



**Kennesaw Bulk Retail East**  
 Kennesaw Blvd/Nashville Pike  
 Gallatin, TN 37066  
**Available:** 14.68 acres

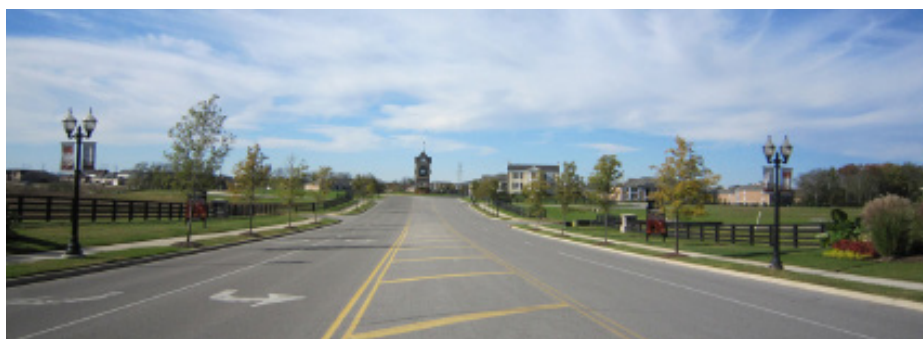
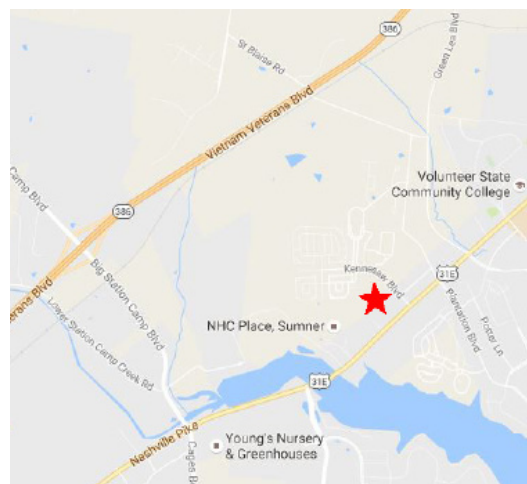


**Nashville Pike AADT:** 30,000+ cars per day  
 County: Sumner  
 MSA: Nashville-Davidson-Sumner, TN  
 Major Tenants: National Healthcare Corporation, Tristar HCA, Sapporo

<b>Demographics</b>	1 mile	3 mile	5 mile
Population	1,891	20,764	56,444
Households	822	7,239	19,366
Avg HH Income	\$109,791	\$100,351	\$80,082
Demographic source: STDBonline 2/9/2016			

### Description

Conveniently located in Sumner County between Hendersonville and Gallatin with easy access to both markets. The project is located near Vol State Community College and immediately across from a prestigious 900 unit lake front golf course community with well above average household incomes.



### Contact:

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**Kennesaw Farms:**

288 apts  
225 homes. 200 remaining to be built.

**West side commercial:**

- Climate controlled storage, 90,000sf
- Goddard School
- SBC Corp office relocation
- 60,000 sf office complex
- HCA multi-story medical office under contract.

Kennesaw Blvd in design to be extended to Big Station Camp Blvd. near Interstate interchange

**Nearby:**

- St Thomas 35,000 Med office open
- Seven more 280+ unit Apt complexes under construction or open
- Westfield – New 600+ unit Approved Subdivision
- Wheeler Farm – New 1300 Unit Subdivision in entitlements
- New K-12 Schools Complex to begin construction fall 2019
- Fairvue Plantation (Golf and Lake front community)– Immediately across Hwy 31 facing site. Highest income demographics on north side of Nashville.



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