



THE SHOPPES AT FOUNTAIN VIEW

THOMPSON'S STATION

PRE-LEASING



A PREMIERE CLASS A
NEIGHBORHOOD RETAIL CENTER
4590 COLUMBIA PIKE, THOMPSON'S STATION, TN



THE SHOPPES AT FOUNTAIN VIEW

THOMPSON'S STATION

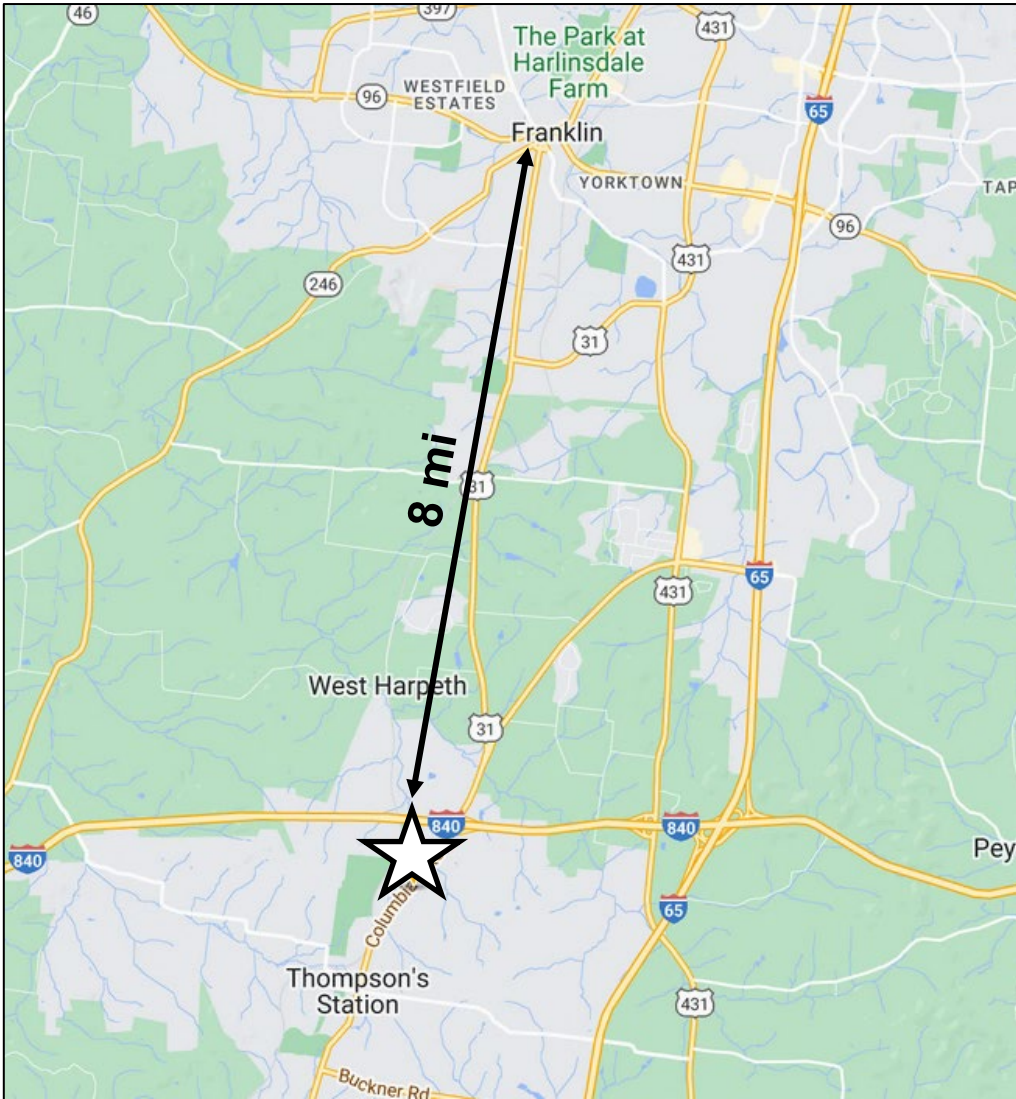


Elevate your business at the Shoppes at Fountain View in Thompson's Station, the prime destination poised to become the area's locally driven retail epicenter. Secure your position as a tenant in this cutting-edge, class-A neighborhood retail center, nestled within one of the city's most rapidly growing sub-markets on Columbia Pike, just off I-840. Positioned adjacent to prolific current and future residential developments and commercial centers, the Shoppes at Fountain View will provide unparalleled exposure along the bustling Columbia Pike corridor.

The exquisite design references modern farmhouse architecture that will enhance the shopping, dining and entertainment experience. We are currently seeking a variety of local, regional and national tenants during the construction process with an expected delivery in Q3 2025. The center's allure is further augmented by a steady flow of over 23,000 vehicles daily, ensuring a consistent influx of potential patrons. Envy-inducing demographics envelop the site, boasting an impressive average household income exceeding \$114,000 within a one-mile radius. Seize the opportunity to shape your success and become part of this vibrant retail community today.



LOCAL NEIGHBORHOOD AERIAL + DEVELOPMENT OVERLAY



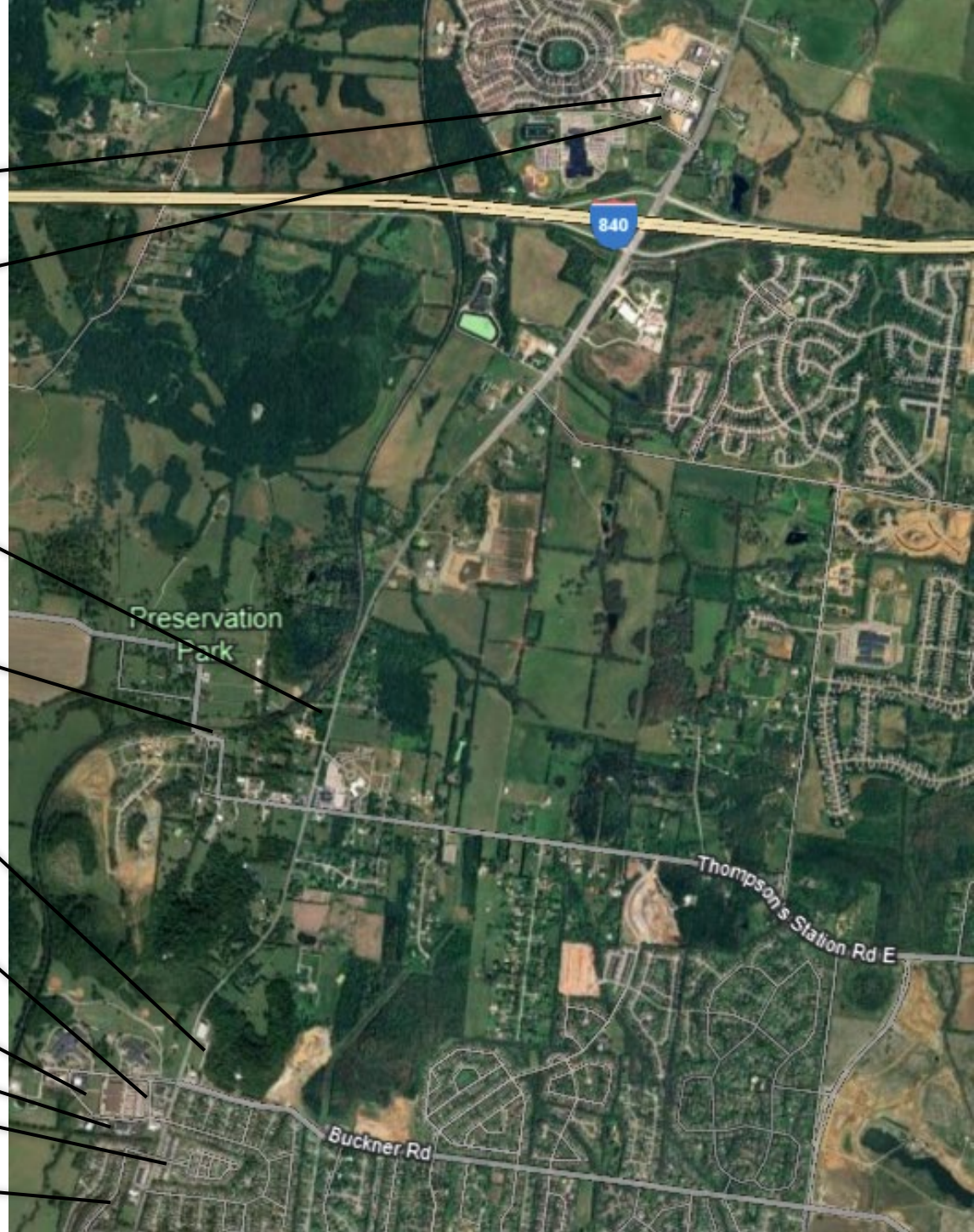
| SITE PLAN



| RENDERINGS



POINTS OF INTEREST





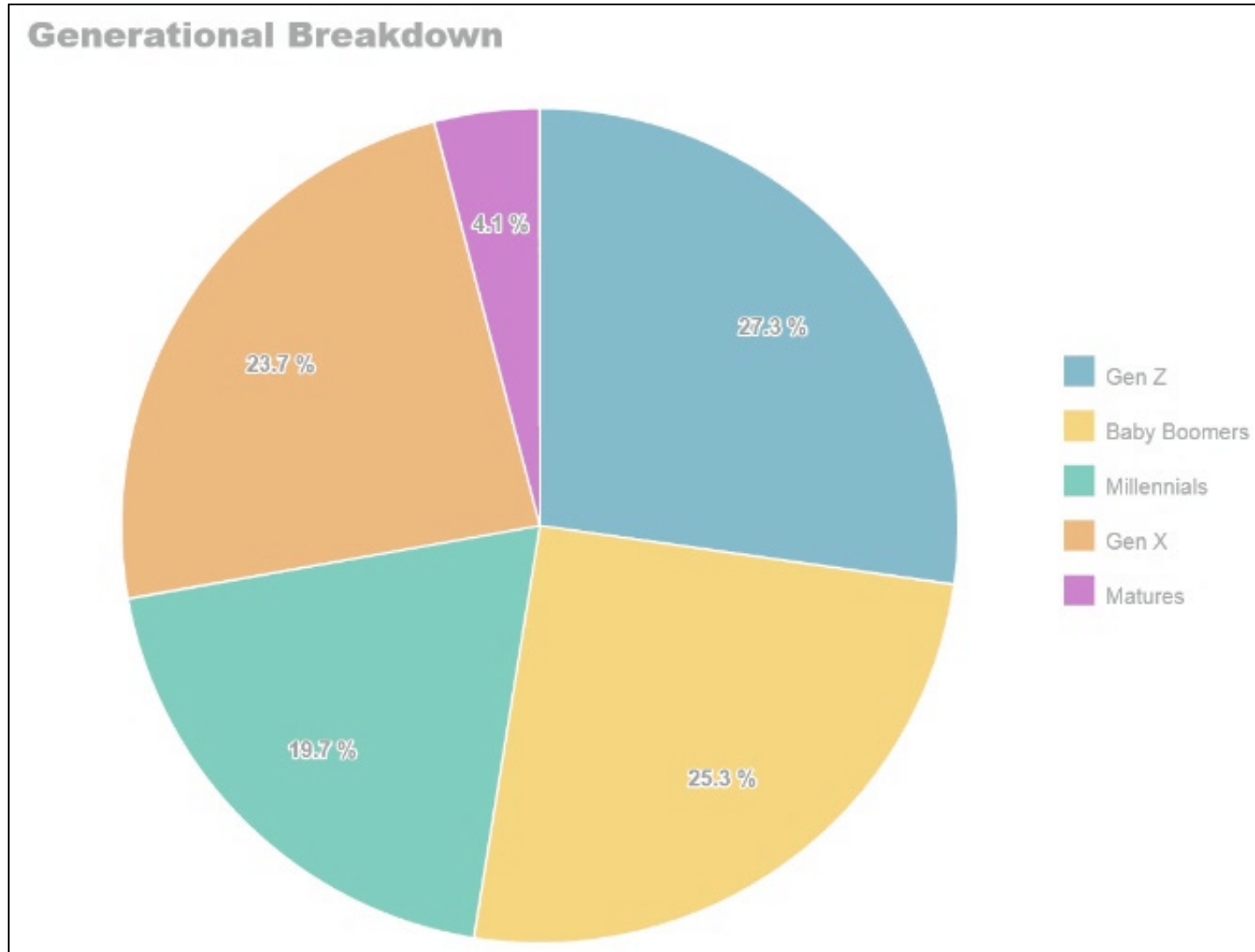
RESIDENTIAL DEVELOPMENTS UNDERWAY

- Station Hill (400+ Single Family Homes)
- Fountain View (120+ Single Family Homes, 200+ multifamily units)
- Whistlestop (200+ Single Family & Townhomes)
- Parson's Valley (350+ Single Family Homes & Townhomes)
- Pleasant Creek (400+ single family homes)
- June Lake (700+ Single Family Homes, 1,000+ Townhomes & Multifamily, 1M+ SF of retail, 3.5M+ SF of Office, 400 hotel rooms)
- Pearl Street (250+ multifamily units)

3,000+ RESIDENTIAL UNITS!

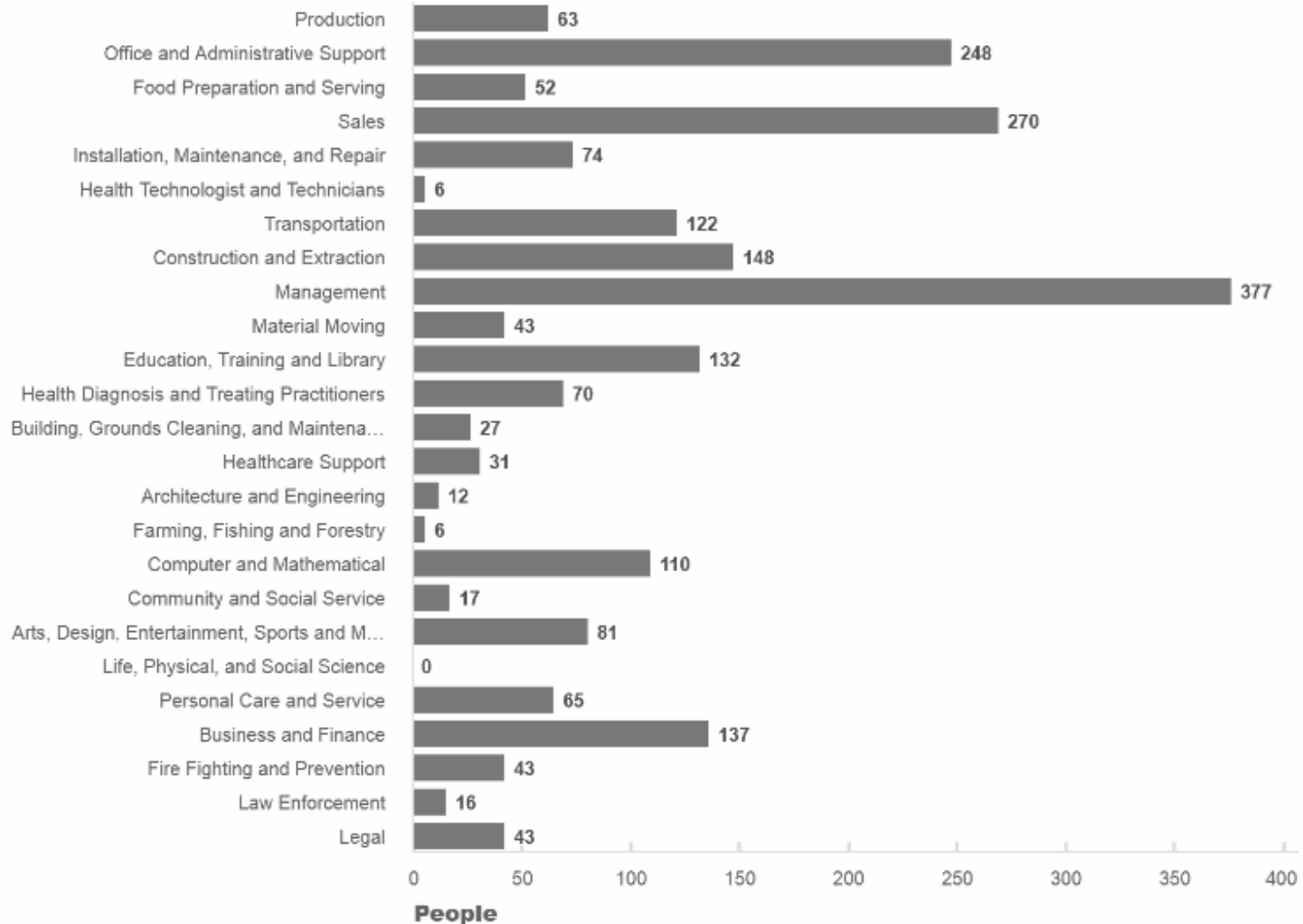
RESIDENTIAL DEVELOPMENT

MARKET INFORMATION



MARKET INFORMATION

Employment by Occupation



MARKET INFORMATION

Exceptional Housing and Demographics...

Neighboring home prices are in excess of \$1.2 million,
with Median HH Incomes of \$185,000.

...Signal Exceptional Customer Spending



Demographics	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2024)	1,851	21,448	59,818
Projected Population (2029)	2,057	23,633	65,965
Households			
Estimated Households (2024)	606	7,225	20,370
Projected Households (2029)	682	8,102	22,832
Average Family Household Size	3.15	3.21	3.23
Average Family Income	\$165,508	\$160,648	\$158,087
Median Family Income	\$184,911	\$157,349	\$145,854
Total Annual Consumer Expenditure (2024)			
Total Retail Expenditure	\$27.16 M	\$326.84 M	\$887.9 M
Apparel	\$2.13 M	\$25.51 M	\$68.85 M
Entertainment	\$3.48 M	\$41.47 M	\$111.61 M
Food and Beverages	\$8.25 M	\$99.85 M	\$272.18 M
Furnishings and Equipment	\$2.14 M	\$25.54 M	\$68.82 M
Gifts	\$1.77 M	\$19.35 M	\$51.42 M
Personal Care	\$776.83 K	\$9.34 M	\$25.34 M

LEASING SUMMARY

RATE **STARTING AT \$37/SF NNN**

LOCATION **4590 COLUMBIA PK
THOMPSON'S STATION, TN
WILLIAMSON COUNTY**

DELIVERY **Q3 2025**

SITE SQ FT **47,200 GROSS SF**

PROP. TYPE **NEIGHBORHOOD RETAIL CENTER**

ZONING **COMMERCIAL PUD**

