

Belle Meade Town Center

Nashville, Tennessee

A joint venture of Giarratana and PGM Properties

The Belle Meade Town Center is a redevelopment of a landmark property in the heart of Belle Meade, Nashville's most affluent community, and shall include a 57,000 square foot Harris Teeter Grocery, 16,500 square feet of retail shop space, a new state of the art AmSouth Bank branch and 48 luxury apartments.

Located at the corner of Harding Road and Kenner Road, this unique project will highlight the historic Belle Meade Theatre as a focal point of commercial activity in the West Nashville area. Featuring a 16,500 square foot retail gallery of shops along Harding Road, The Belle Meade Town Center will play host to an array of specialty retailers and restaurants. This is truly a rare and unique opportunity for retailers and consumers alike to enjoy a specialty mixed use development framed within the historic environment of the Belle Meade Theatre.

Location: Located at on Harding Road at Kenner Road
On the Northeast Quadrant

Size: 73,500 square feet of retail
Major Tenants : Harris Teeter (57,000 sf) and Amsouth Bank
Additional Small Shop Retail Space: 16,500 square feet
Residential: 54 units

Construction: Start- 1st Quarter, 2006
Completion- 2nd Quarter, 2007

<u>2003 Demographics:</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	4,802	44,261	130,205
Average HH Income	\$170,061	\$123,743	\$87,014

Traffic Count: 63,000 vehicles per day (White Bridge Road/Harding Road intersection)

Community of Belle Meade at a Glance (source: Tennessean.com)

Total area: 3.1 miles
Population: 2,943 people
1,067 households (38.9%) have children under 18 living with them
Median Income: Family: \$144,720
Male: \$100,000
Female: \$71,944
0.7% population below the poverty line
For every 100 families, there are 93.9 males
Median Age: 43
Average HH Size: 2.76
Average family size: 3.08

For Leasing
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