

The Shoppes & Residences at Port Royal

OFFICE AND RETAIL SPACE AVAILABLE



THE DEVELOPMENT DETAILS

Commercial

Office	65,000 GSF
Multi-Tenant Retail	35,000 GSF
Restaurant	3,200 GSF
Restaurant Patio	2,100 GSF
Total	105,300 GSF

Residential

Live/Work	15 Units
Multi Family*	222 Units
Integrated Amenity Space	5,000 GSF
Total	237 Units

Parking Provided

Private Garage Parking	15 sp
Surface Parking	783 sp
Tuck-Under Parking	60 sp
Internal On-Street Parking	77 sp
Total Parking	935 sp

Amenities Planned

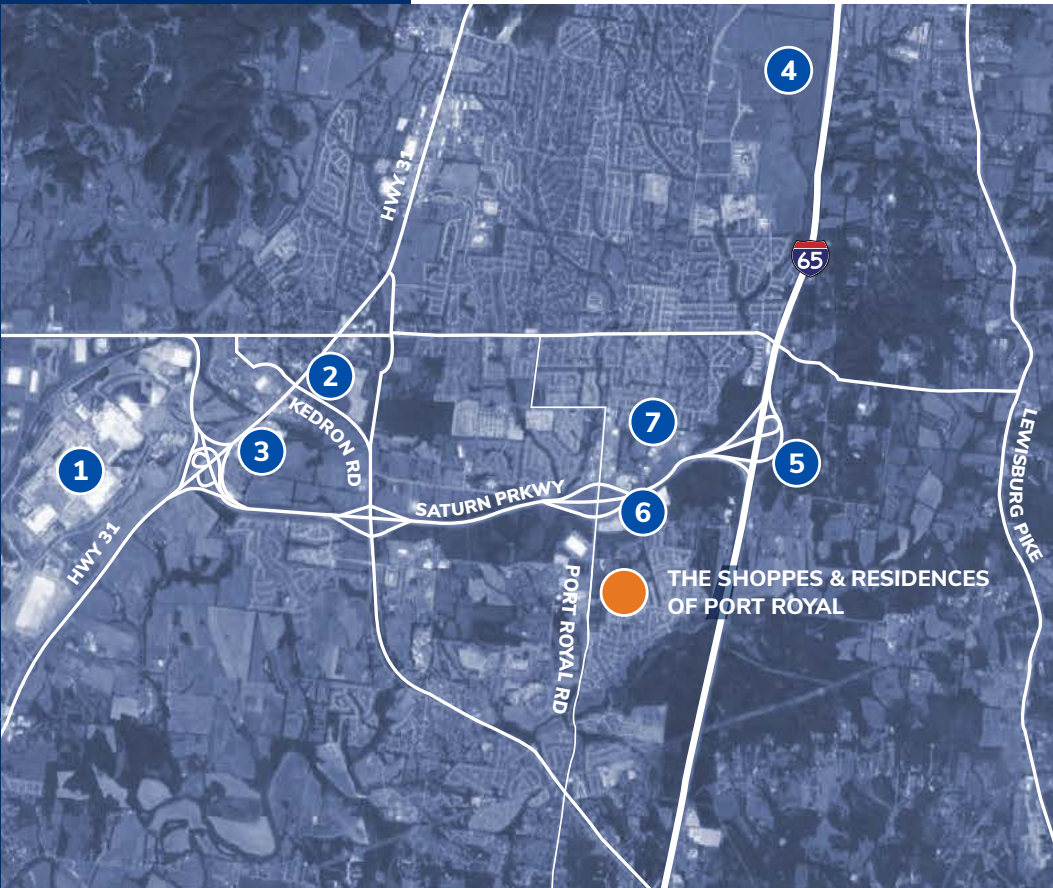
Urban oasis pool, event lawn, dog park, community park, and neighborhood retail shopping and services all in one place.

LOCATED IN SPRING HILL, TN

A fast-growing Nashville suburb near i-65 and Saturn Parkway



AREA DEVELOPMENTS



- 1 GENERAL MOTORS SPING HILL PLANT**
 - \$2 billion upgrade to existing facility to facilitate electric vehicle production
 - \$2.3 billion new Ultium Cells battery plant to create 1,300 new jobs
- 2 KEDRON SQUARE**
 - 517 residential units
 - 250 hotel keys
 - 100-unit senior assisted living facility
- 3 SPRING HILL CROSSINGS**
 - 1,600 residential units
 - 600 hotel keys
 - Proposed 135,000 SF tennis facility
- 4 JUNE LAKE**
 - 2,900 homes
 - 400 hotel keys
- 5 PROJECT SUITCASE**
 - 1,100 acres for mixed-use development
- 6 SPRING HILL TOWNE CENTER**
 - Publix and coffee concept
 - 334 multi-family apartments
 - 120 hotel keys, Home2 Suites
- 7 KINGSLEY PLACE**
 - 29,000 SF of office and retail
 - 43,000 SF grocery store

AREA DEMOGRAPHIC SNAPSHOT



HOUSEHOLDS BY INCOME \$100,000 - \$149,999

- 28% of population within 3 miles
- 26% of population within 5 miles



81%

OWNER-OCCUPIED
HOUSEHOLDS
(3-mile radius)



PORT ROYAL TRAFFIC COUNT 26,482

Annual Average Daily Traffic
South of Saturn Parkway
2022 Data



70,787

POPULATION BY 2027
(5-mile radius)



STREAM

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