

NEW INDIAN LAKE BLVD RETAIL OPPORTUNITY

197 Indian Lake Blvd, Hendersonville, TN 37075

EXECUTIVE SUMMARY



LOCATION OVERVIEW

The City of Hendersonville is located approximately 15 miles northeast of Nashville, TN, and the area has long been one of the fastest growing and most desirable places to live in middle TN. The proposed site is ideally situated on the Indian Lake Boulevard corridor near national restaurants and retailers, such as: Cheddars, Chipotle, McAlister's, Starbucks, Aldi, Home Depot, Lowe's, Sam's Club and Walmart.

PROPERTY HIGHLIGHTS

- NNN Lease, Build-To-Suit or Ground Lease Opportunity
- 1.56 Acre Parcel
- Up to 11,500 SF of Shop Space with Drive Thru potential
- Located at the signalized intersection of Indian Lake Boulevard and Maple Drive, the property is ideally situated with direct frontage on Indian Lake Boulevard (17,705 VPD).

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	5,084	48,165	91,340
HOUSEHOLDS	1,933	19,360	35,827
AVG HH INCOME	\$93,578	\$92,841	\$98,678



EXCLUSIVE AGENT(S)

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