

1,100 SF HIGH-VISIBILITY OFFICE SPACE

Former State Farm Space Available For Lease

Fronting Old Hickory Boulevard at Nipper's Corner Shopping Center

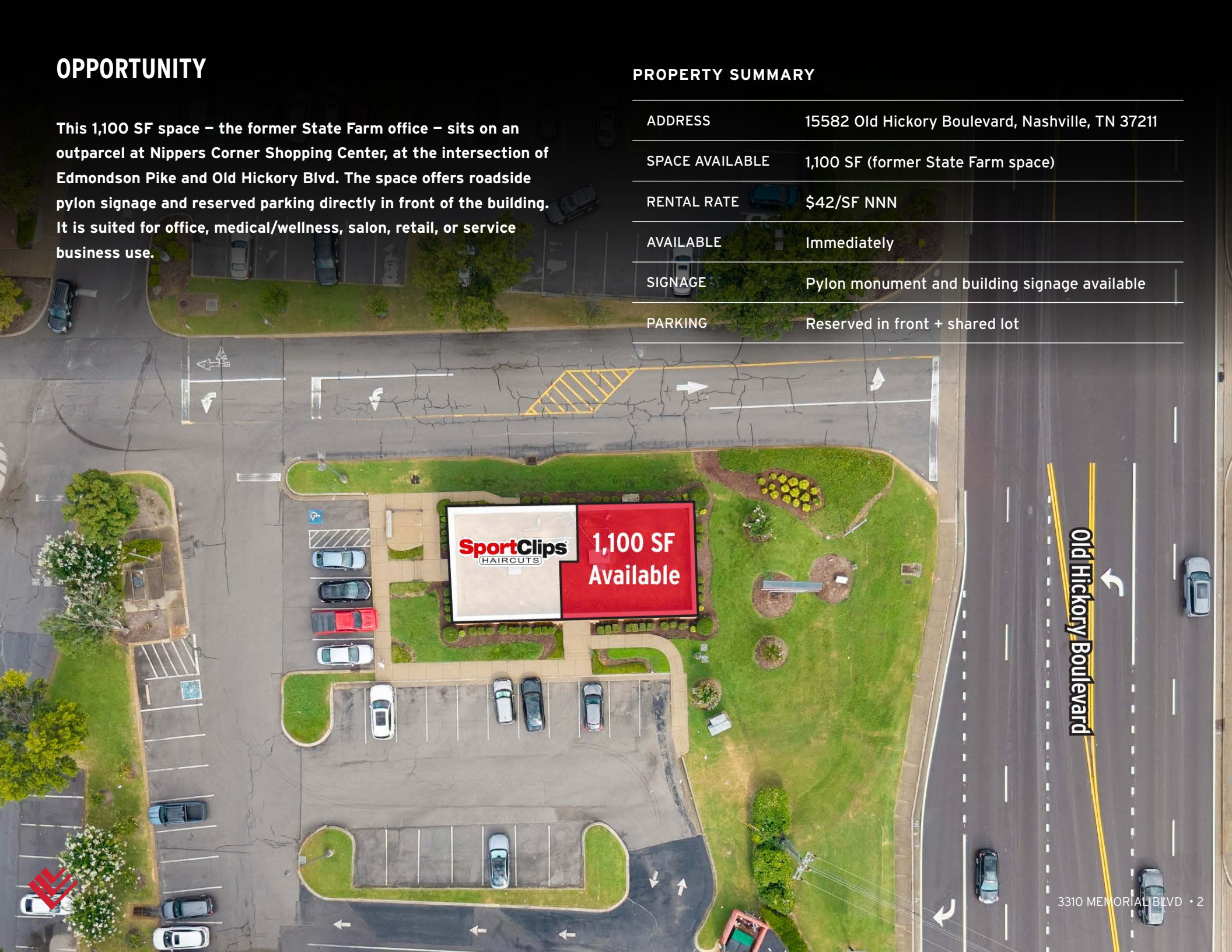


OPPORTUNITY

This 1,100 SF space – the former State Farm office – sits on an outparcel at Nippers Corner Shopping Center, at the intersection of Edmondson Pike and Old Hickory Blvd. The space offers roadside pylon signage and reserved parking directly in front of the building. It is suited for office, medical/wellness, salon, retail, or service business use.

PROPERTY SUMMARY

ADDRESS	15582 Old Hickory Boulevard, Nashville, TN 37211
SPACE AVAILABLE	1,100 SF (former State Farm space)
RENTAL RATE	\$42/SF NNN
AVAILABLE	Immediately
SIGNAGE	Pylon monument and building signage available
PARKING	Reserved in front + shared lot



POINTS OF INTEREST



I-65 ACCESS

SEVEN SPRINGS

Kroger

ZAXBY'S

TACO BELL

twicedaily

McDonald's

Walmart

verizon

SAM'S PLACE

Old Hickory Blvd.

SMOOTHIE KING

Bojangles

Edmondson Pike

REGIONS

AVAILABLE

LAS PALMAS

Publix

Wendy's

Walgreens



DEMOGRAPHICS

Nippers Corner is Southeast Nashville's Publix-anchored retail node at Old Hickory Blvd and Nolensville Pike, minutes from Brentwood and Forest Hills near the Davidson/Williamson County line. The trade area is dense and affluent, with over 172,000 people and average household incomes topping \$135,000 within five miles. The center anchors a strong national and local tenant lineup – Publix, Regions Bank, Smoothie King, Bojangles, and more – with direct access to I-24 and steady commuter traffic between Davidson and Williamson counties. A TDOT-funded widening of Nolensville Pike to five lanes is already underway, positioning the corridor for continued growth in both traffic and rooftops.

	1 MILE	3 MILES	5 MILE
2025 POPULATION	11,177	79,561	171,974
AVERAGE HOUSEHOLD INCOME	\$11,294	\$123,831	\$135,360
AVERAGE AGE	38	37	37



FOR MORE INFORMATION CONTACT

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