

# FOR LEASE

**1045 Lavern Circle**  
Hendersonville, TN 37075



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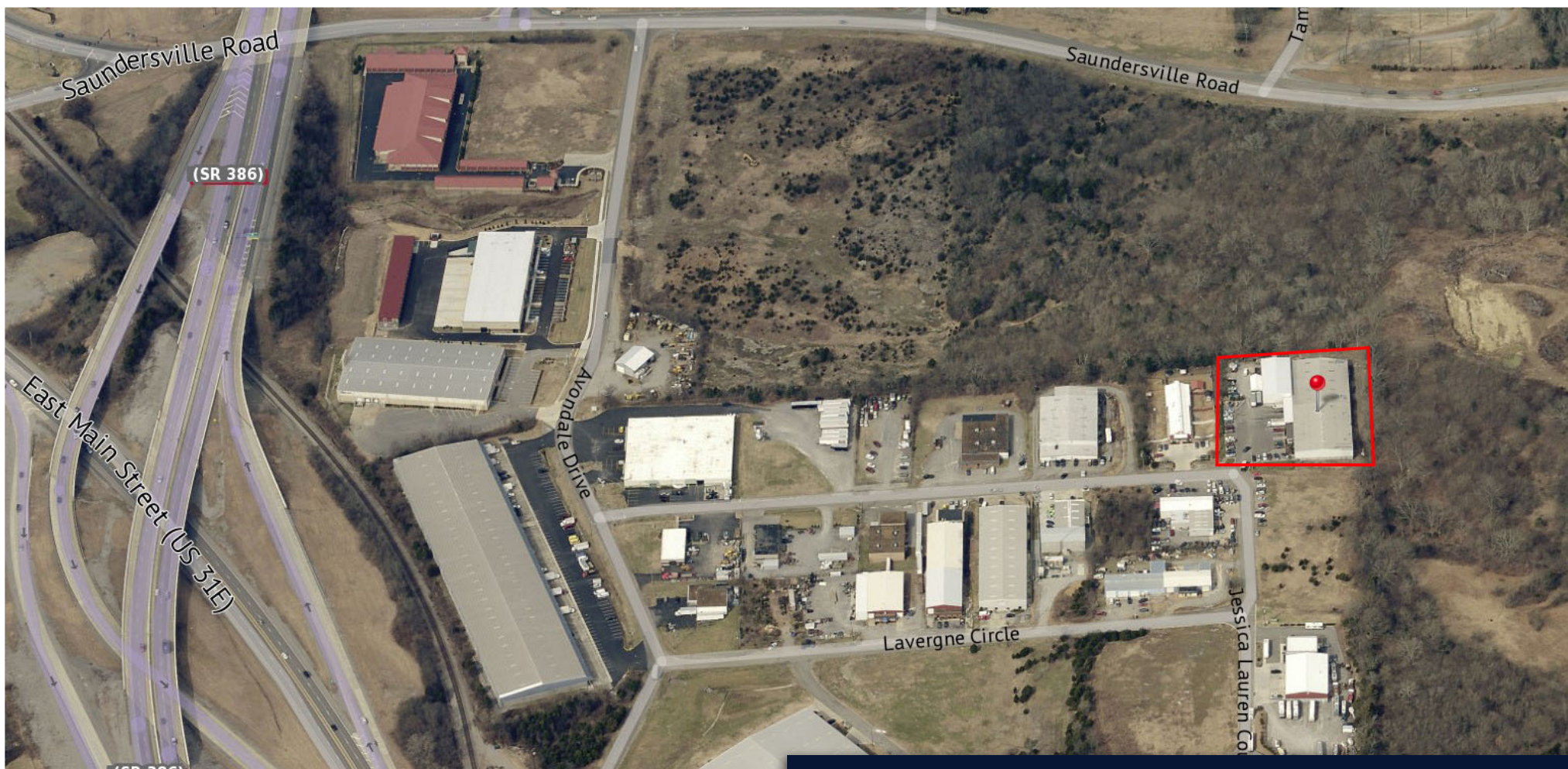
# DETAILS

Freshly renovated warehouse spaces available in Hendersonville! Conveniently location - minutes from Vietnam Veterans Blvd/386, only 25 minutes from Downtown Nashville. Ceiling heights vary between 14' - 20'. Building was recently divided into 4 spaces, each containing their own entry door, roll up door(s), dock height door(s), and restrooms.

## KEY FACTS

- 5,557 - 12,613 SF
- Excellent condition
- 14' - 20' ceilings
- Temperature controlled warehouse space
- Ample parking

*Leasing for \$9/SF NNN*



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Saundersville Road

Jessica Lauren Co

Laverne Circle

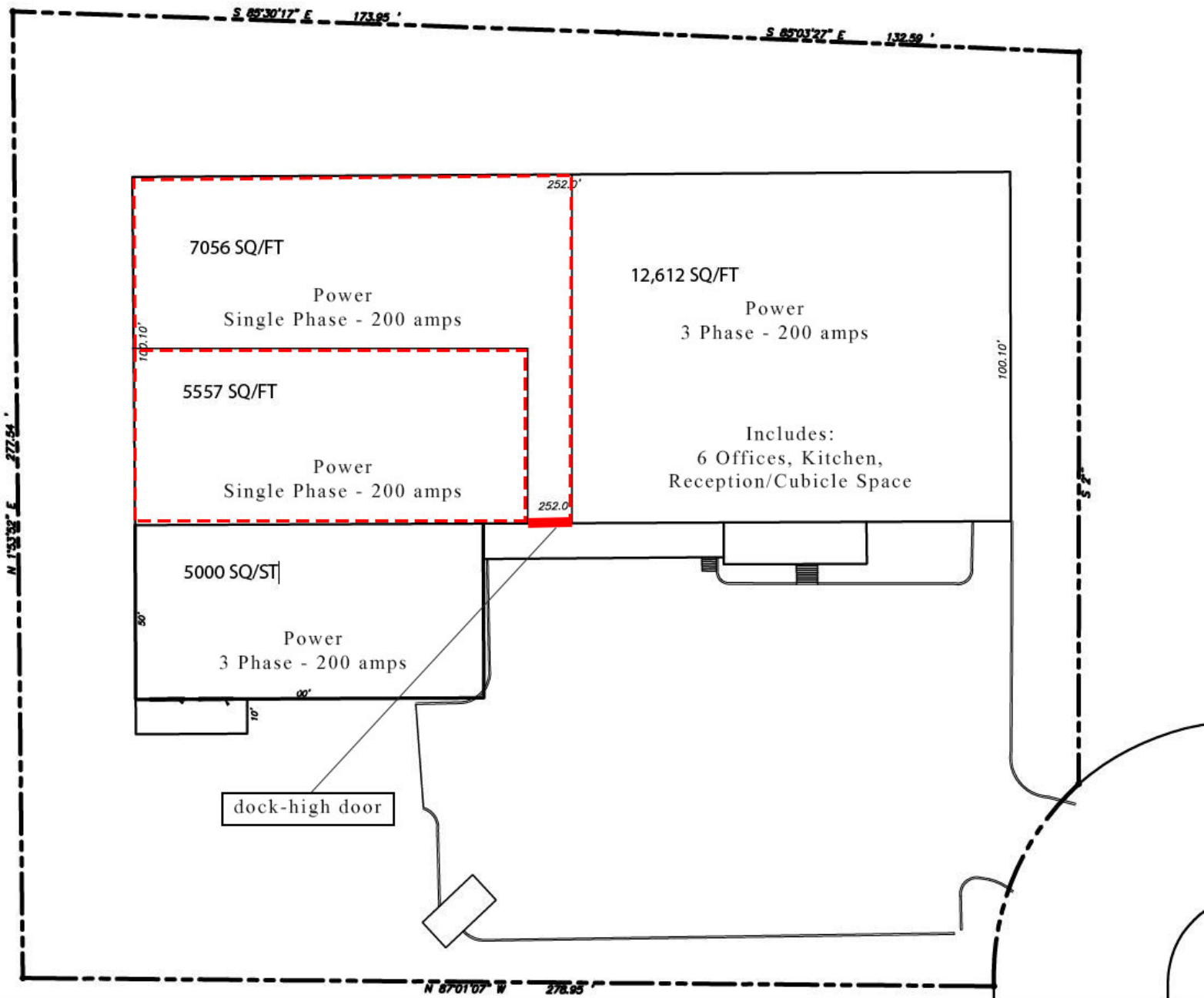
Avondale Drive

East Main Street (US 31E)

(SR 386)

(SR 386)





**Available Space: 5,557 - 12,613 SF**

# Demographics

## TARGET MARKET SUMMARY

1045 Lavern Cir, Hendersonville, Tennessee, 37075

Rings: 1, 3, 5 mile radii

## KEY FACTS

Variables	1 mile	3 miles	5 miles
2019 Total Population	5,974	31,571	73,718
2019 Total Households	2,103	11,874	28,672
2019 Average Household Size	2.84	2.66	2.57
2019 Median Household Income	\$100,690	\$84,223	\$76,706
2019 Median Age	40.7	40.2	42.2



## AGE PYRAMID

1 mile



**The largest group:**  
2019 Female  
Population Age 45-49  
(Esri)

**The smallest group:**  
2019 Male Population  
Age 85+ (Esri)

## ANNUAL LIFESTYLE SPENDING

### INCOME

1 mile



\$100,690

Median  
Household  
Income



\$47,206

Per Capita  
Income



\$448,970

Median Net Worth

### HOUSING STATS

1 mile



\$319,231

Median Home  
Value



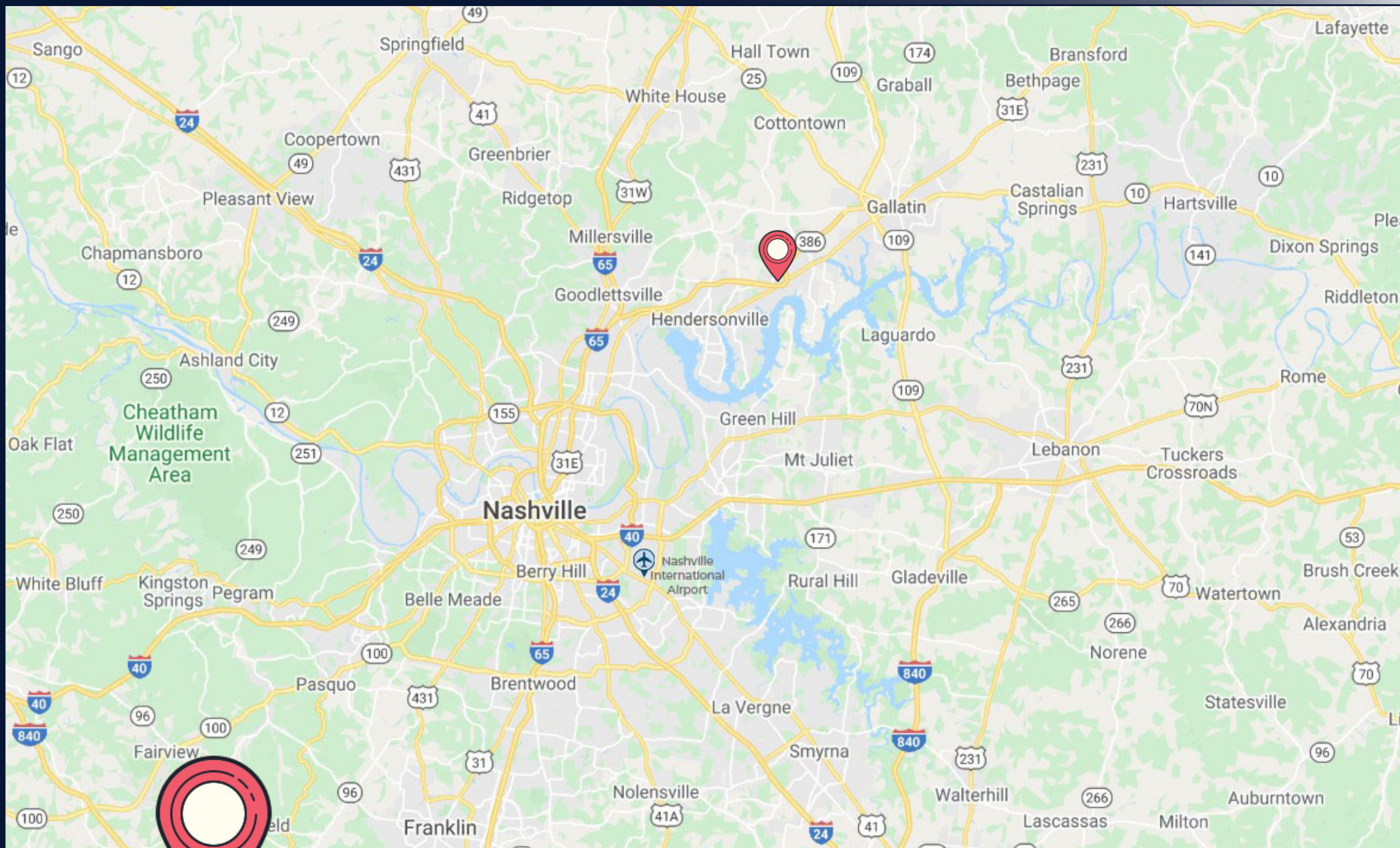
\$17,622

Average Spent  
on Mortgage &  
Basics



\$1,239

Median  
Contract Rent



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## Location Highlights

Vietnam Veterans Blvd (386): 0.5 Miles  
Gallatin: 9.4 Miles  
Downtown Nashville: 22 Miles  
Nashville Intl Airport: 27 Miles