



SIZE

72,136 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	16,765	103,328	192,000
Households	6,498	40,116	74,859
Median HH Income (\$)	64,292	71,332	74,940

MAJOR TENANT(S)

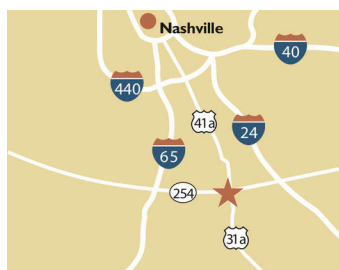
Kroger
Subway
GameStop

LEASING CONTACT

Andy Schneider
Mobile (513) 417-4369
aschneider@phillipsedison.com

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 192,000 within a five-mile trade area
- Average household income exceeds \$106,500



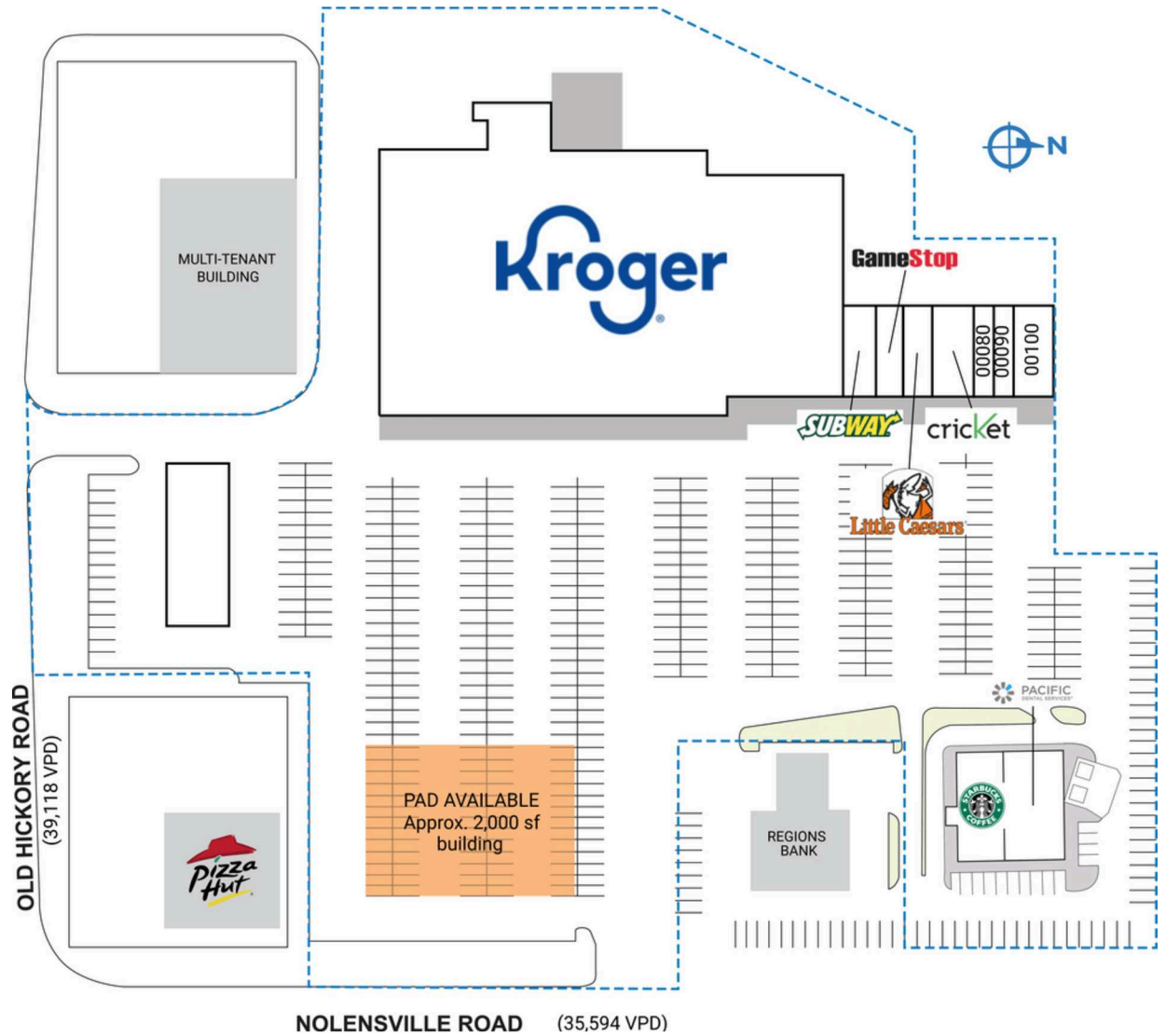
HICKORY PLAZA

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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	



HICKORY PLAZA

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NEW OUTPARCEL



HICKORY PLAZA

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 36.04611

Longitude: -86.713569

Hickory Plaza Nashville, TN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	16,765	103,328	192,000
	2028 Projected Population	16,922	104,597	195,609
	2010 Census Population	13,707	91,242	166,181
	2000 Census Population	11,586	73,429	129,096
	1990 Census Population	9,852	60,882	102,861
	Historical Annual Growth 1990 to 2000	1.63%	1.89%	2.30%
	Historical Annual Growth 2000 to 2010	1.70%	2.20%	2.56%
	Estimated Annual Growth 2010 to 2023	1.48%	0.91%	1.06%
	Projected Annual Growth 2023 to 2028	0.19%	0.24%	0.37%
	Median Age	33.1	34.3	34.8
Households	Q4 2023 Estimated Households	6,498	40,116	73,507
	2028 Projected Households	6,552	40,555	74,859
	2010 Census Households	5,546	36,482	65,091
	2000 Census Households	5,006	31,529	54,445
	1990 Census Households	4,157	26,401	44,022
	Historical Annual Growth 1990 to 2000	1.88%	1.79%	2.15%
	Historical Annual Growth 2000 to 2010	1.03%	1.47%	1.80%
	Estimated Annual Growth 2010 to 2023	1.16%	0.69%	0.89%
	Projected Annual Growth 2023 to 2028	0.16%	0.22%	0.37%
	Population per Household	2.56	2.57	2.59
Population by Race	White	45.0%	46.1%	49.4%
	Black or African American	18.8%	18.0%	19.8%
	Asian & Pacific Islander	6.2%	7.6%	6.3%
	Other Races	5.9%	4.5%	4.2%
	Hispanic Population	24.1%	23.9%	20.3%
Income	Average Household Income	\$79,757	\$93,484	\$106,562
	Median Household Income	\$64,292	\$71,332	\$74,940
	Per Capita Income	\$31,084	\$36,372	\$40,987
Education (Age 25+)	Elementary	7.5%	7.8%	6.2%
	Some High School	6.8%	6.9%	6.1%
	High School Graduate	24.3%	21.0%	20.5%
	Some College	17.4%	16.4%	16.8%
	Associates Degree Only	8.6%	6.1%	6.2%
	Bachelors Degree Only	25.9%	26.6%	29.0%
	Graduate Degree	9.4%	15.2%	15.2%
Business	Number of Businesses	305	1,979	5,649
	Total Number of Employees	3,109	21,341	67,700
	Employees per Business	10.19	10.78	11.99
	Residential Population per Business	54.95	52.21	33.99

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