

# CONCORD VILLAGE

BRENTWOOD, TN



## SITE DESCRIPTION

NEIGHBORHOOD CENTER

CONCORD ROAD  
& NOLENSVILLE PIKE

± 6.13 ACRES

25,354 AADT ON NOLENSVILLE PIKE  
16,353 AADT ON CONCORD ROAD

This Publix-anchored center is located on the northwest corner of Nolensville Pike and Concord Road

Nolensville Pike is a major thoroughfare to Brentwood and Nashville areas as well as the city of Nolensville and surrounding communities

Concord Road is undergoing widening to 3 lanes with a separated 10-foot wide bike/pedestrian path running along the south side of the improved road. This road runs east/west from Nolensville Pike to Franklin Road



STONE CREST  
29 HOMES

LAS PALMAS  
Tail. Fresh. Friendly.

FIRST  
TENNESSEE

FIFTH THIRD BANK

STARBUCKS  
COFFEE

REGIONS

Kroger

TireDiscounters

Capstone Pediatrics

TACO  
BELL

McDonald's

Walgreens

INDIAN CREEK  
370 HOMES

TRADITIONS  
SENIOR  
LIVING  
134 UNITS

OLD BURKITT  
99 HOMES

CARTER  
PROPERTIES  
133 HOMES  
&  
BURKITT RIDGE  
800 HOMES

PETTUS RD

CONCORD ROAD | 16,353 AADT

NOLENVILLE ROAD  
25,354 AADT

BURKITT ROAD

SITE

ROAD IMPROVEMENTS:  
EXPANSION FROM 2 LANES  
TO 5 LANES  
(OLD HICKORY BOULEVARD TO SOUTH OF BURKITT ROAD )

MULTI-FAMILY  
HOMES & SMALL SHOPS  
UNDER CONSTRUCTION

LEASING:  
Alex Kelly  
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MARKET AERIAL  
CONCORD VILLAGE





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**CENTER AERIAL**  
CONCORD VILLAGE



# NUMBERS

CONCORD VILLAGE



3 MILE	42,557
5 MILE	132,440
7 MILE	249,350



3 MILE	15,616
5 MILE	50,111
7 MILE	93,789



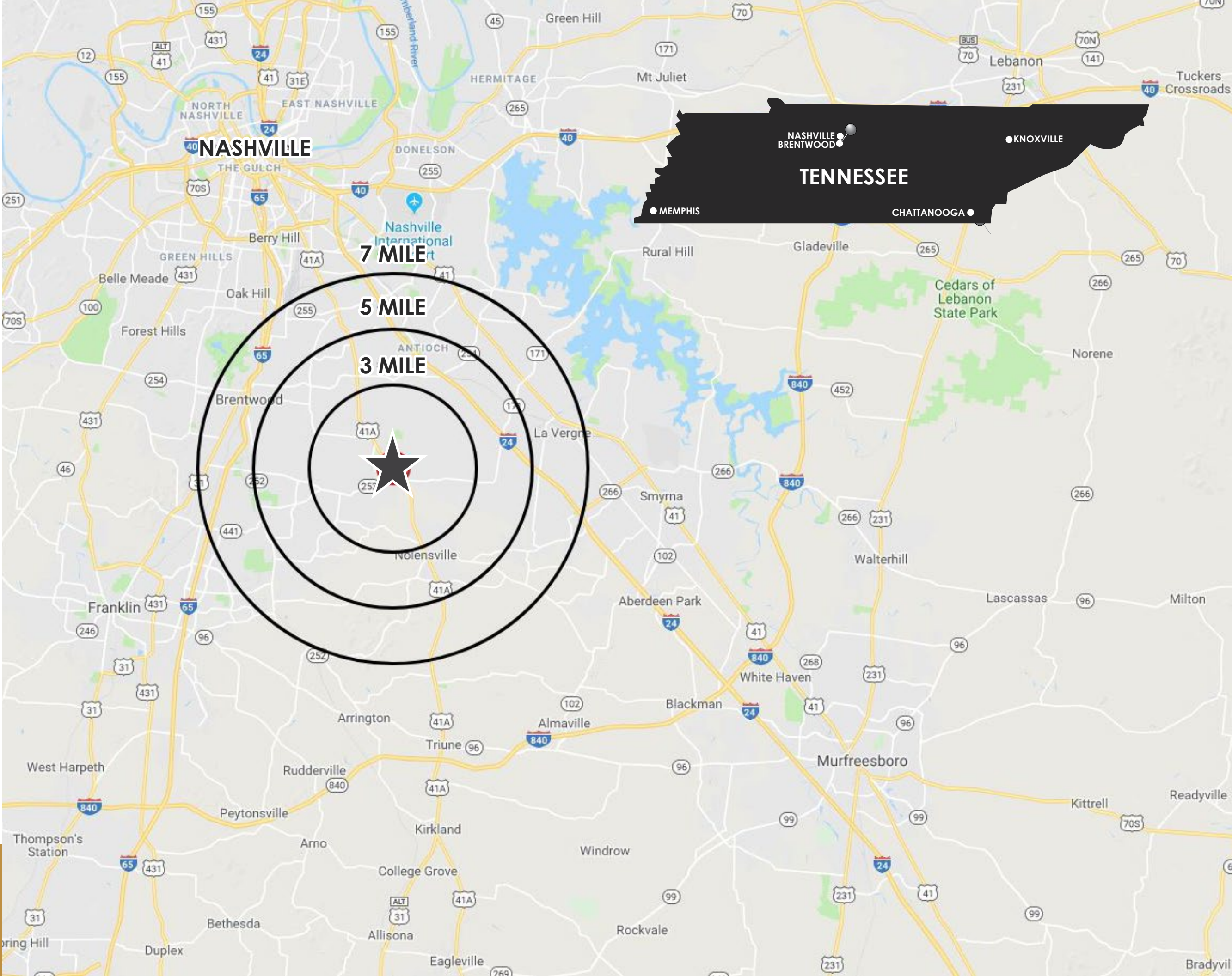
AVERAGE	
3 MILE	\$176,759
5 MILE	\$143,529
7 MILE	\$130,973



MEDIAN	
5 MILE	\$134,639
7 MILE	\$112,311
10 MILE	\$102,464

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# SITE PLAN

CONCORD VILLAGE

**TOTALS**

LAND AREA:	± 6.13 AC
PROPOSED AREA:	58,400 SF
PARKING:	305 SPACES
PARKING RATIO:	5.2/1000

**TENANT ROSTER**

PUBLIX	45,600
DIVA NAILS	1,600 SF
GREAT CLIPS	1,600 SF
NEUHAUS FOOT & ANKLE	1,600 SF
BRUSTER'S ICE CREAM	1,600 SF
CONCORD CLEANERS	1,600 SF
JET'S PIZZA	3,200 SF
CORNER ASIA CAFE	1,600 SF

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