

FOR LEASE

166 E Main St

Hendersonville, TN 37075



JP POWELL
MANAGING BROKER
C 615.533.5682
O 615.824.7072

JPOWELL@SOUTHEASTERNCOMMERCIALNET

MARK MCDANIEL
AFFILIATE BROKER
C 615.456.2771
O 615.824.7072

MMCDANIEL@SOUTHEASTERNCOMMERCIALNET



AVAILABLE SPACE: 5,019 SF with DRIVE-THRU



DETAILS

5,019 SF stand-alone retail or office building available in Hendersonville, TN. Convenient location! 40 parking spaces with a drive-thru window located directly on E Main St. Also accessible via the traffic signal at Cherokee Road. Adjacent to heavily trafficked Drakes Creek Park, nearby Hendersonville High School, Publix, Kroger and more major shopping/dining.

KEY FACTS

- Drive-thru capability
- High exposure
- 40+ parking spaces
- Minutes away from major shopping centers including Kroger, Publix and Wal-Mart (1.5 miles)



E MAIN ST AADT - 30,000 + CARS PER DAY

DEMOGRAPHICS

TARGET MARKET SUMMARY

166 E Main St, Hendersonville, Tennessee, 37075

Rings: 1, 3, 5 mile radii

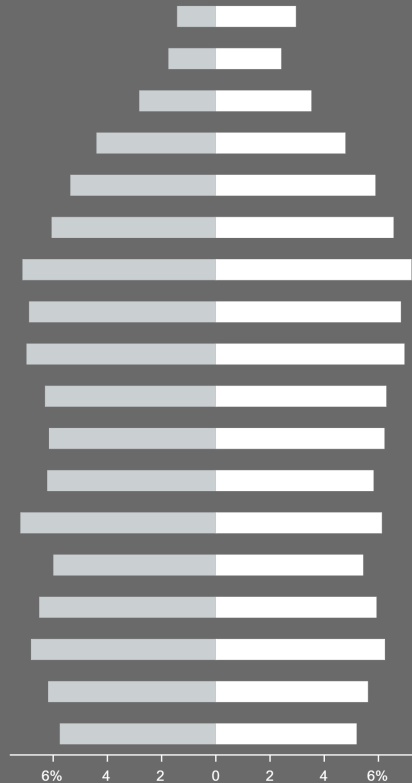
KEY FACTS

Variables	1 mile	3 miles	5 miles
2019 Total Population	4,961	48,540	91,085
2019 Total Households	1,999	19,555	36,142
2019 Average Household Size	2.48	2.48	2.52
2019 Median Household Income	\$58,742	\$64,451	\$70,104
2019 Median Age	45.7	41.1	41.6



AGE PYRAMID

3 miles



The largest group:
2019 Female
Population Age 55-59
(Esri)

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

ANNUAL LIFESTYLE SPENDING

INCOME

5 miles



\$70,104

Median
Household
Income



\$38,021

Per Capita
Income



\$187,392

Median Net Worth

HOUSING STATS

5 miles



\$249,966

Median Home
Value



\$11,352

Average Spent
on Mortgage
& Basics

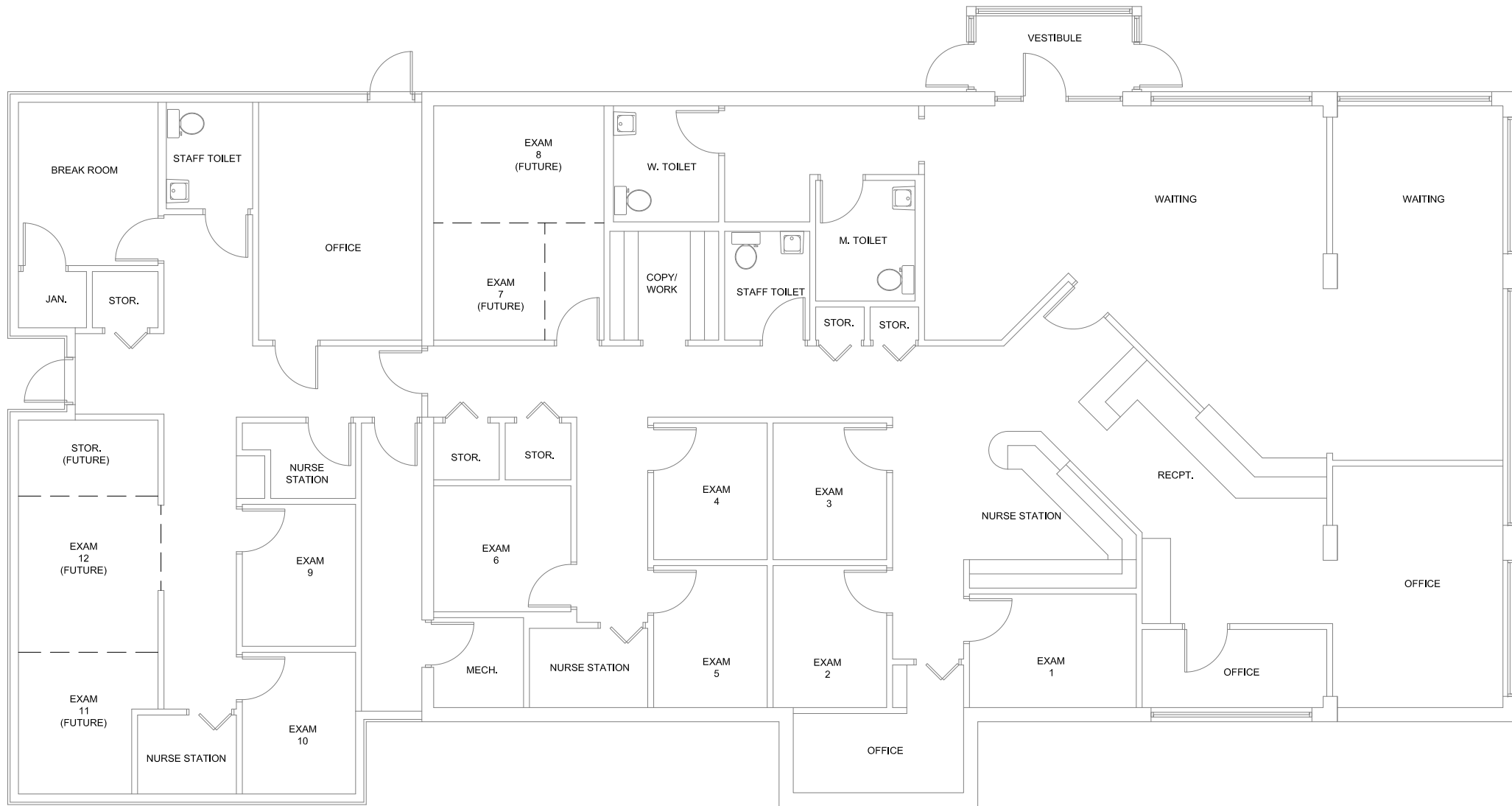


\$916

Median
Contract Rent



LAYOUT





166 E Main St, Hendersonville, TN 37075

 Downtown Nashville: 20 Miles

 Nashville International Airport: 22 Miles

 Vietnam Veterans Blvd (386): 4 Miles

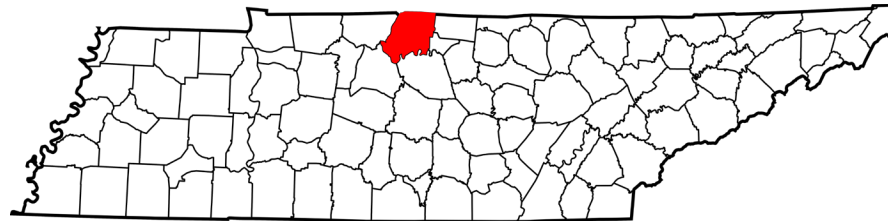
LOCATION

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**