

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:

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

Available Space: Up to 141,000 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, I-24, and I-65.
- 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:

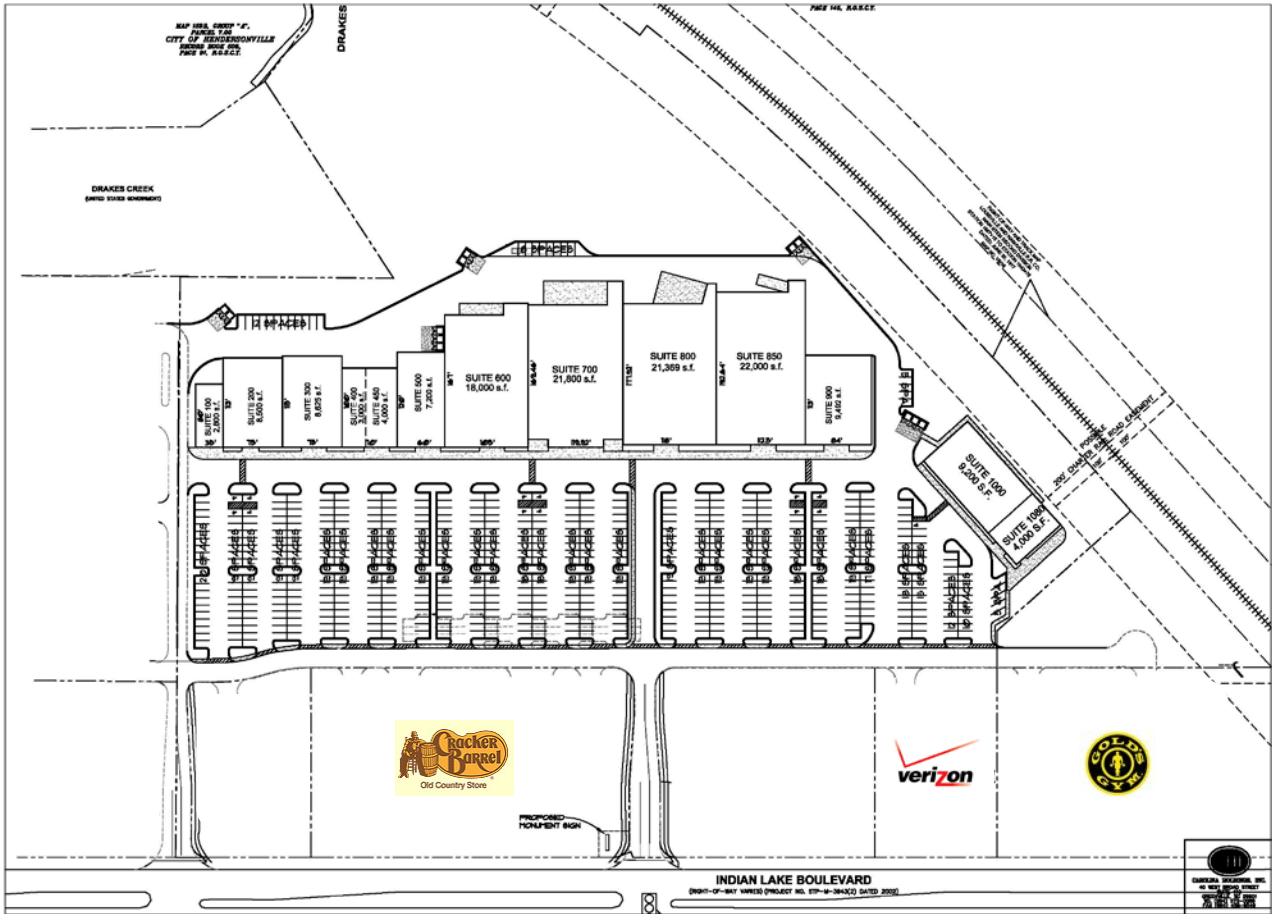
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|---------------------|-------------------|----------------------|
| Walmart Supercenter | Lowe's | Starbucks |
| Gold's Gym | Cracker Barrel | Publix |
| Kroger | Walgreens | Talbots |
| Barnes & Noble | Chico's | Hobby Lobby |
| Christopher & Banks | Jos. A. Bank | Home Depot |
| Buffalo Wild Wings | Victoria's Secret | Brixx Woodfire Pizza |
| Sam's Club | Ann Taylor Loft | Regal Cinemas |



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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