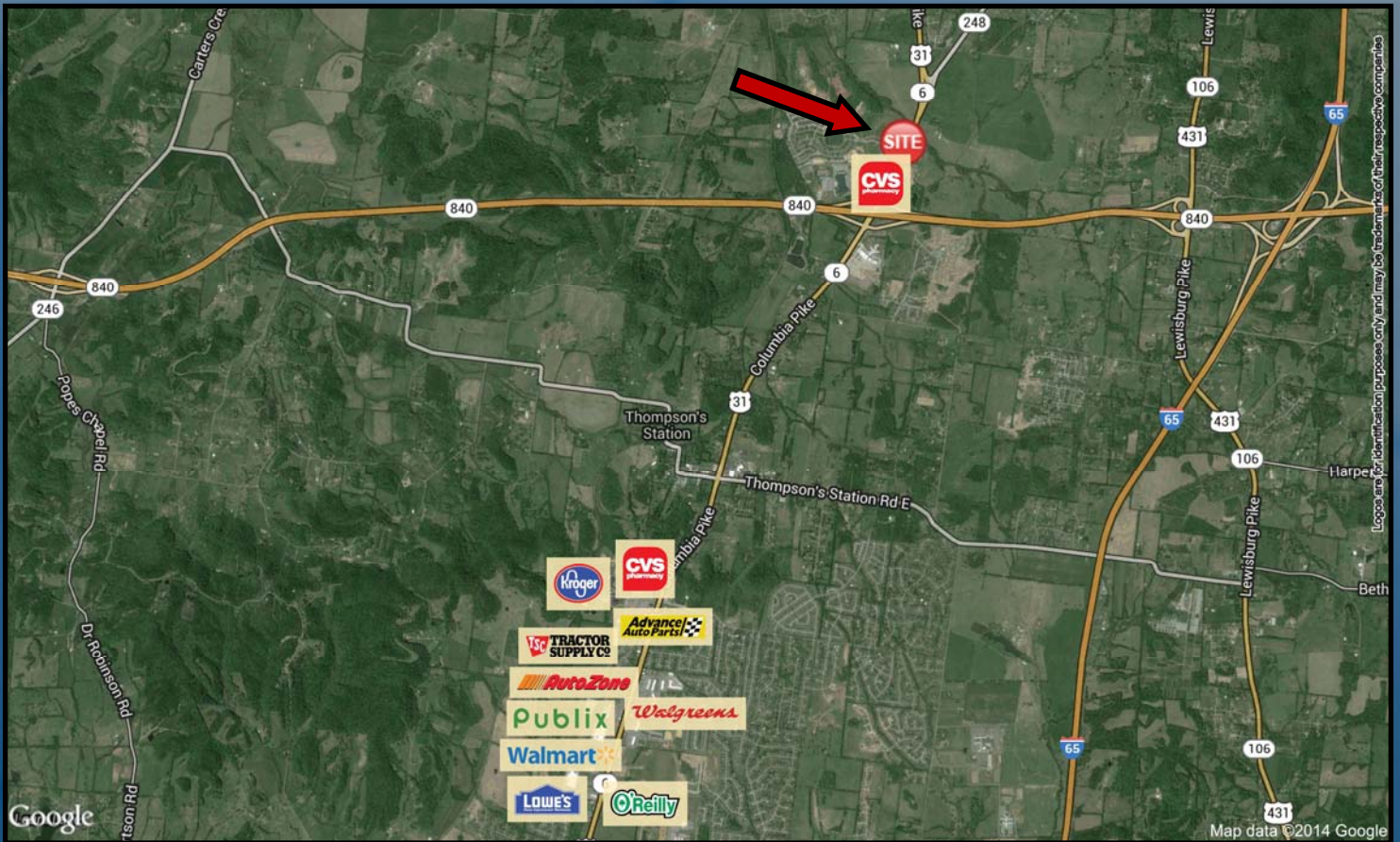


HR

Hart-Redd, LLC®

www.hartredd.com

Tollgate Village Shops 750 - 7,700 SF AVAILABLE Columbia Pike & Tollgate Blvd Thompson Station, TN



Property Features

- Great location in growing area
- Next to freestanding CVS Pharmacy
- Part of Tollgate Village
 - Commercial, Residential, Medical
- New building, parking lot, and landscaping
- Great visibility, signage, and parking
- High income area
- Competitive rental rates

Demographics

	1mi	3mi	5mi
Population	1,266	16,298	33,142
Households	207	2,332	11,049
Avg HH Income	\$126,018	\$115,289	\$102,290

Traffic Counts — 21,000

Columbia 21,000



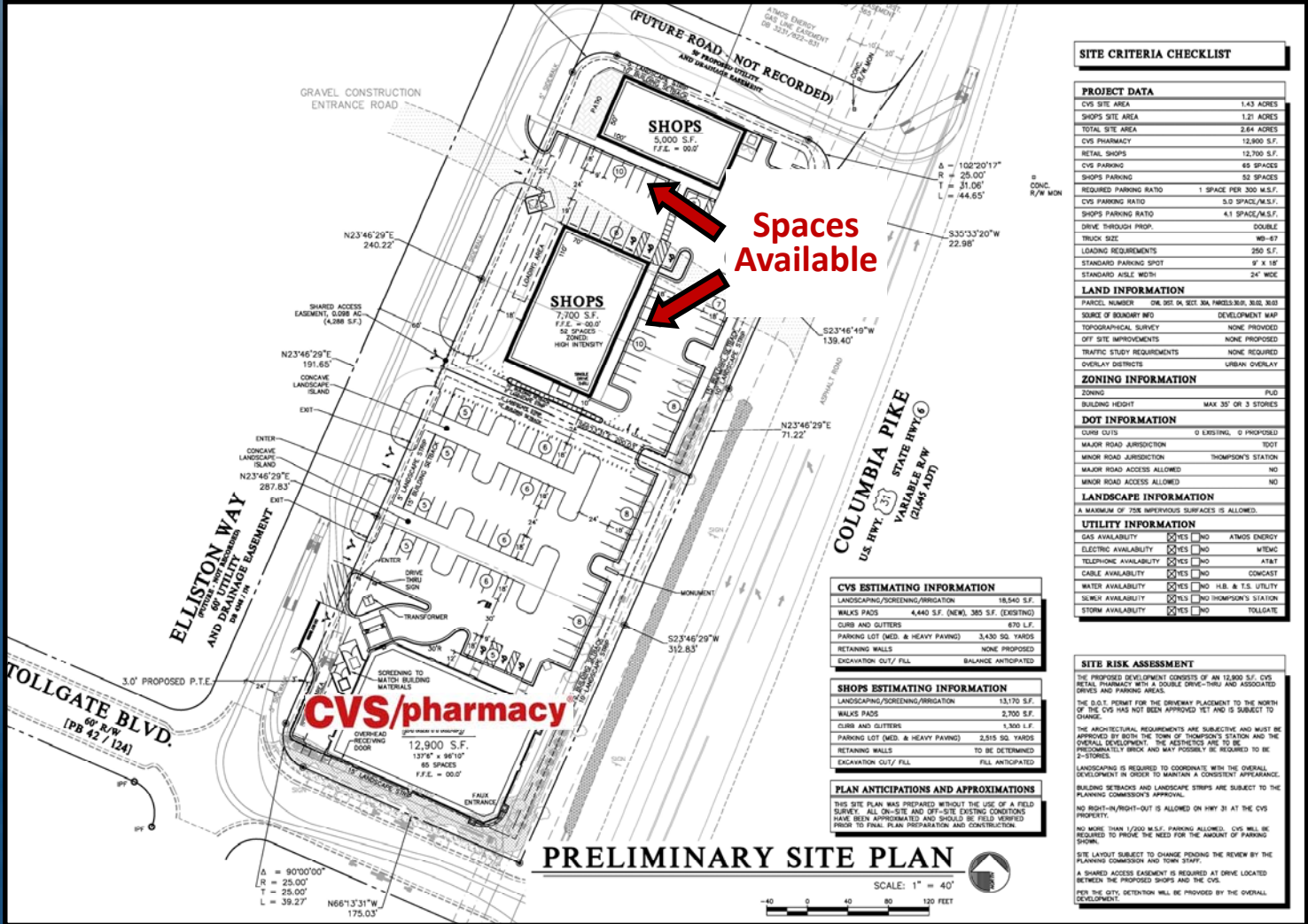
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SITE CRITERIA CHECKLIST

PROJECT DATA	
CVS SITE AREA	1.43 ACRES
SHOPS SITE AREA	1.21 ACRES
TOTAL SITE AREA	2.64 ACRES
CVS PHARMACY	12,900 S.F.
RETAIL SHOPS	12,700 S.F.
CVS PARKING	65 SPACES
SHOPS PARKING	52 SPACES
REQUIRED PARKING RATIO	1 SPACE PER 300 M.S.F.
CVS PARKING RATIO	5.0 SPACES/M.S.F.
SHOPS PARKING RATIO	4.1 SPACES/M.S.F.
DRIVE THROU PROP.	DOUBLE
TRUCK SIZE	WB-67
LOADING REQUIREMENTS	250 S.F.
STANDARD PARKING SPOT	9' X 18'
STANDARD AISLE WIDTH	24' WIDE

LAND INFORMATION	
PARCEL NUMBER	016.981.04.S11.01A.PARCELS.838.3.MIL.3013
SOURCE OF BOUNDARY INFO	DEVELOPMENT MAP
TOPOGRAPHICAL SURVEY	NONE PROVIDED
OFF SITE IMPROVEMENTS	NONE PROPOSED
TRAFFIC STUDY REQUIREMENTS	NONE REQUIRED
OVERLAY DISTRICTS	URBAN OVERLAY

ZONING INFORMATION	
ZONING	FUD
BUILDING HEIGHT	MAX 35' OR 3 STORIES

DOT INFORMATION	
CURB CUTS	0 EXISTING, 0 PROPOSED
MAJOR ROAD JURISDICTION	TOTOT
MINOR ROAD JURISDICTION	THOMPSON'S STATION
MAJOR ROAD ACCESS ALLOWED	NO
MINOR ROAD ACCESS ALLOWED	NO

LANDSCAPE INFORMATION	
A MAXIMUM OF 75% IMPERVIOUS SURFACES IS ALLOWED.	

UTILITY INFORMATION	
GAS AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO ATMS ENERGY
ELECTRIC AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO MTEC
TELEPHONIC AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO AT&T
CABLE AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO COMCAST
WATER AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO H.B. & T.S. UTILITY
SEWER AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO THOMPSON'S STATION
STORM AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO TOLLGATE

SITE RISK ASSESSMENT

THE PROPOSED DEVELOPMENT CONSISTS OF AN 12,900 S.F. CVS RETAIL PHARMACY WITH A DOUBLE DRIVE-THRU AND ASSOCIATED DRIVES AND PARKING AREAS.

THE S.O.T. POINT FOR THE DRIVEWAY PLACEMENT TO THE NORTH OF THE CVS HAS NOT BEEN APPROVED YET AND IS SUBJECT TO CHANGE.

THE ARCHITECTURAL REQUIREMENTS ARE SUBJECTIVE AND MUST BE APPROVED BY BOTH THE TOWN OF THOMPSON'S STATION AND THE OVERALL DEVELOPMENT. THE AESTHETICS ARE TO BE PREVIOUSLY REVIEWED AND MAY POSSIBLY BE REQUIRED TO BE 2-STORIES.

LANDSCAPING IS REQUIRED TO COORDINATE WITH THE OVERALL DEVELOPMENT IN ORDER TO MAINTAIN A CONSISTENT APPEARANCE. BUILDING SETBACKS AND LANDSCAPE STRIPS ARE SUBJECT TO THE PLANNING COMMISSION'S APPROVAL.

NO RIGHT-OF-WAY-CUT-OUT IS ALLOWED ON HWY 31 AT THE CVS PROPERTY.

NO MORE THAN 1/200 M.S.F. PARKING ALLOWED. CVS WILL BE REQUIRED TO PROVIDE THE NEED FOR THE AMOUNT OF PARKING SHOWN.

SITE LAYOUT SUBJECT TO CHANGE PENDING THE REVIEW BY THE PLANNING COMMISSION AND TOWN STAFF.

A SHARED ACCESS EASEMENT IS REQUIRED AT DRIVE LOCATED BETWEEN THE PROPOSED SHOPS AND THE CVS.

FOR THE SITE RETENTION WILL BE PROVIDED BY THE OVERALL DEVELOPMENT.

Contact:

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