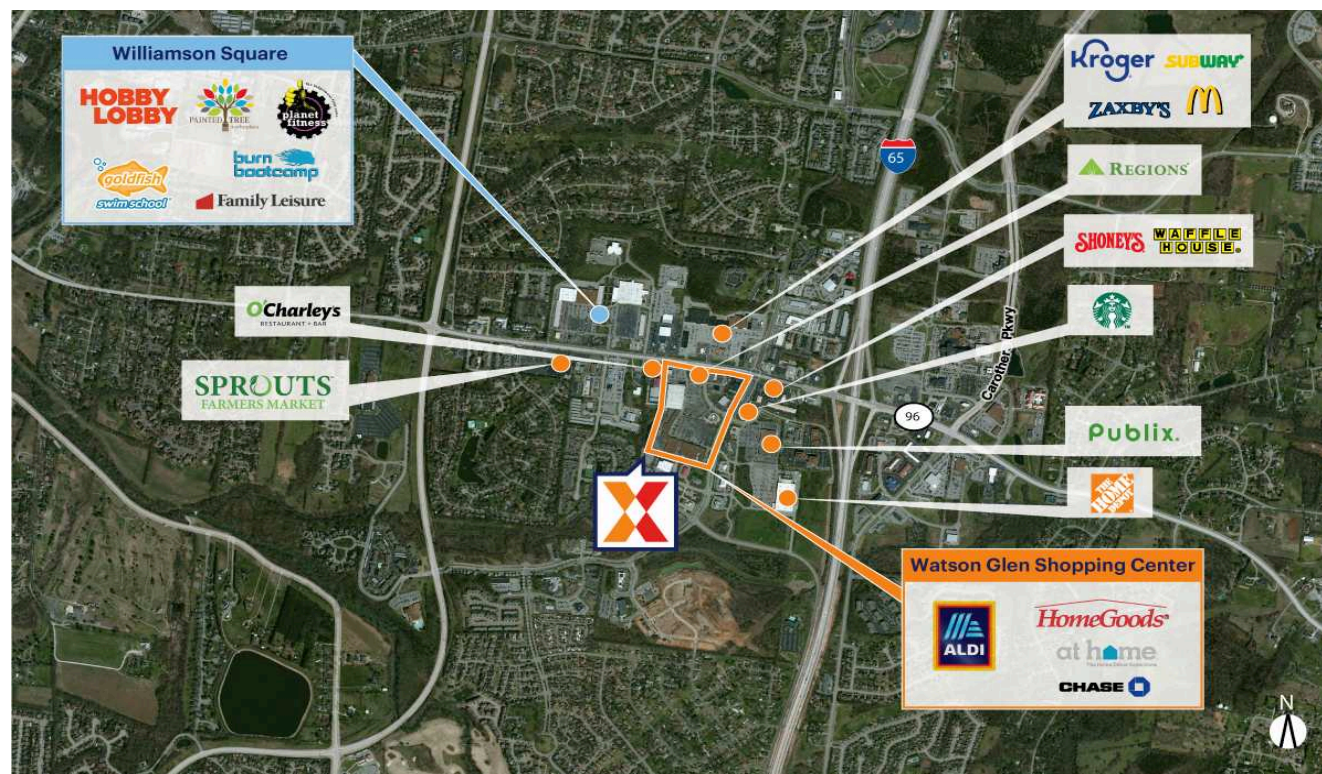


Watson Glen Shopping Center

Nashville-Davidson-Murfreesboro-Franklin, TN

35.9144, -86.8328

209 South Royal Oaks Boulevard | Franklin, TN 37064



Center Size: 265,571 SF



Demographics	1 Mile	3 Mile	5 Mile
	9,605	54,559	102,518
	3,903	21,820	39,358
	\$130,805	\$146,945	\$157,035

Benefit from traffic draw of strong national retailers such as ALDI & HomeGoods

Surrounded by an affluent population with an average household income of \$147K+, plus 61% with college education within a 3-mile radius

Strong daytime population of 77K+ within a 3-mile radius

High visibility from 35K+ vehicles daily on Murfreesboro Rd/TN 96 (Kalibrate 2021)

Close proximity to 203-bed Williamson Medical Center (Dept of Homeland Security 2024)

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Available Space

0011B 6,467 SF

Current Retailers

N.A.P.	O'Charley's	0 SF
N.A.P.1	Regions Bank	0 SF
N.A.P.2	Taco Bell	0 SF
N.A.P.3	Walgreens	0 SF
N.A.P.4	Publix	0 SF
N.A.P.5	The Home Depot	0 SF
N.A.P.6	Kroger	0 SF
01/2	Dry Clean USA	2,500 SF
003	Liberty Tax Service	1,125 SF
05/6	Deluxe Nails & Spa	2,875 SF
0007	The Snore Store	752 SF
0008	Dirty Dough	1,218 SF
0009	Studio 20	1,400 SF
0010	RockBox Fitness	3,805 SF
0011	HomeGoods	30,000 SF
0011A	ALDI	15,800 SF
12-13	Associated Chiropractic	3,600 SF
0014	B.F. Myers Furniture	40,000 SF
0015	Sally Beauty Supply	1,400 SF
0017/	X-Golf	8,152 SF
0018		
0019	Hot Spring Spas of Music City	2,834 SF
0020	Pancho's Place	2,850 SF
0021	Woodcraft	8,550 SF
23/24	Nashville Pizza Co.	2,400 SF
0025	Pigtails & Crewcuts	1,200 SF
0026	Family First Martial Arts	3,600 SF
0031	National Dance Clubs	4,800 SF
32/33	Outer Limits Comics	2,500 SF
0034	At Home	86,479 SF
0035	Chase	3,293 SF
0036	Carbon Performance	28,348 SF