

2040 Reserve Blvd.  
Spring Hill, TN 37174

**FOR LEASE**

# Pre-Leasing 10,000 SF of Medical & Dental Offices



Phase I Open Now

## PHASE II

# Build-To-Suit

## Medical / Office Space



Phase I Open Now

Click for  
Virtual  
Tour

**2,500-10,000 ± Total Square Feet**  
in each building

- Abundant Parking
- Amenities & Restaurants in Close Vicinity
- Pylon Signage Available on Reserve Blvd
- In the Medical District of Spring Hill
- Vanilla Box can be provided

**Negotiable**

Laura Grider, Broker

OFFICE 615.256.7114 | FAX 615.256.7181 | 3030 SIDCO DRIVE, NASHVILLE, TN 37204

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**Pylon Signage Available**  
Additional space will be built

	<b>2 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
<b>2020 Population:</b>	21,861	51,099	86,430
<b>Est. 2025 Population:</b>	24,951	58,158	98,020
<b>2020 Households:</b>	7,710	17,973	30,922
<b>Est. 2025 Households:</b>	8,807	20,460	35,038
<b>Average HH Income:</b>	\$93,552	\$102,950	\$107,866
<b>Total Specified Consumer Spending (\$):</b>	\$228.5M	\$558.9M	\$985.4M

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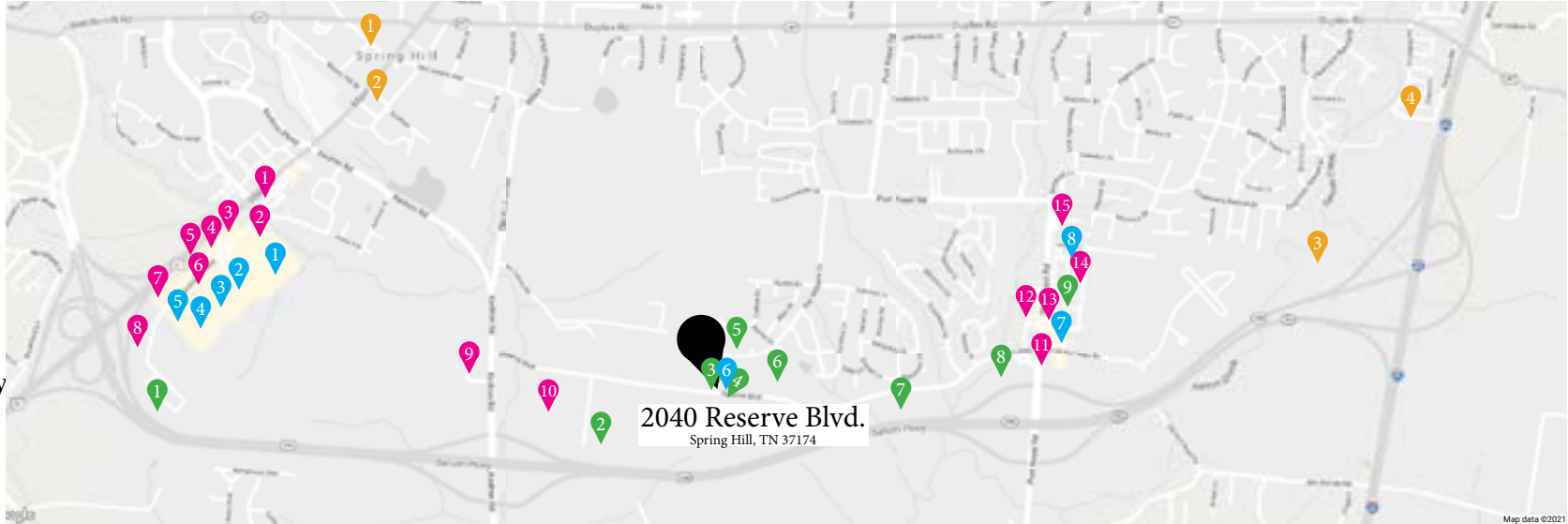
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# FOR LEASE

- 1 Five Guys
- 2 Amigos Mexican Grill
- 3 Olive Garden
- 4 Panda Express
- 5 Logan's Roadhouse
- 6 Buffalo Wild Wings
- 7 Cracker Barrel
- 8 Longhorn Steakhouse
- 9 Viking Pizza Company
- 10 Mockingbird
- 11 McDonald's
- 12 Bojangles



- 13 Zaxby's
- 14 Tito's Mexican Restaurant
- 15 Froggy & Jeffros
- 1 Target
- 2 Pet Smart
- 3 Ulta Beauty
- 4 Ross Dress for Less
- 5 Kohl's
- 6 My Pet Wellness
- 7 Walgreens
- 8 Kroger
- 1 AMC Classic
- 2 TriStar Spring Hill ER

- 3 Premier Chiropractic
- 4 Trident Vein Center
- 5 Fesenius Kidney Care
- 6 The Reserve at Spring Hill
- 7 Skin & Allergy Center
- 8 Columbia Pediatric Center
- 9 Patrick Hunter Family Dental
- 1 Spring Hill Elementary School
- 2 Sherwind Harrison Intermediate School
- 3 Discovery Lane Day School
- 4 Chapman's Retreat Elementary

## Other Businesses in the Area:

- Publix Super Market
- Lowes Home Improvement
- Aldi
- Fireflies Boutique
- Daily Donuts
- McAlisters Deli
- Delta Bound Southern Food Joint
- Culver's
- Mozzarella Bar Italian Eatery
- Just Love Coffee Cafe

## Other Schools in the Area:

- Columbia Academy at Spring Hill
- Spring Hill Middle School
- Spring Hill Academy
- Spring Hill Day School
- Longview Elementary School
- Allendale Elementary School
- Summit High School
- Spring Station Middle School
- Wright Elementary School
- Thompson Station Elementary School

and more!

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