

403 Long Hollow Pike - Jackson Crossing

Goodlettsville, TN 37072



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AVAILABLE SPACE: 1,120 SF - 4,819 SF



OVERVIEW

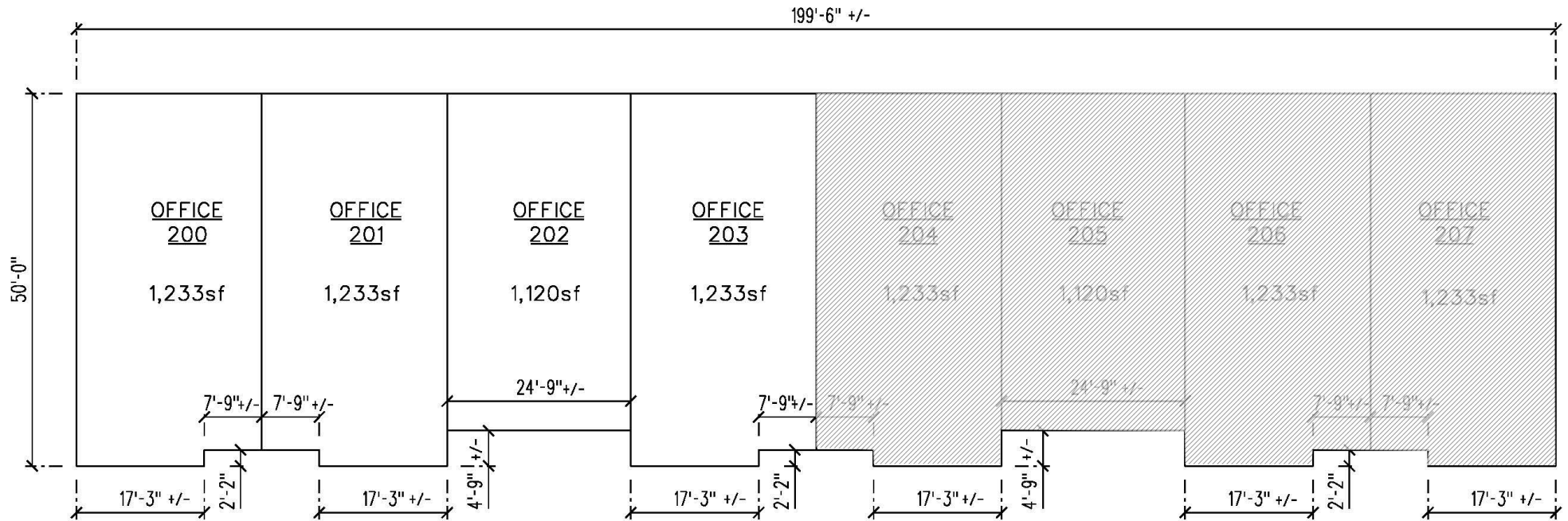
DETAILS

New retail and office space at Jackson Crossing in Goodlettsville! Now leasing - 10,000 SF retail building and 10,000 sf office building; modern construction and finishes with customizable interiors. Centrally located in Goodlettsville at the intersection of Long Hollow Pike and Caldwell.

HIGHLIGHTS

- Great visibility - Long Hollow Pike Frontage
- Modern construction
- Ample Parking
- Short commute to and from Downtown Nashville





Suite 200 (1,233 SF) - \$20/SF + CAM = \$2,466/month

Suite 201 (1,233 SF) - \$20/SF + CAM = \$2,466/month

Suite 202 (1,120 SF) - \$20/SF + CAM = \$2,240/month

Suite 203 (1,233 SF) - \$20/SF + CAM = \$2,240/month



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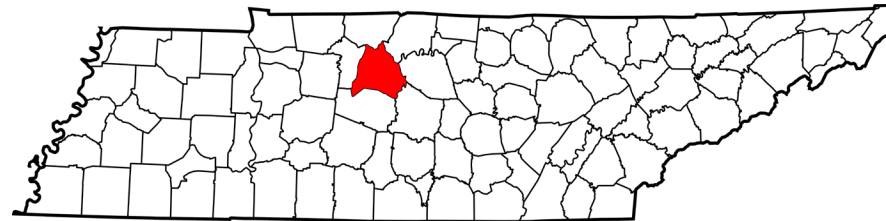
LOCATION

Davidson County is geographically coterminous with the city of Nashville. Nashville is the economic hub and has more than 80,000 residents commuting in daily from Sumner, Wilson, Rutherford and Williamson Counties. Davidson County is anchored by a robust healthcare industry, Vanderbilt University, Meharry Medical College, the Grand Ole Opry, and professional sports teams like the Tennessee Titans and Nashville Predators.

Economy

After the recession, Nashville's Gross Metropolitan Product (GMP) was on pace to break \$100M. Since 2016 the Nashville GMP has grown from \$126M to \$148M. The backbone of the local economy has traditionally been healthcare, music, and higher education. Since the Great Recession, the local economy has become more diversified as starts ups have grown and tech companies have relocated to the MSA. Employment growth in the city was 2.9% from 2017 to 2018 and was forecasted to slow to 2.4% in 2019 and 1% in 2020.

Davidson County is highly urbanized with extensive residential areas, a vibrant downtown, and advanced infrastructure. Growth continues due to transportation advantages, labor supply, commercial development and 10 colleges & universities, including Belmont, Fisk, Lipscomb, TSU, Trevecca Nazarene, and Vanderbilt. A center for the health care, music, publishing, banking and transportation industries; headquarters include Bridgestone, HCA, Lifeway, and Universal Music Group. Top 5 employers in the county include Vanderbilt University Medical Center (20,428), HCA Healthcare Inc. (10,613), St. Thomas Health Services (7,000), Vanderbilt University (6,912), and Saint Thomas Health (6,243).



Total Housing Units: **319,529**

Median Housing Value: **\$194,800**

Median Gross Rent: **\$971**

County Median HH Income: **\$53,419**

Major Submarkets: **Downtown, Demonbreun Hill/"Music Row", Midtown/Vanderbilt, Edgehill, Belmont, Germantown, Melrose, The Gulch, West End, The Nations**

Total Population: **692,587**

County Growth: **10.50% since 2010**

Owner Occupied Housing Units: **173,824**