# CUSHMAN & WAKEFIELD

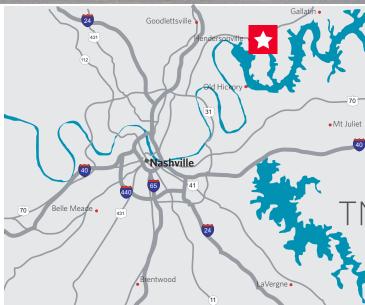
FOR LEASE

### Hendersonville Marketplace 230 New Shackle Island Rd. Hendersonville, TN



### 1,377 - 3,969 SF Class A Office/Retail Lease Rate: \$23.00 NNN Property Highlights

- Excellent visibility with monument signage
- Abundant parking
- Co-tenants include: Fresenius Medical Care, Osteo Strong, Hendersonville Dental, Alive Hospice, Ricardo's Mexican Restaurant and Nail Salon
- Close proximity to TriStar Hendersonville and Vietnam Veterans Parkway
- New Shackle Island traffic count: 24,656 ADT



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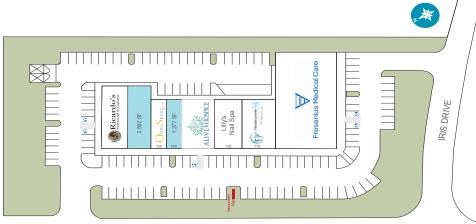
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#### Aerial





#### NEW SHACKLE ISLAND ROAD

Demographics				(
	1 Mile	3 Mile	5 Mile	(
Population	9,027	41,115	88,881	
AVG. HH Income	\$48,759	\$58,741	\$62,898	
Daytime Population	7,173	39,882	87,643	

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