

Micro-Retail and Private Office Space For Lease



PRIMARY USE

-RETAIL/OFFICE/
WELLNESS/BEAUTY

LOCATION

-NIEMAN RD AND JOHNSON
DRIVE

REDEVELOPMENT

-UPDATING EXTERIOR, AND
INTERIOR SPACES SUMMER
2022

LEASE RATE

\$19+ 4 NNN

SIZE

150-500 SF



- Multi-tenant, mixed-use building with basement space
- Small tenant improvement allowance
- Area Co-tenants: McClain's Bakery, Mother Clucker Hot Nashville Chicken, Old Shawnee Pizza, Sushi Mido, Pet Stop, Servaes Brewing Company
- Downtown Shawnee is an Opportunity Zone and has hundreds of millions of dollars of new investments!
- Walkable and local businesses in every direction
- Special incentives for retail boutiques and Pop-ups

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	13,048	89,499	235,629
Average HH Income	\$108,559	\$108,850	\$91,669
# of Businesses		3,877	
# of Employees	39,631		

Call or text:
Sheryl Vickers, CCIM
Owner/Broker

816.916.8400

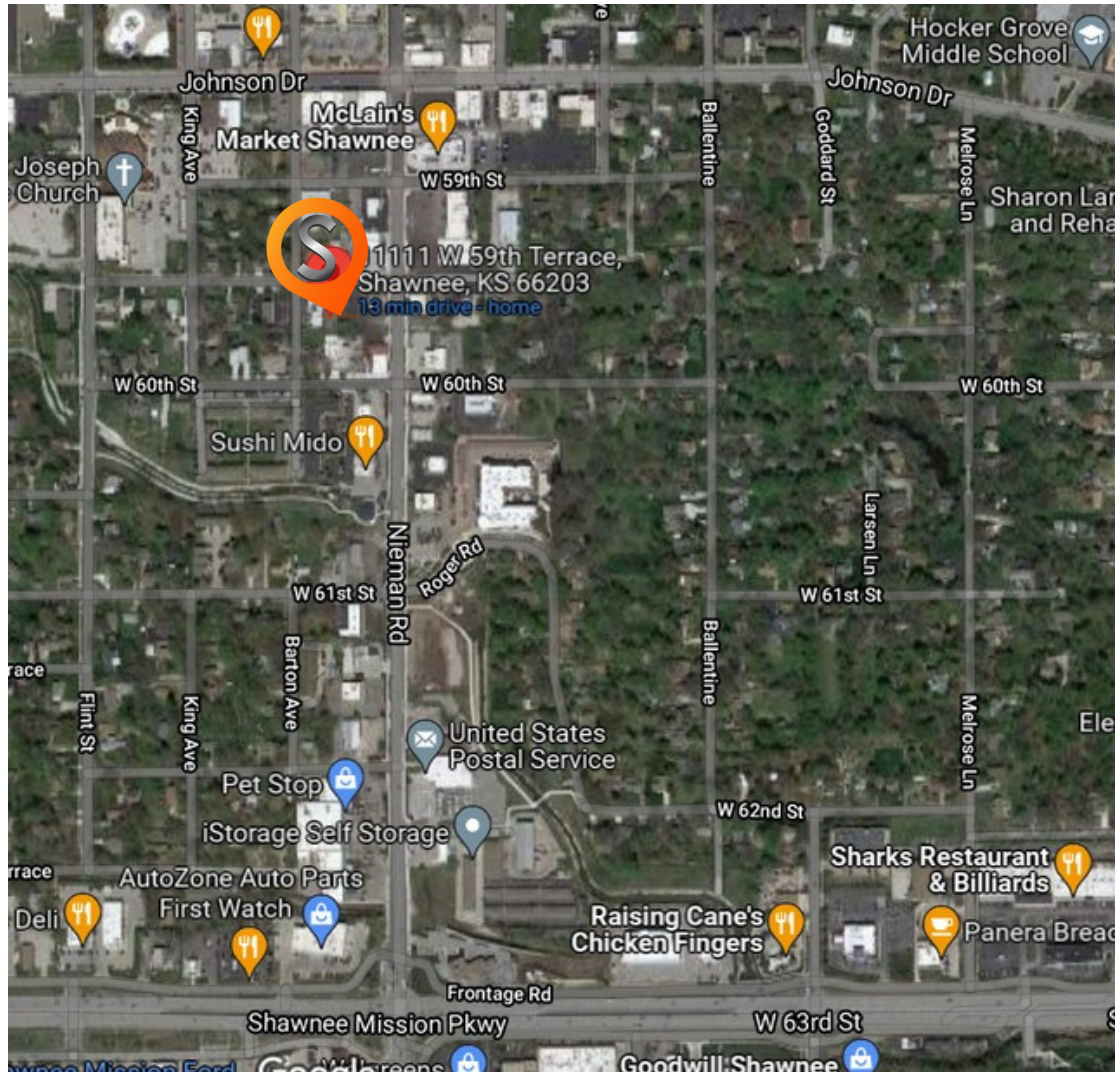
Mother Clucker Nashville Chicken coming soon



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Aerial View



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