



Middle TN Commercial
Real Estate Experts:



JP Powell
Managing Broker
c 615.533.5682
o 615.824.7072

jpowell@southeasterncommercial.net

Don Horton
Affiliate Broker
c 615.364.3780
o 615.824.7072
dhorton@tennprop.com



www.SoutheasternCommercial.net



190 Saundersville Rd - The Village Office Condominiums Hendersonville, TN 37075

Available Space: 1,200 - 15,000sf

Price: \$18 sf

Build out allowance- \$25 sf

Description

- Brand new - ready to fully customize
- One story offices with front door parking
- Most convenient office space in Indian Lake Village
- 1/2 mile to Exit 7 or Exit 8 on Vietnam Veterans Parkway
- Adjacent to the shopping and restaurants of Indian Lake Village
 - Neighboring the Hendersonville library
- Access to the Hendersonville Greenway, connecting to 3 city parks
Visible from Vietnam Veterans Blvd

Distance

To Nashville INTL Airport - 20 miles

To Downtown Nashville - 18 miles

Vietnam Veterans Blvd AADT: 49,000 + cars per day

- County: Sumner
- MSA: Nashville-Davidson-Sumner, TN

*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All Information should be verified prior to purchase or lease.



Space Available

From **1,200 -15,000** square feet, up to **6,900** continuous square feet

Need more space?

We can build to suit -
1,200 to 300,000 square feet

Demographics

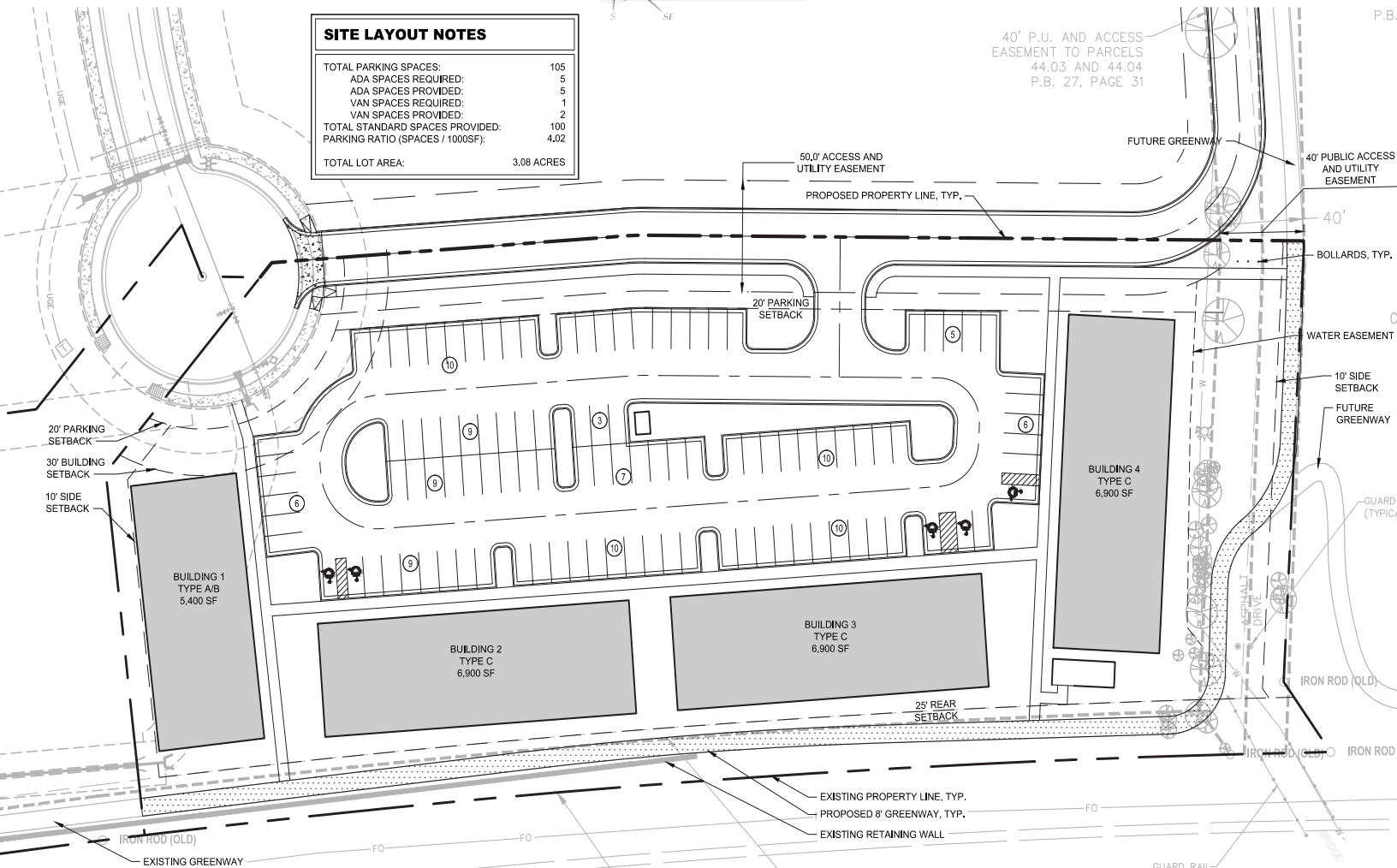
	1 mile	3 mile	5 mile
• Population	4,105	37,913	77,483
• Households	1,609	14,200	30,027
• Avg HH Income	\$84,375	\$75,557	\$71,927

Demographic source: costar.com



SITE LAYOUT NOTES

TOTAL PARKING SPACES:	105
ADA SPACES REQUIRED:	5
ADA SPACES PROVIDED:	5
VAN SPACES REQUIRED:	1
VAN SPACES PROVIDED:	2
TOTAL STANDARD SPACES PROVIDED:	100
PARKING RATIO (SPACES / 1000SF):	4.02
TOTAL LOT AREA:	3.08 ACRES

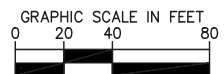


ILV OFFICE CONDOS PHASE 2 CONCEPT

HENDERSONVILLE, TN

Kimley»Horn

FEBRUARY 23, 2017



Southeastern 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."

www.SoutheasternCommercial.net