FOR LEASE

Kennesaw Office Condos, Kennesaw Blvd

Gallatin, TN 37066

Southeastern
COMMERCIAL PROPERTIES

JP Powell
Principal Broker, SIOR
C 615.533.5682
O 615.824.7072
jpowell@southeasterncommercial.net

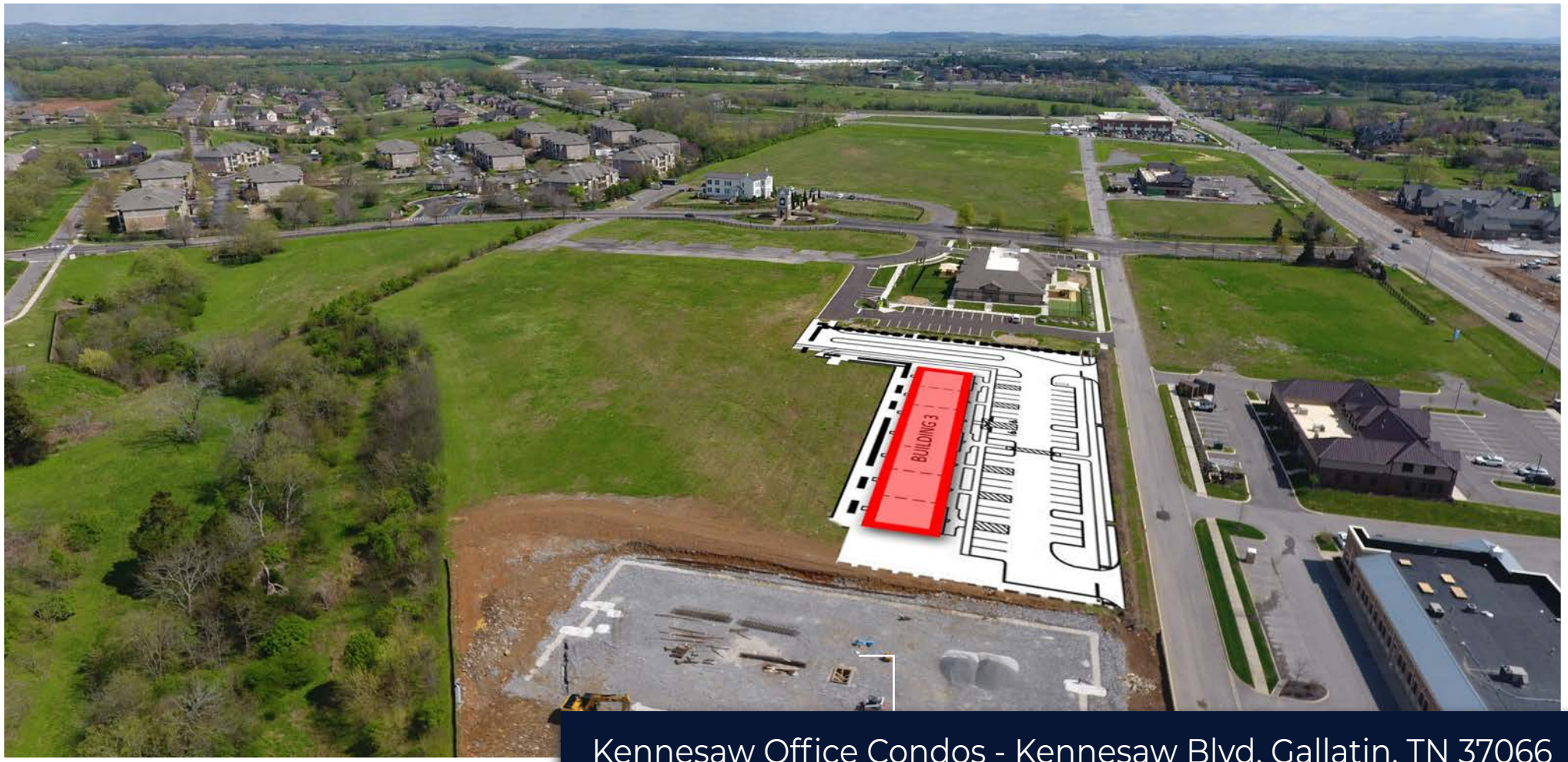
Mark McDaniel
Affiliate Broker
C 615.456.2771
O 615.824.7072
mmcdaniel@southeasterncommercial.net

DETAILS

Greater Kennesaw Farms is 1 square mile of lakefront mixed-use development fronting Nashville Pike/US-31E between Exits 12 and 14 on TN State Highway 386 and entitled for over 3,000 residential units and 600,000 sf of commercial space in the high growth area on the border between Hendersonville and Gallatin, TN.

KEY FACTS

- Build to suit office condos
- Ample parking
- Nashville Pike visibility - 30,000 + cars per day
- Notable existing users: HCA/Tristar medical, National Healthcare Corp, St. Thomas Medical & Multiple, small medical and retail users.



Kennesaw Office Condos - Kennesaw Blvd, Gallatin, TN 37066

Available Space: 1,200 - 10,700 SF

Demographics

TARGET MARKET SUMMARY

1000 Kennesaw Blvd, Gallatin, Tennessee, 37066

Ring Bands: 0-1, 1-3, 3-5 mile radii

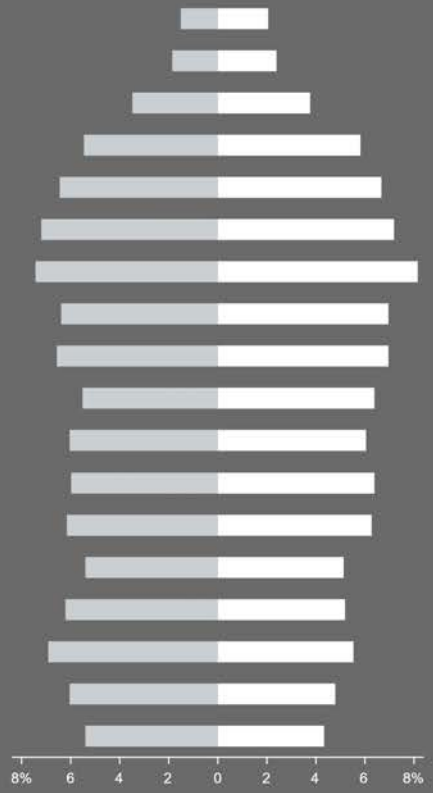
KEY FACTS

Variables	0 - 1 miles	1 - 3 miles	3 - 5 miles
2019 Total Population	3,479	20,042	36,500
2019 Total Households	1,356	8,088	13,483
2019 Average Household Size	2.57	2.48	2.65
2019 Median Household Income	$78,722	$82,691	$61,649
2019 Median Age	43.5	42.5	38.5

esri
THE SCIENCE OF WHERE

AGE PYRAMID

0 - 1 miles



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

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

ANNUAL LIFESTYLE SPENDING

INCOME

0 - 1 miles

$78,722
Median Household Income

$49,611
Per Capita Income

$236,367
Median Net Worth

HOUSING STATS

0 - 1 miles

$373,397
Median Home Value

$13,154
Average Spent on Mortgage & Basics

$893
Median Contract Rent

Concept

FRONT ELEVATION
SCALE : 1/8" = 1'-0"

REAR ELEVATION
SCALE : 1/8" = 1'-0"

LEFT SIDE ELEVATION
SCALE : 1/8" = 1'-0"

RIGHT SIDE ELEVATION
SCALE : 1/8" = 1'-0"

Southeastern
BUILDING CORPORATION

KENNESAW OFFICE PARK
BUILDING THREE
KENNESAW BOULEVARD
GALLATIN, SUMNER COUNTY, TENNESSEE

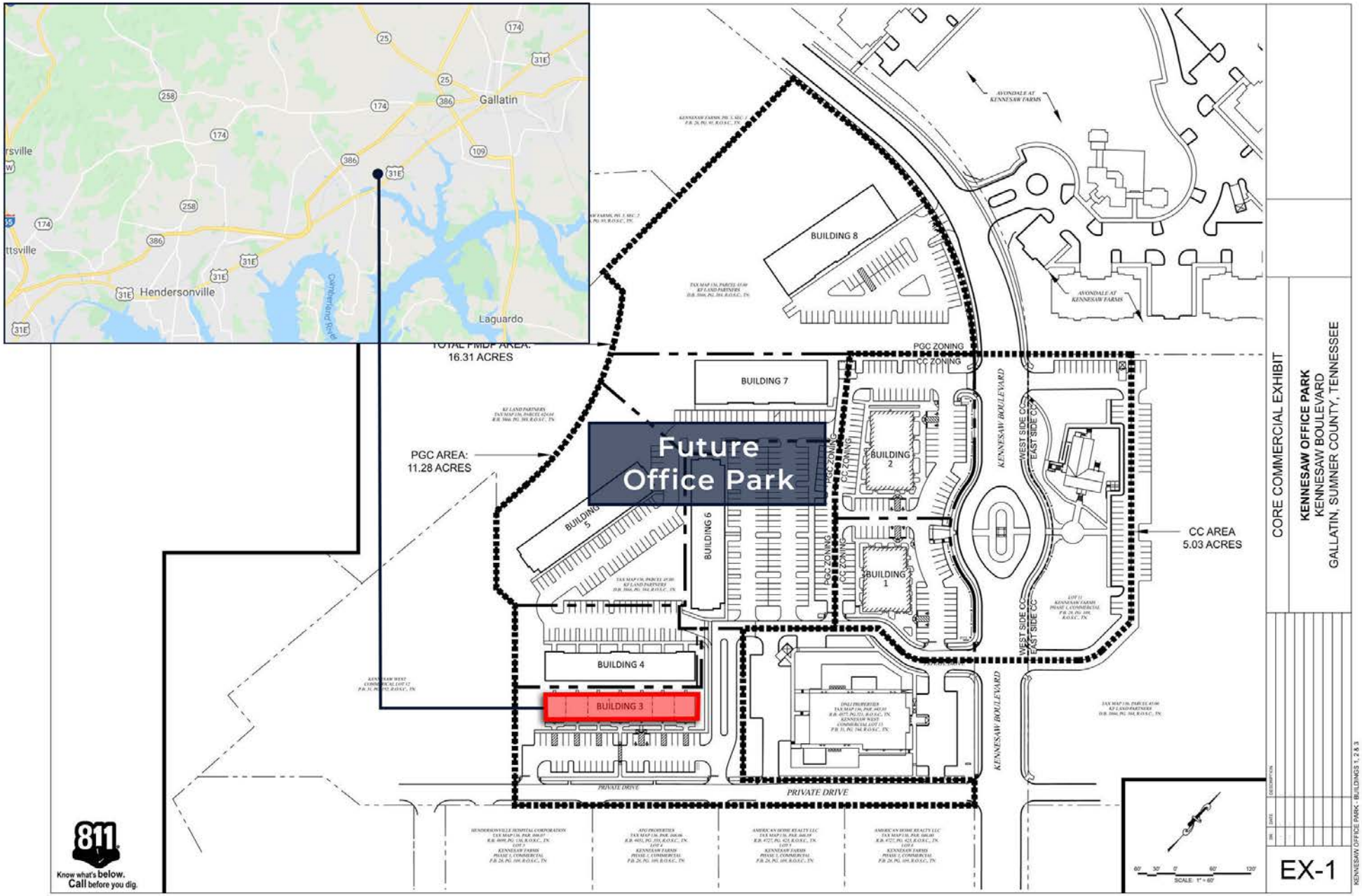
REVISIONS:
PLANNING
SUBMITTAL 01-13-20

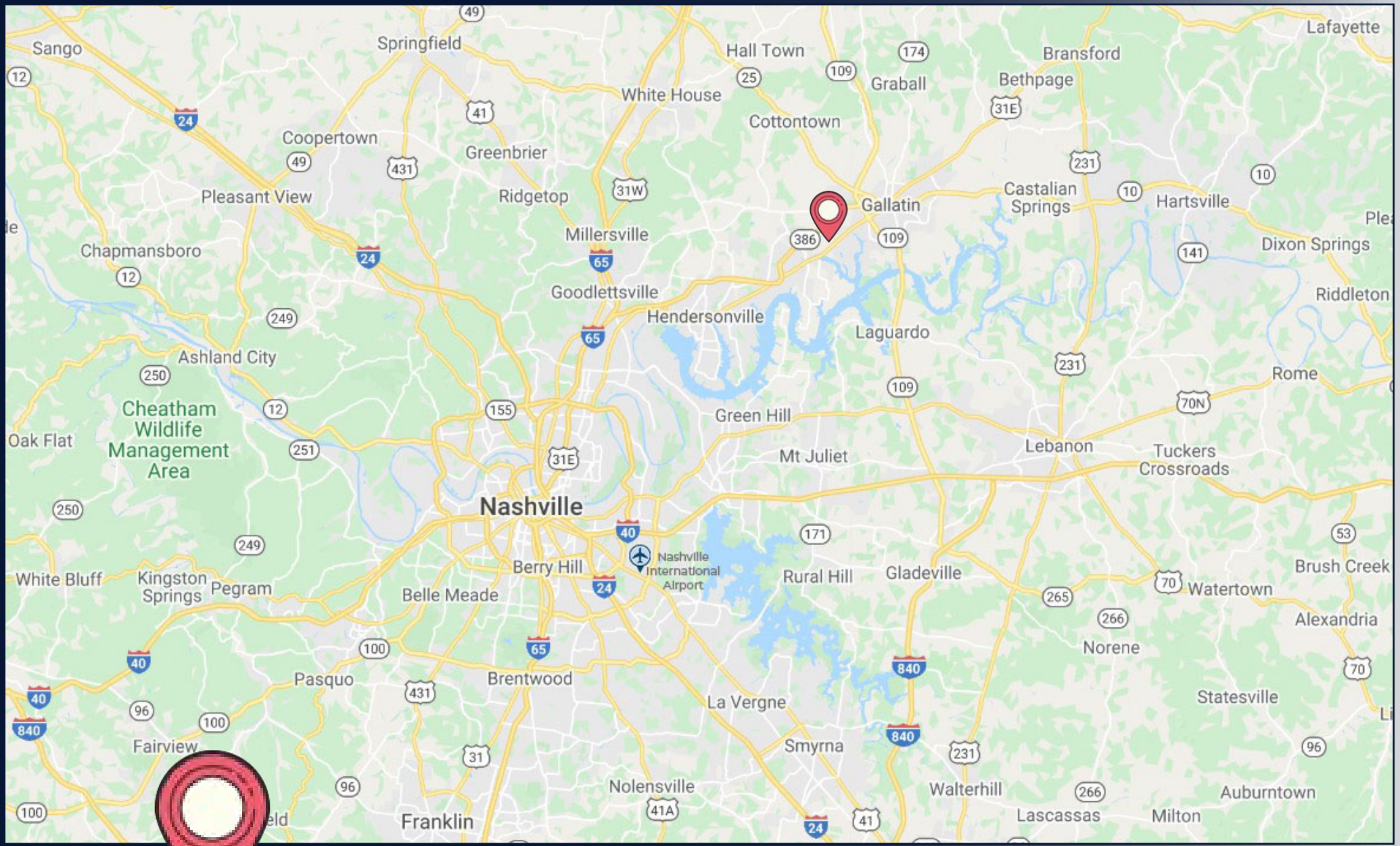
PROJ. NO.:

COLOR ARCHITECTURAL ELEVATIONS

DATE: JAN. 13, 2020
SUBM: P.C. SUBM

Site Plan


Gallatin
Hendersonville
Laguardo
TOTAL PMDP AREA:
16.31 ACRES
PGC AREA:
11.28 ACRES
CC AREA
5.03 ACRES
Future
Office Park
BUILDING 8
BUILDING 7
BUILDING 6
BUILDING 5
BUILDING 4
BUILDING 3
BUILDING 2
BUILDING 1
PGC ZONING
CC ZONING
KENNESAW BOULEVARD
PRIVATE DRIVE
AVONDALE AT KENNESAW FARMS
811
Know what's below.
Call before you dig.
CORE COMMERCIAL EXHIBIT
KENNESAW OFFICE PARK
KENNESAW BOULEVARD
GALLATIN, SUMNER COUNTY, TENNESSEE
EX-1



Kennesaw Office Condos

Kennesaw Blvd
Gallatin, TN 37066

Location Highlights

Vietnam Veterans Blvd (386): 2.8 Miles
Gallatin Square: 4.2 Miles
Downtown Nashville: 26 Miles
Nashville Intl Airport: 26 Miles