



SIZE

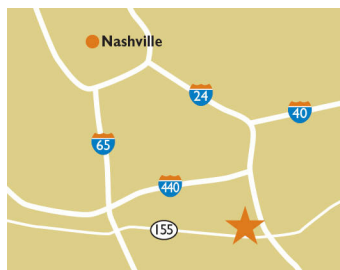
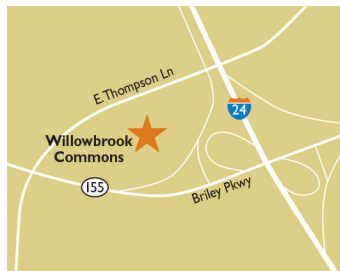
93,600 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	9,162	67,834	209,905
Households	3,855	26,222	85,566
Median HH Income (\$)	57,007	52,461	65,089

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 67,800 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



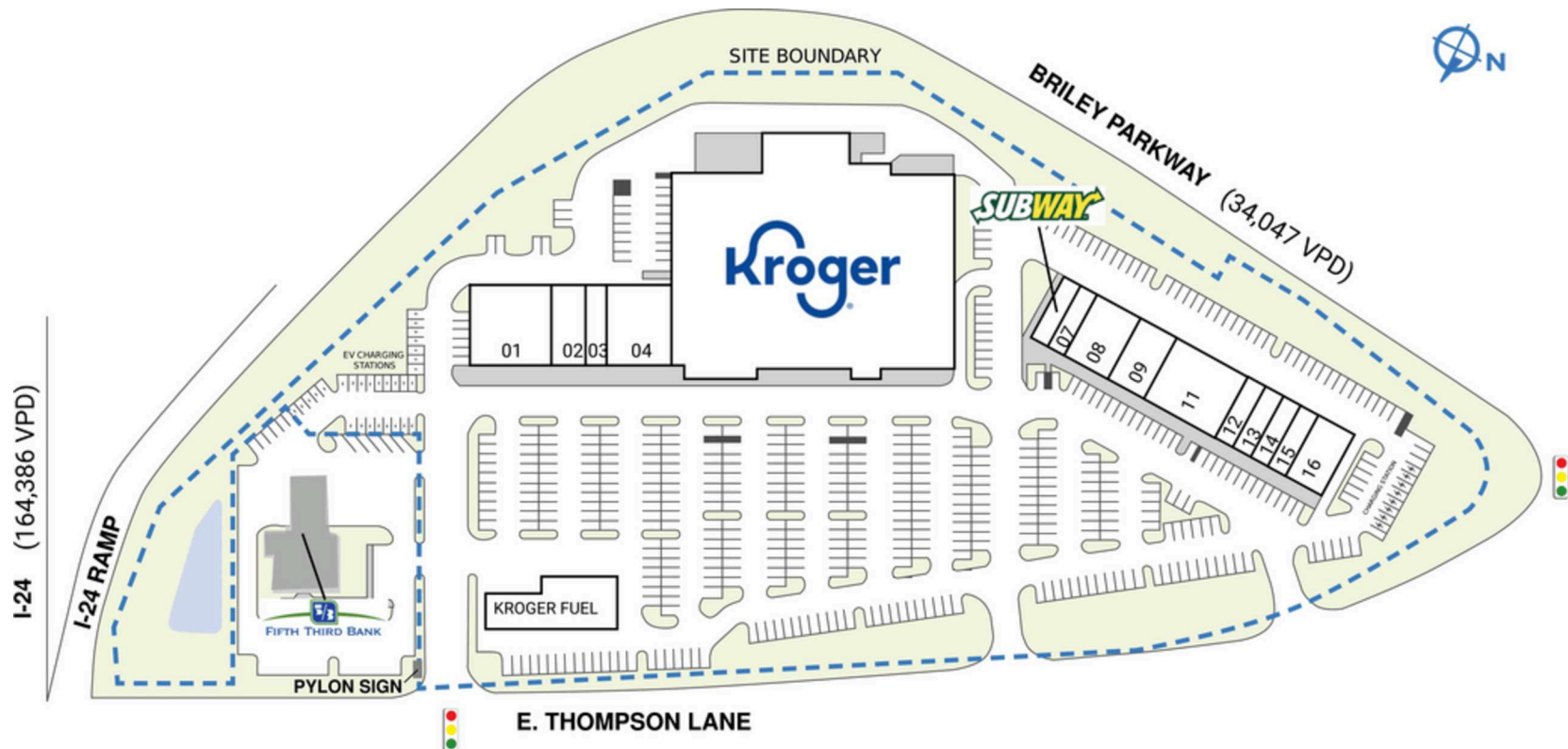
WILLOWBROOK COMMONS

61 E. Thompson Lane | Nashville, TN 37211

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

SITE LEGEND

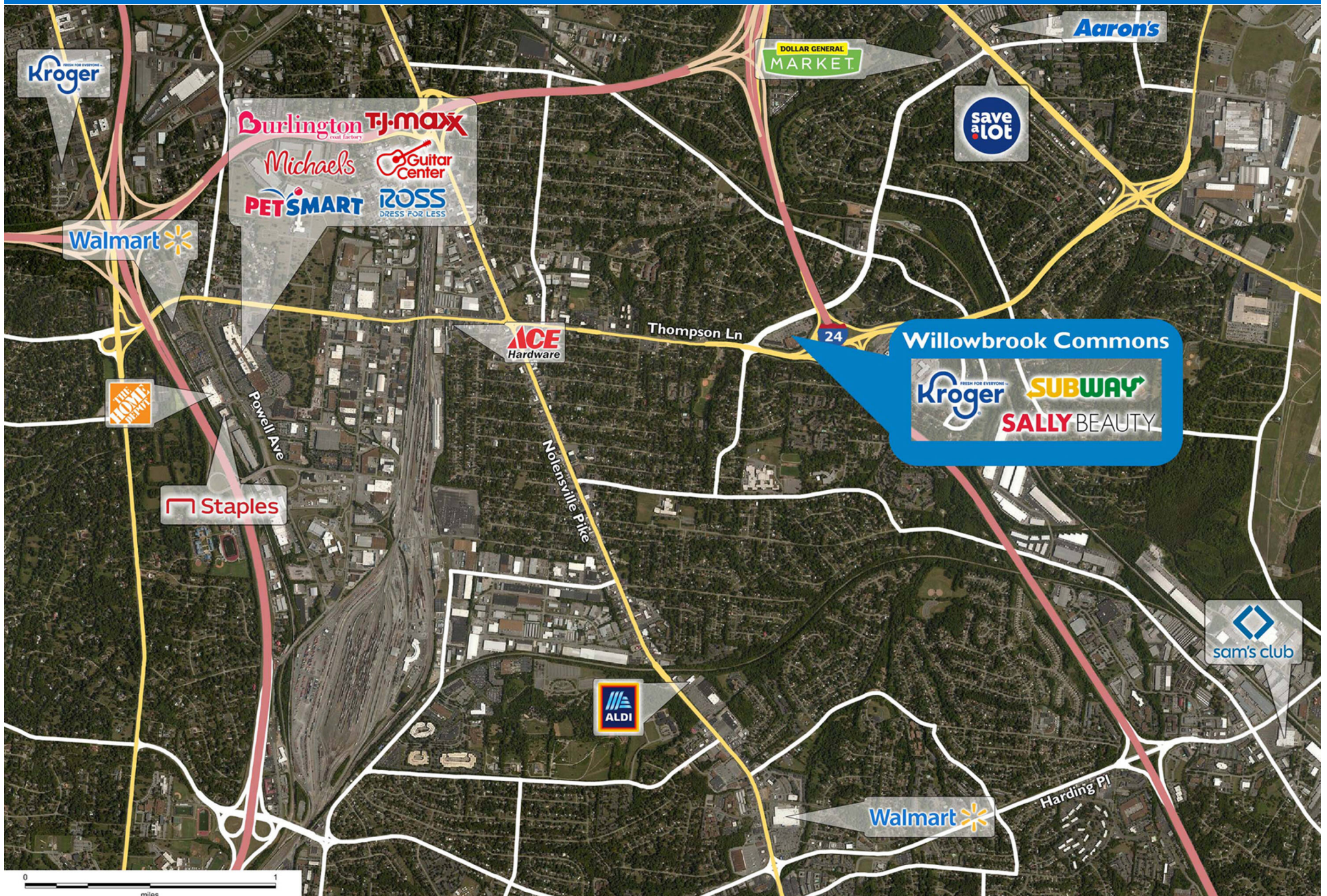
- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



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, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Willowbrook Commons Nashville, TN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	9,162	67,834	209,905
	2027 Projected Population	9,176	67,947	216,147
	2010 Census Population	9,483	66,244	193,242
	2000 Census Population	8,676	61,820	179,291
	1990 Census Population	8,491	58,462	169,611
	Historical Annual Growth 1990 to 2000	0.22%	0.56%	0.56%
	Historical Annual Growth 2000 to 2010	0.89%	0.69%	0.75%
	Estimated Annual Growth 2010 to 2022	-0.27%	0.19%	0.65%
	Projected Annual Growth 2022 to 2027	0.03%	0.03%	0.59%
	Median Age	38.1	37.0	36.3
Households	Q2 2022 Estimated Households	3,855	26,222	85,566
	2027 Projected Households	3,850	26,339	89,084
	2010 Census Households	4,018	25,581	76,917
	2000 Census Households	3,873	26,896	75,530
	1990 Census Households	3,939	26,163	71,165
	Historical Annual Growth 1990 to 2000	-0.17%	0.28%	0.60%
	Historical Annual Growth 2000 to 2010	0.37%	-0.50%	0.18%
	Estimated Annual Growth 2010 to 2022	-0.32%	0.19%	0.84%
	Projected Annual Growth 2022 to 2027	-0.02%	0.09%	0.81%
	Population per Household	2.37	2.50	2.30
Population by Race	White	51.9%	45.9%	53.5%
	Black or African American	14.8%	20.6%	22.5%
	Asian & Pacific Islander	5.4%	4.6%	4.4%
	Other Races	2.5%	2.8%	3.3%
	Hispanic Population	25.4%	26.1%	16.3%
Income	Average Household Income	\$70,468	\$70,675	\$98,445
	Median Household Income	\$57,007	\$52,461	\$65,089
	Per Capita Income	\$29,758	\$27,831	\$41,813
Education (Age 25+)	Elementary	6.2%	9.1%	6.3%
	Some High School	10.0%	10.9%	8.0%
	High School Graduate	21.9%	24.5%	21.4%
	Some College	23.2%	19.7%	16.5%
	Associates Degree Only	3.8%	4.3%	5.3%
	Bachelors Degree Only	25.7%	22.5%	27.2%
	Graduate Degree	9.1%	8.9%	15.4%
Business	Number of Businesses	260	3,518	9,371
	Total Number of Employees	4,605	66,659	198,029
	Employees per Business	17.70	18.95	21.13
	Residential Population per Business	35.21	19.28	22.40

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