

# FOR SALE

**190 Saundersville Rd, Lot A**  
Hendersonville, TN 37075

Saundersville Rd

**1.72 AC**



JP Powell  
Managing Broker, SIOR  
C 615.533.5682  
O 615.824.7072  
[jpowell@southeasterncommercial.net](mailto:jpowell@southeasterncommercial.net)

Don Horton  
Affiliate Broker  
C 615.364.3780  
O 615.824.7072  
[dhorton@tennprop.com](mailto:dhorton@tennprop.com)





1.72 AC

Vietnam Veterans Blvd/ 386

Saundersville Rd

Land available - 1.72 acres



## DETAILS

Neighboring the Hendersonville Library & Bluegrass Yacht & Country Club, nearby the shopping and restaurants of Indian Lake Village. Minutes from Vietnam Veterans Blvd, this is one of the most accessible, ideal office locations on the market in Hendersonville.

## KEY FACTS

- 1.72 acres
- 1.2 miles from Exit 7 on Vietnam Veterans Blvd (386)
- Access to the Hendersonville Greenway, connecting to 3 city parks



190 Saundersville Rd, Hendersonville, TN 37075

# DEMOGRAPHICS

## TARGET MARKET SUMMARY

190 Saundersville Rd, Hendersonville, Tennessee, 37075

Rings: 1, 3, 5 mile radii

## KEY FACTS

Variables	1 mile	3 miles	5 miles
2019 Total Population	3,716	36,561	81,871
2019 Total Households	1,357	13,673	31,700
2019 Average Household Size	2.73	2.66	2.58
2019 Median Household Income	\$97,442	\$76,627	\$74,015
2019 Median Age	42.6	40.6	41.3



## AGE PYRAMID

1 mile



**The largest group:**  
2019 Male Population  
Age 10-14 (Esri)

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

## ANNUAL LIFESTYLE SPENDING

INCOME

1 mile



\$97,442

Median  
Household  
Income



\$46,663

Per Capita  
Income



\$478,977

Median Net Worth

HOUSING STATS

1 mile



\$315,014

Median Home  
Value



\$16,899

Average Spent  
on Mortgage &  
Basics

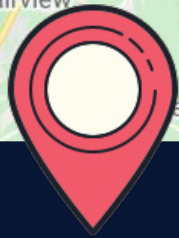
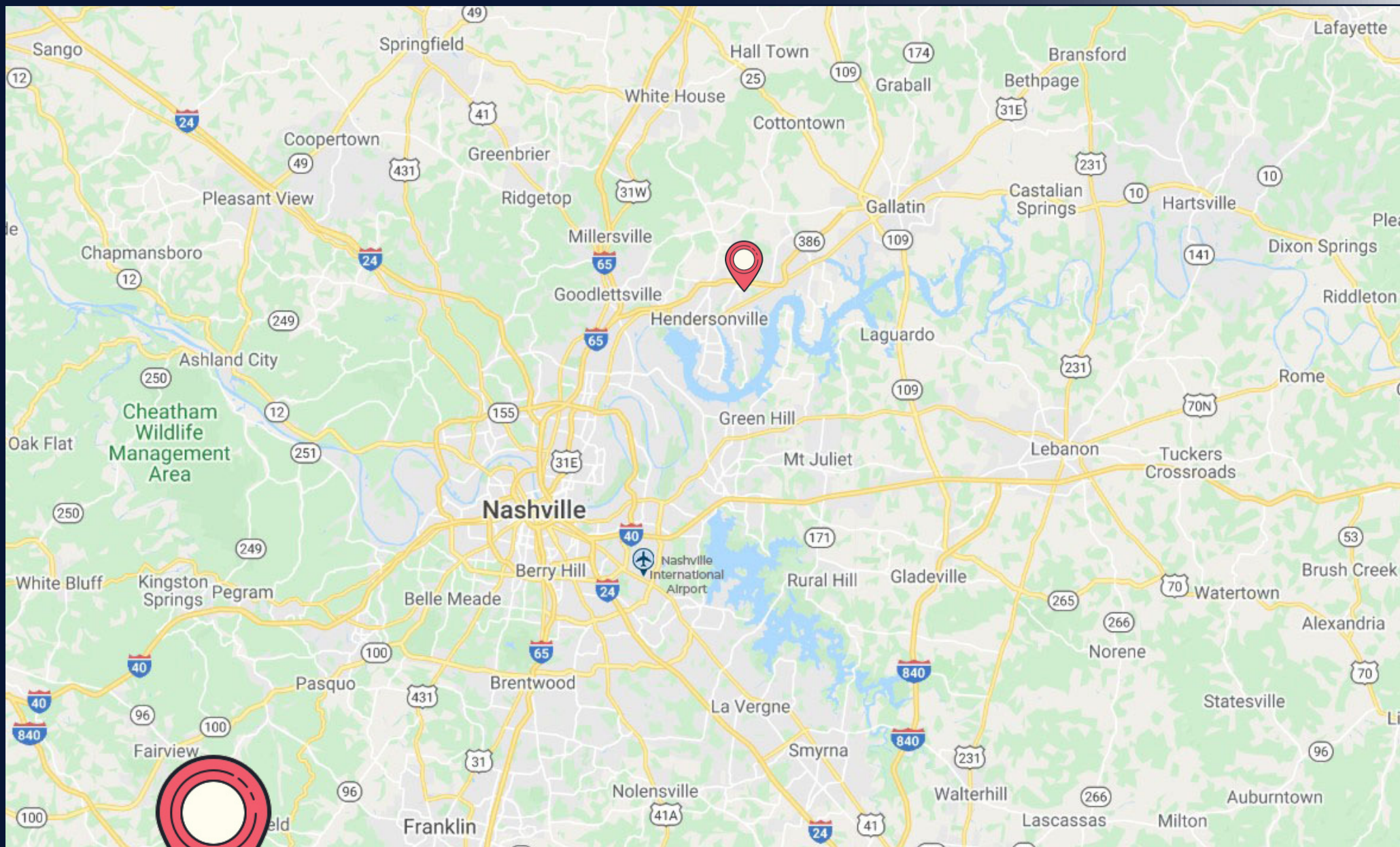


\$1,342

Median  
Contract Rent







**190 Saundersville Rd**  
Hendersonville, TN 37075

## Location Highlights

Vietnam Veterans Blvd/386: 1.2 Miles  
The Streets of Indian Lake: 0.7 miles  
Downtown Nashville, TN: 21 Miles  
Nashville Intl Airport: 26 Miles

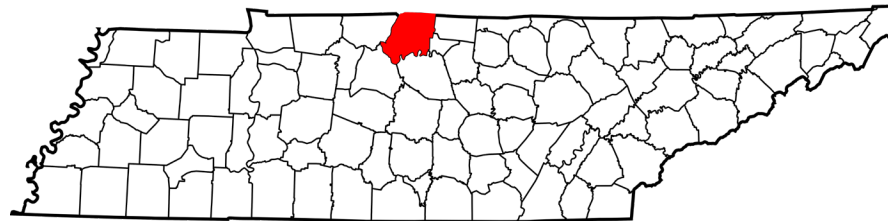
# LOCATION

Sumner County is a suburban community also known as Nashville's North Shore as the county's entire 63-mile southern border meanders along Old Hickory Lake, which gives Sumner County a unique claim within the Nashville area to a major navigable waterway with lakeside living and unlimited water recreation. Old Hickory Lake divides Davidson and Sumner County and works in conjunction with the Cumberland River as the ecological focal point of Sumner County to provide water-based outdoor activities and a quality of life that attracts new residents and corporations. Although the county seat is Gallatin, the city with the largest population in Sumner County is Hendersonville which has 51,372 residents.

Sumner County's business community is anchored by large manufacturing and distribution operations, an outstanding mix of professional service companies and a rapidly expanding retail sector. The county's entire 63-mile southern border meanders along Old Hickory Lake, which gives Sumner County a unique claim within the Nashville area to a major navigable waterway with lakeside living and unlimited water recreation.

## Economy

Sumner is the third most affluent county in the state of Tennessee. It has a median household income of \$54,916 and a median family income of \$65,313. More than 60 companies are headquartered, have regional offices or distribution facilities in Sumner County near Gallatin. Gallatin is the home of GAP's (the clothing retailer) largest worldwide distribution facility. The largest employers in the county include Gap, Inc. (1,306), Sumner Regional Medical Center (1,077), UniPres USA Inc. (1,062), Xtend Healthcare (928), and Volunteer State Community College (714).



Total Housing Units: **73,725**

Median Housing Value: **\$194,900**

Median Gross Rent: **\$930**

County Median HH Income: **\$61,584**

Major Submarkets: **Hendersonville, Gallatin**

Total Population: **187,149**

County Growth: **16.50% since 2010**

Owner Occupied Housing Units: **54,188**