

# FOR LEASE

**117 Indian Lake Blvd**  
Hendersonville, TN 37075



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# DETAILS

Built in 1997, this former bank branch is located approximately 20 miles from downtown Nashville in an area consisting primarily of retail buildings and residential neighborhoods. Numerous bank branches, including a Regions, SunTrust, and First Tennessee, are located within the immediate vicinity along with major retail including Kroger, Walgreens, and Publix.

## KEY FACTS

- Formerly Capital Bank
- Convenient, Hendersonville location
- 20 miles North East of downtown Nashville
- Drive-thru, ample parking
- E Main St/ US-31E AADT - 30,000 + cars per day



117 Indian Lake Blvd, Hendersonville, TN 37075





**Leasing For \$8,500/Month NNN**





# DEMOGRAPHICS

## TARGET MARKET SUMMARY

117 Indian Lake Blvd, Hendersonville, Tennessee, 37075

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	4,928	41,403	44,366
2019 Total Households	1,892	16,786	17,226
2019 Average Household Size	2.59	2.46	2.57
2019 Median Household Income	\$58,400	\$65,079	\$78,190
2019 Median Age	43.7	40.8	41.7



## 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



**\$58,400**

Median  
Household  
Income



**\$33,601**

Per Capita  
Income



**\$192,141**

Median Net Worth

HOUSING STATS

0 - 1 miles



**\$194,870**

Median Home  
Value



**\$9,957**

Average Spent  
on Mortgage  
& Basics

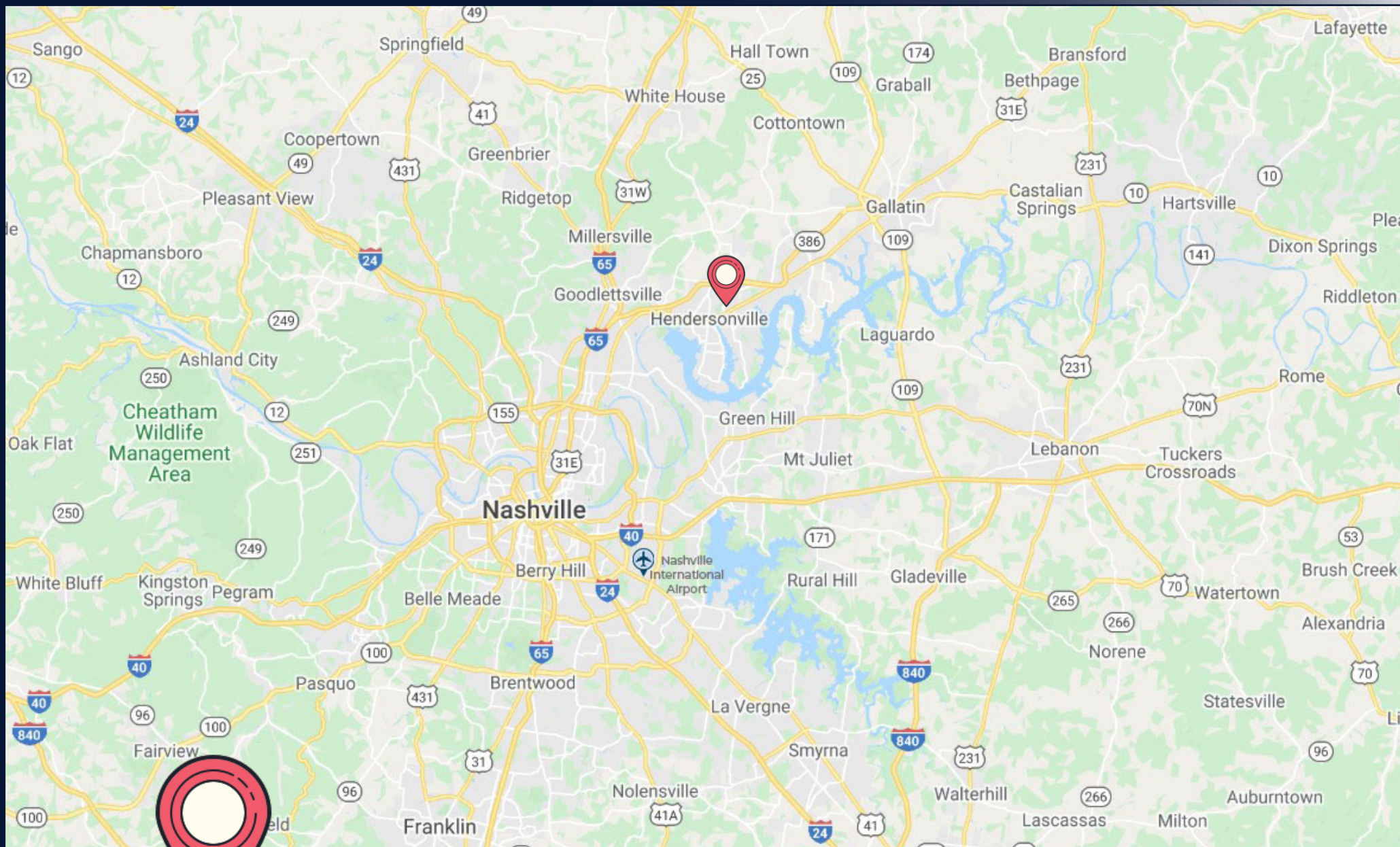


**\$1,001**

Median  
Contract Rent







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## Location Highlights

Vietnam Veterans Blvd (386): 1.7 Miles  
Gallatin: 12 Miles  
Downtown Nashville: 20 Miles  
Nashville Intl Airport: 24 Miles