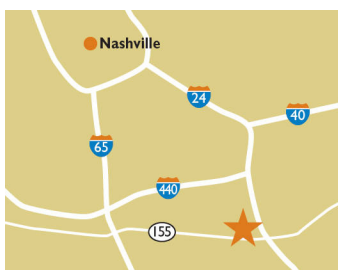
93,600 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
9,814	68,913	220,307
Households		
4,211	27,562	91,236
Median HH Income (\$)		
65,564	57,434	72,066

MAJOR TENANT(S)

Kroger



LOCATION

61 E. Thompson Lane | Nashville, TN 37211

PROPERTY HIGHLIGHTS

- Anchored by Kroger, the number one grocer by market share in this market
- Located in Nashville, with a population exceeding 68,900 in a three-mile radius
- Additional national and regional tenants include Sally Beauty and Subway
- The center is situated right off I-24, which benefits from over 198,400 vehicles per day

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



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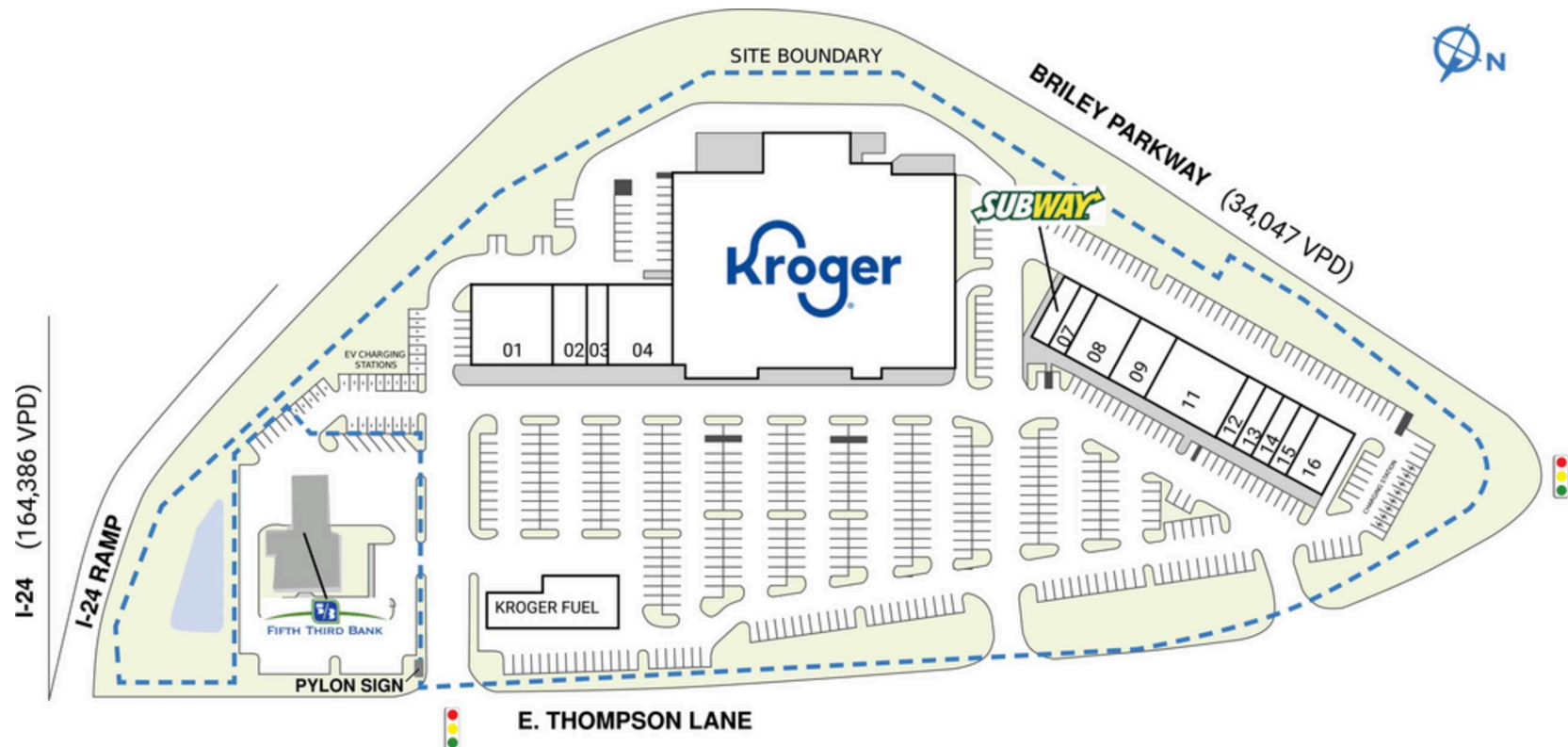
WILLOWBROOK COMMONS

61 E. Thompson Lane | Nashville, TN 37211

SPACE	TENANT	SQ. FT.				
SHAD1	Fifth Third Bank		06 Subway	1,750 SF	14 Basil Garden Pizza	1,400 SF
01	Kroger Training Center	6,400 SF	07 OneMain Financial	1,750 SF	15 Bubble Tea Cafe	1,400 SF
02	Honest Indian Restaurant	2,800 SF	08 Clean Wash House @ Willowbrook	2,800 SF	16 Guacamayas	2,800 SF
03	Willow Tree Tobacco	1,600 SF	09 Wood Personnel Services	2,800 SF	TOTAL SQ. FT.	93,600
04	TLC Liquor and Wine	5,200 SF	11 Fitness 1440	5,600 SF		
05	Kroger	54,500 SF	12 #1 Chinese Restaurant	1,400 SF		
			13 Fancy Nails	1,400 SF		

SITE LEGEND

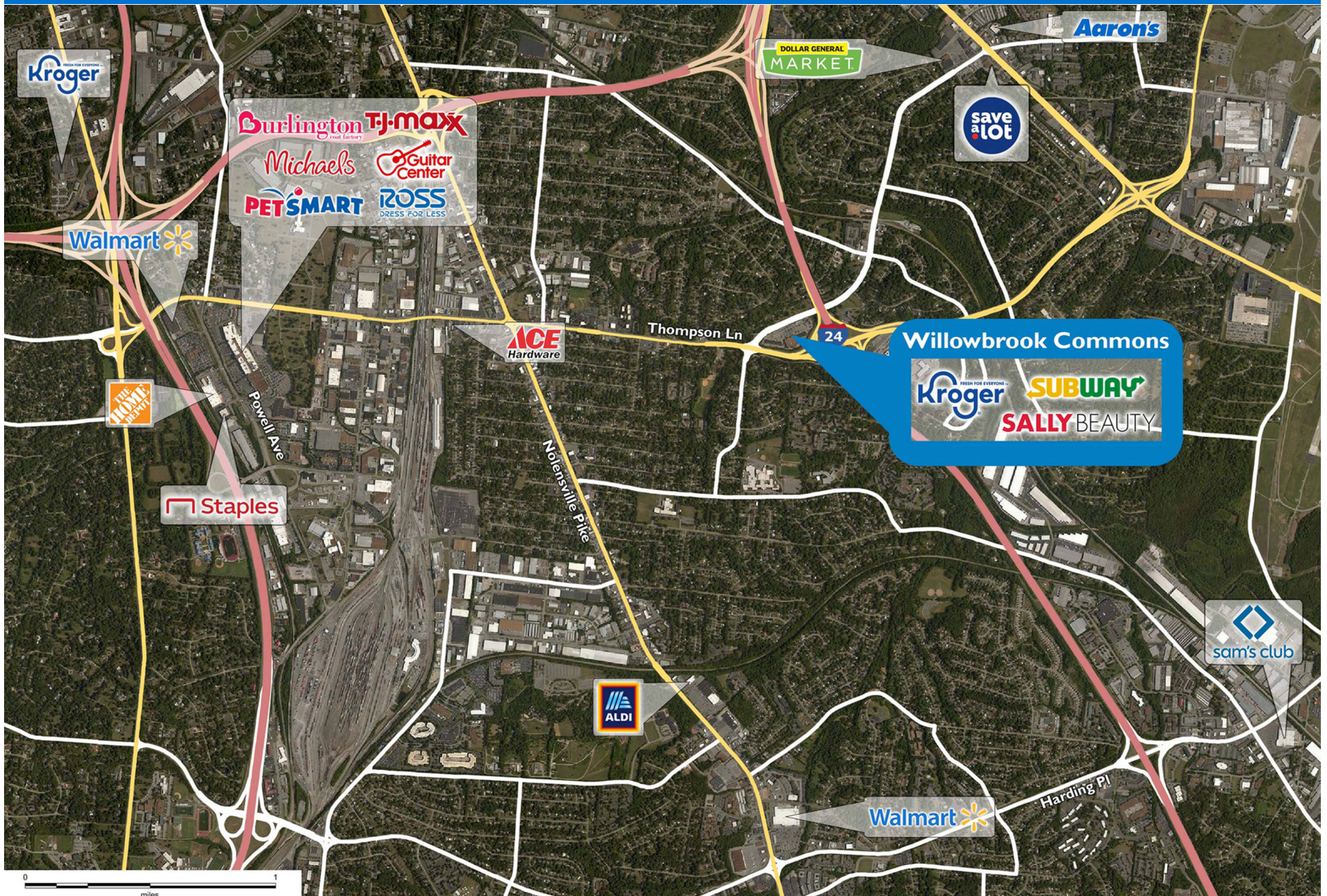
- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



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.

WILLOWBROOK COMMONS

61 E. Thompson Lane | Nashville, TN 37211



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 36.109804

Longitude: -86.725061

Willowbrook Commons Nashville, TN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	9,814	68,913	220,307
	2028 Projected Population	9,797	67,875	223,760
	2010 Census Population	9,591	67,357	193,169
	2000 Census Population	9,278	63,107	178,494
	1990 Census Population	8,681	59,111	170,176
	Historical Annual Growth 1990 to 2000	0.67%	0.66%	0.48%
	Historical Annual Growth 2000 to 2010	0.33%	0.65%	0.79%
	Estimated Annual Growth 2010 to 2023	0.17%	0.17%	0.96%
	Projected Annual Growth 2023 to 2028	-0.03%	-0.30%	0.31%
	Median Age	33.6	33.8	33.2
Households	Q4 2023 Estimated Households	4,211	27,562	91,236
	2028 Projected Households	4,195	27,187	93,721
	2010 Census Households	4,020	25,798	76,874
	2000 Census Households	4,208	26,881	75,058
	1990 Census Households	3,948	26,220	71,228
	Historical Annual Growth 1990 to 2000	0.64%	0.25%	0.53%
	Historical Annual Growth 2000 to 2010	-0.46%	-0.41%	0.24%
	Estimated Annual Growth 2010 to 2023	0.34%	0.48%	1.25%
	Projected Annual Growth 2023 to 2028	-0.08%	-0.27%	0.54%
	Population per Household	2.31	2.43	2.28
Population by Race	White	53.0%	44.7%	52.9%
	Black or African American	10.4%	17.9%	18.7%
	Asian & Pacific Islander	4.1%	4.3%	4.9%
	Other Races	3.6%	3.4%	4.2%
	Hispanic Population	28.9%	29.7%	19.3%
Income	Average Household Income	\$81,760	\$77,684	\$109,652
	Median Household Income	\$65,564	\$57,434	\$72,066
	Per Capita Income	\$35,369	\$31,533	\$46,905
Education (Age 25+)	Elementary	7.5%	8.7%	5.9%
	Some High School	8.0%	11.0%	7.5%
	High School Graduate	19.6%	24.4%	19.8%
	Some College	20.5%	18.4%	15.8%
	Associates Degree Only	3.9%	4.2%	5.0%
	Bachelors Degree Only	29.7%	23.3%	29.0%
	Graduate Degree	10.8%	10.0%	17.0%
Business	Number of Businesses	232	3,786	11,254
	Total Number of Employees	3,057	55,342	190,957
	Employees per Business	13.16	14.62	16.97
	Residential Population per Business	42.24	18.20	19.58

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