



LOCATION:

At a signalized intersection of Indian Lake and North Anderson Lane and a curb cut at Indian Lake and Maple Row in Hendersonville, TN

FACTS:

Parcel Size: 18.33 acres (14.5 acres developable)
Zoned Commercial

Available Space: Up to 150,000 SF
(excluding outparcel development)

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 and I-24 and I-65.
- Hendersonville is strategically located 18 miles NE of the center of downtown Nashville with Old Hickory Lake to the south and Gallatin to the northeast.
- The City is currently experiencing **unprecedented growth in retail 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:

Walmart	Lowe's	Home Depot	Sam's Club
Gold's Gym	LA Fitness (<i>planned</i>)	Publix	Ann Taylor Loft
Kroger	Walgreens	Cheddars	Regal Cinemas
Barnes & Noble	Chico's	Talbots	Coldwater Creek
Christopher & Banks	Jos. A. Bank	Starbucks	Hobby Lobby
Buffalo Wild Wings	Victoria's Secret	Cracker Barrel	Brixx Woodfire Pizza

DEMOGRAPHICS:

2014 Estimates	3 Mile	5 Mile	7 Mile
Population	40,681	73,862	136,702
Avg. Household Income	\$75,120	\$77,065	\$71,309
Household Growth 2000 – 2010	24%	24%	21%

SITE PLAN:



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