



Indian Lake Village, Hendersonville Portfolio

Hendersonville, TN | +/- 70 Acres (outparcels available; can be subdivided)

Offering Summary

Call for pricing:

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Saundersville Rd

Old Hickory Lake



15.00 ac

28.90 ac

10.50 ac

Vietnam Veterans Blvd

Saundersville Rd

15.33 ac

Drakes Creek Rd

Walmart Supercenter

Indian Lake Blvd

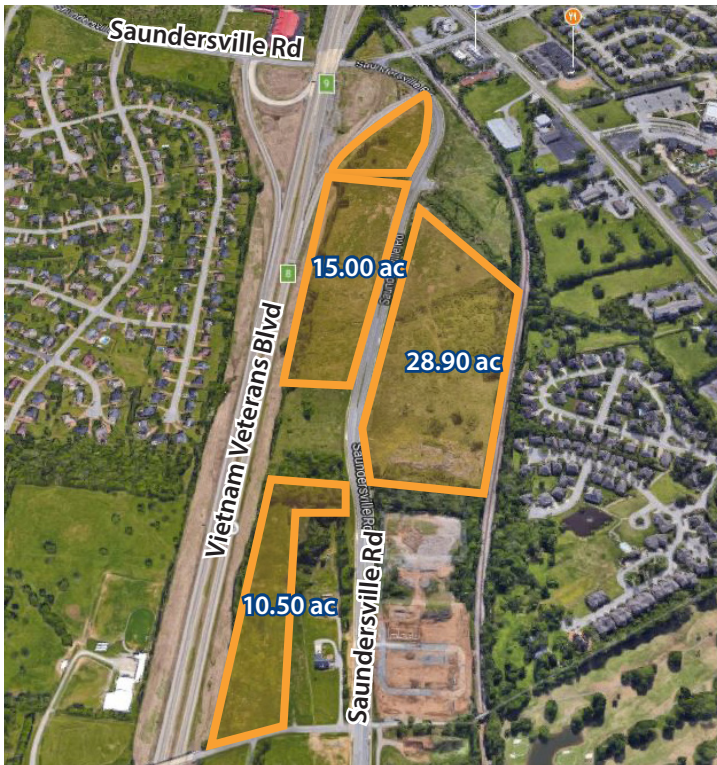
Indian Lake Blvd

Opportunity

Location Overview

Hendersonville is approximately 18 miles to the northeast of Nashville and serves as a bedroom community, lower cost alternative to the Nashville market itself, while benefitting from its own vibrancy as a dynamic municipality. It has been the subject of many accolades including “The Top Ten Towns in America for Families”, “Top 100 Schools in the U.S.”, “Top 10 Safest Places in Tennessee”, “Top 10 Best Small Cities to Retire in America”, “Top 10 Most Business-Friendly Cities in Tennessee”, and one of Family Circle magazine’s “Top 10 Cities to Live in” to name a few.

Located in the Indian Lake submarket of Hendersonville in Sumner County, these properties are prominently positioned along the gateway to this active, well-trafficked corridor of opportunity. This corridor has seen a strong surge of dining, shopping and entertainment options in the last 5-6 years and is a burgeoning and strong submarket with retailer focus from around the world. One of the driving forces of this strong retailer focus has been the announcement of several residential neighborhoods including Durham Farms (1,100 homes) and Millstone (600 homes).



Parcel	Acres
Indian Lake Blvd #T100	15.33
600 Saundersville Rd	28.90
601 Saundersville Rd	15.00
1324 Stop Thirty Rd	10.50

Area Development

Indian Lake Village

A premier mixed-use planned community, Indian Lake Village is located in the heart of Hendersonville, Tennessee. Conveniently located just off Vietnam Veterans Blvd., Indian Lake Village is a thoughtfully-designed combination of comfort and excitement. Indian Lake Village has the demographics to support some of the nation's top retail franchises, terrific restaurants, hotels, apartments, townhomes, single family homes, a public library, medical clinics, banks, preschool academies, a 46+ acre park—and more! All of Nashville's attractions are just minutes away. Indian Lake Village offers the perfect combination of comfort and excitement. It's a great place to live, work and play.



Hotel



Office



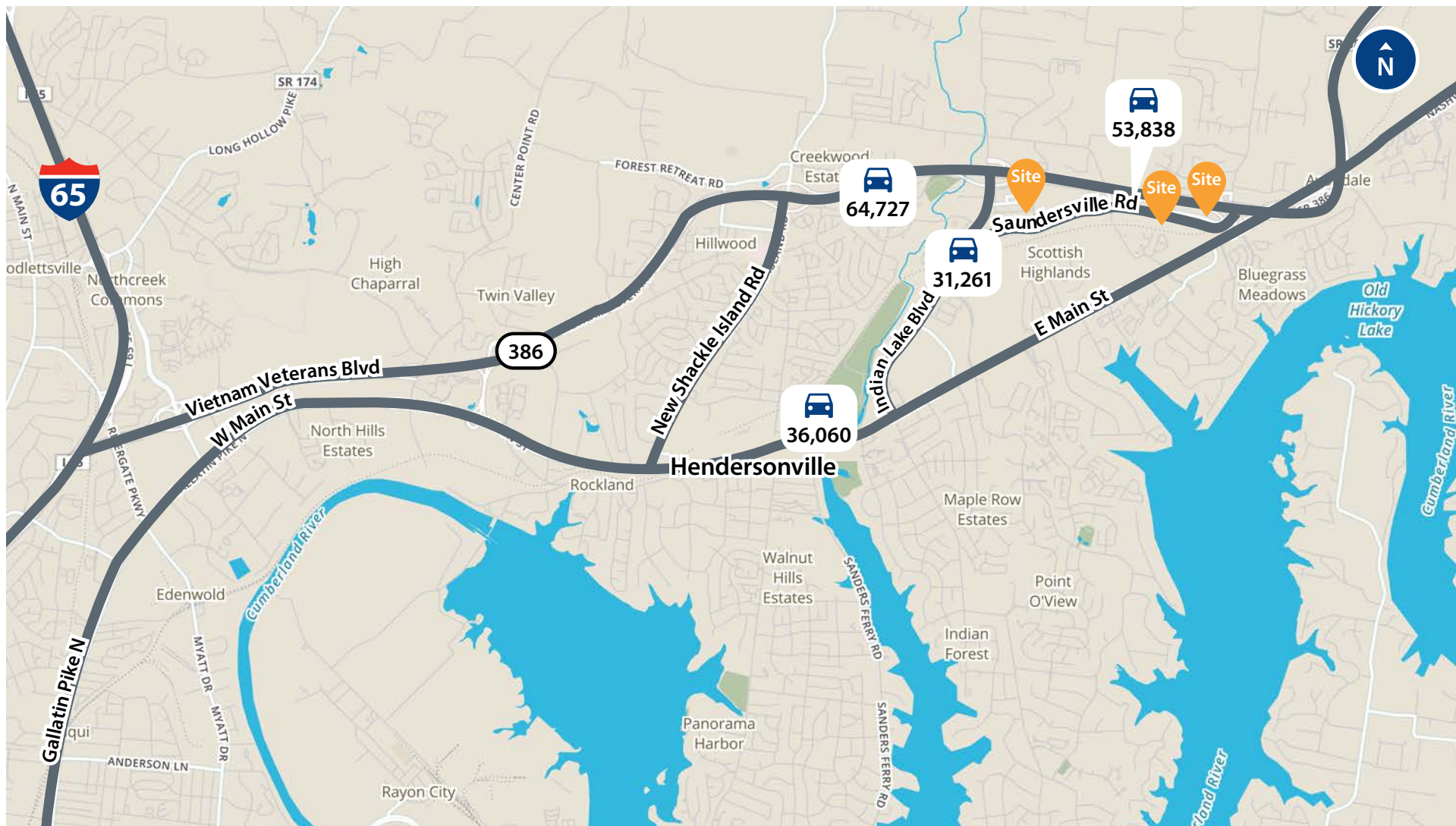
Multifamily



Retail



Accessibility and Traffic Counts





AVISON YOUNG Detailed Area Map

Veterans Park

NOTHING bundt CAKES
Orangetheory FITNESS
NY Pie REAL NY STYLE PIZZA

FAIRFIELD INN & SUITES by **Marriott**



Streets INDIAN LAKE

THE LUXE AT INDIAN LAKE VILLAGE

Red Robin GOURMET BURGERS and BEERS



Bath & Body Works

GROWLER USA AMERICA'S MICROBREW PUB

BUFFALO WILD WINGS

Bink's OUTFITTERS

REGAL CINEMAS

Brixx wood fired pizza

SAM'S SPICES

BARNES & NOBLE

CANTARE AT INDIAN LAKE VILLAGE
 apartment homes



THE GODDARD SCHOOL FOR EARLY CHILDHOOD DEVELOPMENT

Hendersonville Public Library

HOBBY LOBBY

FIVE GUYS

Indian Lake Blvd

Culver's

15.33 ac

FIREHOUSE SUBS

Hampton Inn & Suites

Saundersville Rd



AT&T

JET'S PIZZA

WHICH WICH SUPERIOR SANDWICHES

SUBWAY

Bojangles

Parkside Plaza
 Leased and Managed by
AVISON YOUNG

Detailed Area Map



10.50 ac

Vietnam Veterans Blvd

15.00 ac

Saundersville Rd

BRIDGEMILL AT INDIAN LAKE

28.90 ac



Nashville

Market Overview



Positive net migration and economic diversity have played pivotal roles in the success of Nashville's commercial real estate sector in recent years, a trend that is expected to persist into 2019. The demographic makeup of Nashville's population has contributed to a tight, rapidly growing labor market that, in turn, has drawn employers, investors and developers to the region and prompted growth in all commercial real estate sectors.

Nashville's vibrant and growing economy sets it apart from many other metropolitan areas. As the state capital of Tennessee, the city is home to a well-diversified economy centered around the high-growth healthcare, education,

government, music and automotive industries. Nashville's pro-business environment has been a catalyst for corporate relocations and expansions, with over 100 companies adding approximately 11,000 jobs over the last year. Anchored by a remarkable higher education infrastructure, a skilled labor force, its renowned quality of life, and low cost of living, Nashville is well positioned to sustain this trend long into the future.

1.9 million

Population

\$116 billion

Gross Metro Product

\$62,839

Median Household Income

2.7

% Unemployment

BLS.gov

66

People Move to Nashville a Day

Nashville Chamber of Commerce

Diverse Mix of Industries

Health care, corporate operations, advanced manufacturing, music, entertainment and supply chain management are the leading industries that drive the Nashville economy.

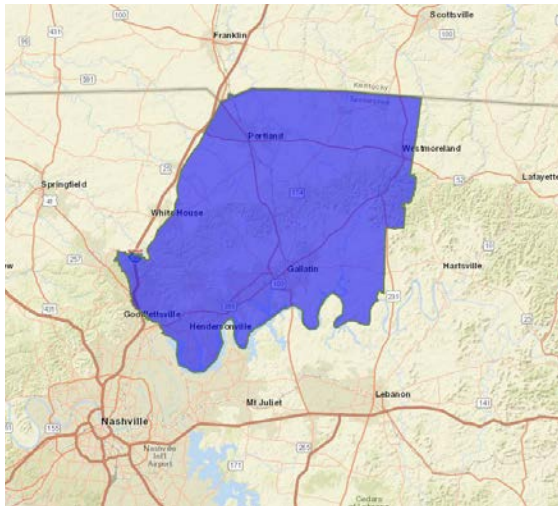
Fortune 500/1,000 Companies Headquartered in the Nashville Region

	2018 Ranking
HCA	63
Dollar General	123
Community Health Systems	160
Envision Healthcare	198
Delek US Holdings, Inc.	384
LifePoint Health	390
Tractor Supply Company	391
Brookdale Senior Living	543
Cracker Barrel Old Country Store	742
Genesco	747
Acadia Healthcare	754
Louisiana-Pacific	787

Top Employers in Nashville Region

Major Employers	# of Local Employees
Vanderbilt University Medical Center	20,428
Nissan North America ●	10,750
HCA Healthcare Inc ●	10,613
Vanderbilt University	6,912
Saint Thomas Health	6,243
Community Health Systems ●	4,700
Randstad	4,557
Asurion ●	3,600
The Kroger Co.	3,523
National Healthcare Corp. ●	3,250
Shoney's ●	3,000
Electrolux Home Products	2,900
Bridgestone Americas ●	2,897
Lowe's Cos.	2,890
Cracker Barrel Old Country Store ●	2,600
Amazon.com	2,500
Gaylord Opryland Resort	2,500
AT&T Inc.	2,250
Dollar General Corp. ●	2,219
Middle Tennessee State University	2,174
UnitedHealthcare	2,052
Goodwill Industries of Middle TN	2,029

● Denotes headquarter location



Sumner County Overview

Sumner County is located in Middle Tennessee on the state’s northern border with Kentucky. Sumner County is part of the Nashville–Davidson–Murfreesboro–Franklin, TN Metropolitan Statistical Area. As of the 2010 census, the population was 160,645. Its county seat is Gallatin, and its largest city is Hendersonville. The county is named for American Revolutionary War hero General Jethro Sumner. The Cumberland River was important in early trade and transportation, as it flows into the Ohio River to the west. Sumner County is in the Greater Nashville metropolitan area.

Sumner’s location in central Tennessee and skilled workforce make it an ideal place for global companies to operate major distribution facilities. In April of 2016, Beretta USA opened a new \$15 million, state-of-the-art, 156,000-square-foot firearms manufacturing and engineering center in Gallatin. In June 2017, Gap Inc. announced the addition of 500 jobs in Gallatin investing approximately \$41.7 million in technology upgrades. Previously, Gap Inc. had announced a \$3.1 million investment and 10 jobs to expand its e-commerce sales. The most recent announcement makes this the third investment Gap Inc. has made in Sumner Country.

Current Demographics

186,141

Population

70,801

Households

Sumner County Demographics Growth Overview

	2010 Census	2023 Projection
Population	160,645	203,071
Households	60,975	77,315
Median Household Income	\$60,747	\$66,331

Source: Esri, 2018

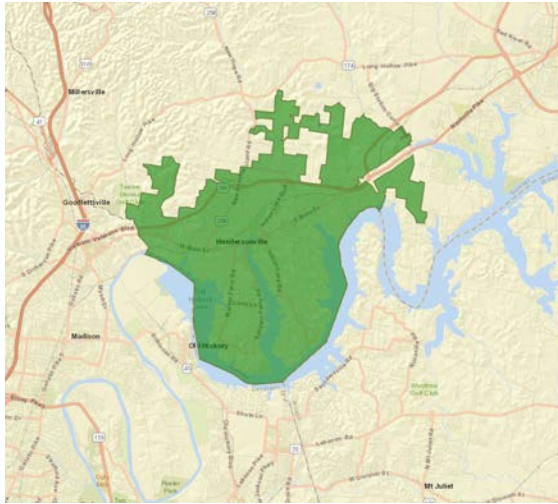
Employment by Occupation		
	2000	2018
Agriculture/Mining	0.9%	0.7%
Construction	8.0%	7.0%
Manufacturing	17.5%	11.1%
Wholesale Trade	5.1%	3.4%
Retail Trade	13.8%	13.2%
Transportation / Utilities	5.5%	6.2%
Information	3.1%	1.5%
Finance / Insurance / Real Estate	6.3%	6.7%
Services	36.2%	46%
Public Administration	3.6%	4.2%

Source: Esri, 2018

Largest Employers

Company	Employees	Headquarters
Sumner County Government & Public Schools	4,307	Gallatin, TN
Gap Inc.	1,306	San Francisco, CA
Sumner Regional Medical Center	1,077	Gallatin, TN
UniPres USA Inc.	1,062	Yokohama, Japan
Xtend Healthcare	928	Hendersonville, TN
Volunteer State Community College	714	Gallatin, TN
TriStar Hendersonville Medical Center	647	Hendersonville, TN
ABC Group	605	Toronto, Ontario
Peyton's Mid-South	490	Cincinnati, OH
Thomas & Betts Corp., a division of the ABB Group	450	Cary, NC
Servpro Industries Inc.	431	Gallatin, TN
Lowe's Cos. Inc.	425	Mooresville, NC
City of Gallatin	398	Gallatin, TN
YAPP USA Automotive Systems Inc.	375	Gallatin, TN
North American Stamping Group	343	Portland, TN
Kirby Building Systems - Tennessee	279	Charlotte, NC
GKN Hoeganaes	235	Cinnaminson, N.J.
Tate Ornamenta	216	White House, TN
MGM Industries Inc.	195	Hendersonville, TN
NIC Global Manufacturing Solutions	185	Woodinville, WA

#9 | Ninth-highest-income Tennessee location by per capita income



Hendersonville Overview

Hendersonville, Tennessee is located in Sumner County, 18 miles northeast of Nashville. The city was incorporated in 1969 and over the decades has been one of Nashville’s fastest growing cities. Hendersonville is projected to see above average growth in the coming years. The area is a top destination for families seeking a home north of downtown due to strong schools, proximity to Old Hickory Lake for recreation and an abundance of local retail and services. With higher than average family income of \$65,108, Hendersonville benefits from a highly educated workforce and affluent resident population.

Demographics

60,771

Population

23,572

Households

\$65,108

Median Household Income

Convenient Location

Access to any of the three area Interstate highways (I-65, I-40, and I-24), Hendersonville is strategically located 18 miles NE of Downtown Nashville and 20 miles from Nashville’s International Airport.

Nashville’s North Shores

Nicknamed “the city by the lake”, Hendersonville sits on 26 miles of shoreline on Old Hickory Lake, providing water access and numerous recreational activities for residents and visitors.

Star Quality

Hendersonville could also aptly be named the land of music legends with notable past residents including Taylor Swift, Johnny and June Carter Cash, Conway Twitty, Barbara Mandrell, Roy Orbison, and the Oak Ridge Boys.

Hendersonville Highlights

<h2>5th largest</h2> <p>City in Nashville MSA</p> <p>11th largest in Tennessee</p>	<h2>\$229^K</h2> <p>Median Home Value</p>	<h2>40.7</h2> <p>Median Age</p>	<h2>76%</h2> <p>Hendersonville is located within a day’s drive of 76% of the U.S. population</p>
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Source: Esri, 2018

Hendersonville Retail Market

Hendersonville’s retail market is 4.9 million square feet (msf) and currently stands at 6.3% vacant. Hendersonville is a thriving suburban community with above average household incomes and a growing population which is fueling area retailers. The area is home to national retailers such as Target, Staples, Kohl’s, Kroger, Panera Bread, Starbucks, HomeGoods, Barnes & Noble, Victoria’s Secret, Rack Room Shoes, LOFT, and Buffalo Wild Wings.

Retail Market Highlights



6.3%

Market Vacancy



18.9%

5-Yr Rent Growth YOY



4.9MSF

Inventory

Source: Avison Young Research, 4Q 2018

Hendersonville Demographics

	2018	2023 Projection
Population	60,771	66,223
Average Household Income	\$88,482	\$99,227
Number of Households	23,572	25,628

#11 Largest City in Tennessee

-US Census Bureau

Top 10 Safest Places in Tennessee

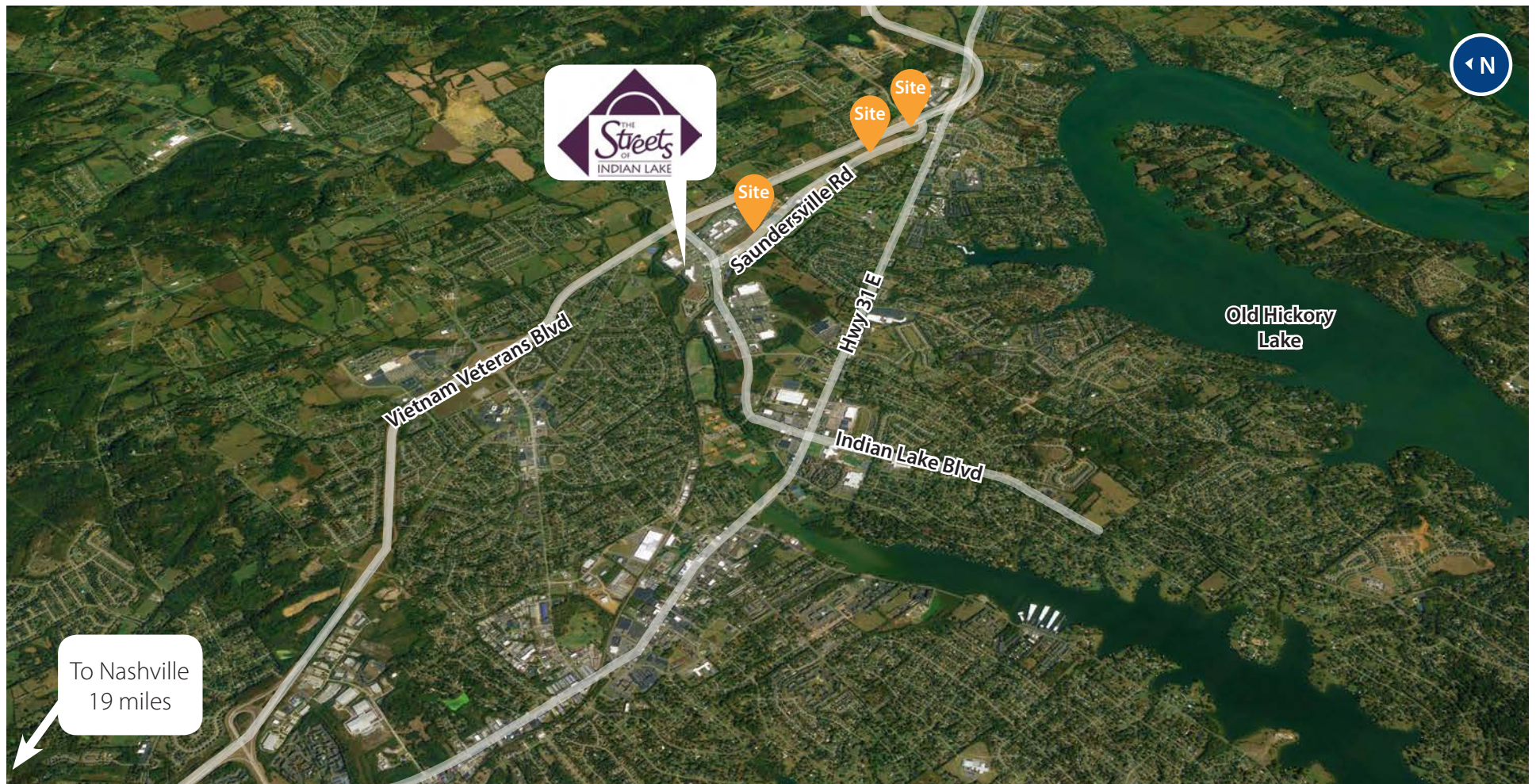
- MOVOTO

Sumner County Schools are rated in the Top 100 Schools in the Nation

- Newsweek

Top 10 Towns in America for Families

- Family Circle



For further information or to schedule a tour, please contact:

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