

Merchant Pointe at Indian Lake Hendersonville, TN



LOCATION:

At the signalized intersection of Indian Lake Boulevard and Anderson Lane with additional connectivity to Indian Lake Boulevard at Maple Drive North

FACTS:

GLA: 139,000 SF (14 acres)

Tenants: The Fresh Market, Michaels, Marshalls, Off Broadway, Hibbett Sports, Five Below, Pet Supplies Plus, Carter's, OshKosh

Traffic:	Vietnam Veterans Blvd	51,866 AADT
	Indian Lake Blvd	28,163 AADT
	Gallatin Road (31E)	26,383 AADT

COMMUNITY:

- Hendersonville ranks as **Tennessee's 10th largest city** and is **one of the fastest growing communities** in Tennessee due to the proximity to Nashville, I-24, and I-65 and the area's landscape, including Old Hickory Lake.
- Hendersonville is strategically located 18 miles NE of the Nashville CBD with Old Hickory Lake to the south and Gallatin to the northeast.
- The City is currently experiencing **unprecedented growth in retail (\$3.6 billion in retail sales)** and office development, with over **\$1 billion in new development approved for construction**.
- With an affluent and well educated community that is **expected to double in population** in the next ten years, local, regional, and national retailers and developers are entering the Hendersonville market or relocating stores from the RiverGate Mall area.

NEIGHBORHOOD:

Brixx Woodfire Pizza	Chico's	Starbucks	Regal Cinemas
Charming Charlie	Cracker Barrel	Publix	Walmart Supercenter
Kroger	LOFT	Sam's Club	Victoria's Secret
Barnes & Noble	Lowe's	Hobby Lobby	Buffalo Wild Wings
Christopher & Banks	Jos. A. Bank	Home Depot	

DEMOGRAPHICS:

	2017 Estimates	3 Mile	5 Mile	7 Mile
Population		43,485	79,289	144,752
Avg. Household Income		\$85,507	\$91,047	\$84,320
Household Growth 2000 – 2017		38%	39%	33%

SITE PLAN:



	Name	GLA
100	Chicken Salad Chick	2,998 SF
200	Pet Supplies Plus	8,016 SF
300	Hibbett Sports	6,050 SF
400/450	Carter's/Osh Kosh	7,086 SF
500	Five Below	8,062 SF
600	Off Broadway Shoes	18,087 SF
700	The Fresh Market	21,916 SF
800	Marshalls	22,144 SF
850	Michaels	21,720 SF

	Name	GLA
900	Kay Jewelers	3,000 SF
950	Xfinity	5,000 SF
1001	Zoes Kitchen	2,587 SF
1002	Club Pilates	1,614 SF
1003	Casablanca Nail Bar	1,816 SF
1004	The Joint Chiropractic	1,489 SF
1005	I Love Juice Bar	1,487 SF
1007	Trendy Trunk	3,304 SF
1008	Moe's SW Grill	2,580 SF

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