



Middle TN Commercial  
Real Estate Experts:



JP Powell  
Managing Broker  
c 615.533.5682  
o 615.824.7072

[jpowell@southeasterncommercial.net](mailto:jpowell@southeasterncommercial.net)



Mark McDaniel  
Affiliate Broker  
c 615.456.2771  
o 615.824.7072

[mmcdaniel@southeasterncommercial.net](mailto:mmcdaniel@southeasterncommercial.net)



[www.SoutheasternCommercial.net](http://www.SoutheasternCommercial.net)

**FOR LEASE**



1045 Lavern Cir, Hendersonville, TN 37075

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

Freshly renovated warehouse spaces available in Hendersonville!  
Conveniently location - minutes from Vietnam Veterans Bypass, 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.

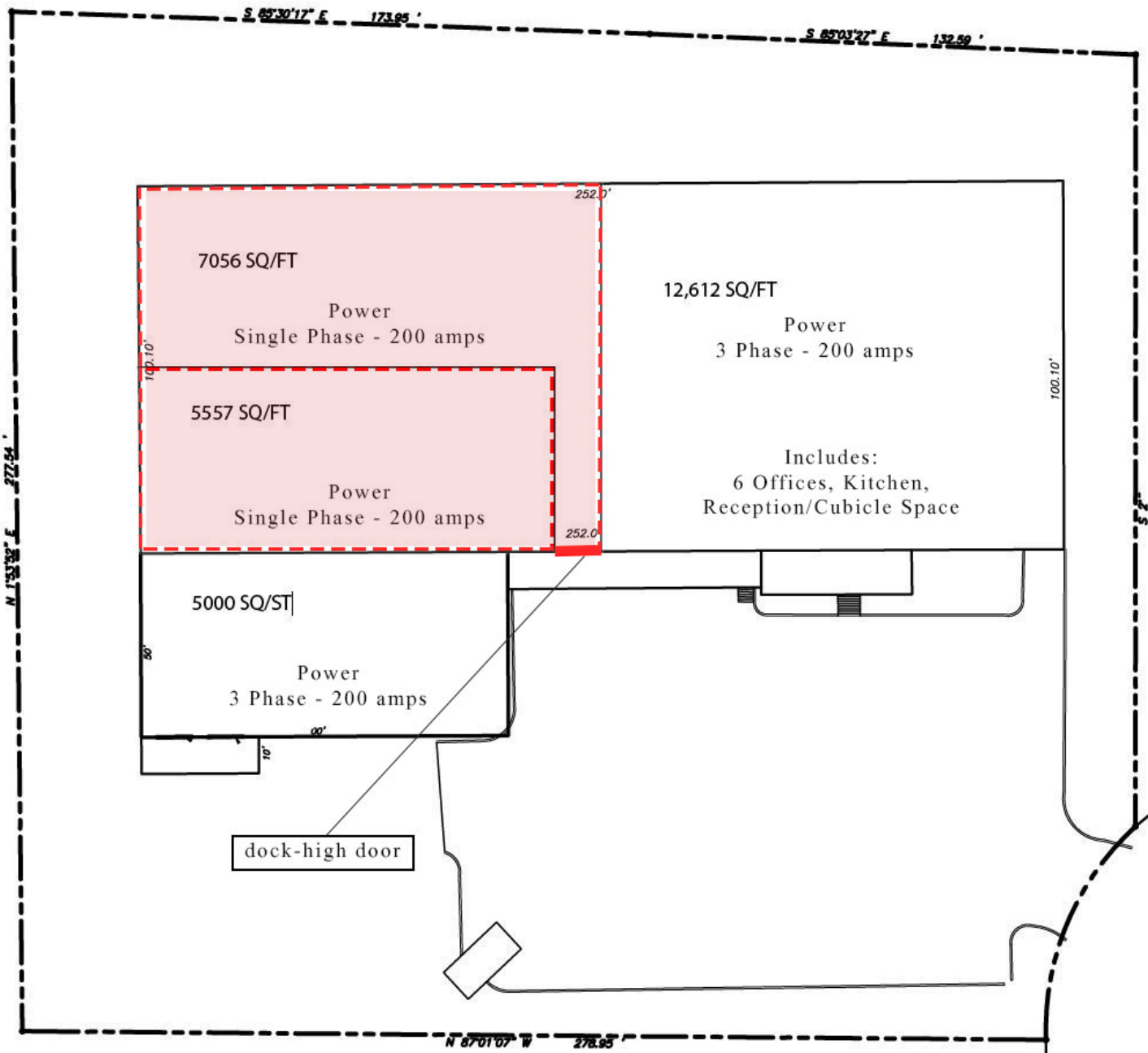
### Demographics

	1 mile	3 mile	5 mile
• Population	4,984	27,822	70,823
• Households	1,663	10,345	27,427
• Avg HH Income	\$109,001	\$83,451	\$74,002

Demographic source: costar.com



"Owner, broker and/or their affiliates make no representation or warranty as to the accuracy of any information provided herein. All information should be verified prior to purchase or lease."



### Lease Rates

5,557 SF - \$9/SF NNN - Total \$4,978/month  
 7,056 SF - \$9/SF NNN - Total \$6,321/month





**S**outheastern Commercial Properties is a full service real estate firm. From retail, office and Industrial leasing, sales and build to suit, to land and entitlement consulting, we can get any job done.

#### Real Estate Services

- Acquisition and disposition services for Raw Land, Distressed Properties, For Lease, and For Sale Properties, Tenant Representation, Transaction Management and Lease Administration.

#### Construction:

- Tenant buildouts Concept to completion, we Design and Build Commercial Office Buildings and Retail Strip Centers. Repositioning of Assets and Master Planning of Communities.

"We'll help you find the right place, and we'll make sure that it fits your business and budget."