

FOR SALE

3.9 ACRES

7207 & 7209

Nolensville Road
NOLENSVILLE | TN 37135



COLLIERS INTERNATIONAL
615 Third Ave South | Suite 500
Nashville, TN 37210
615 850 2700

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SITE FEATURES

- » Available: 2 tracts totaling ±3.9 acres commercial zoned (owner will sell separately)
 - 7207 Nolensville Road parcel ±2.12 acres
 - 7209 Nolensville Road parcel ±1.78 acres
- » Potential development opportunity in one of the top 10 fastest growing suburbs in America (Sources: *Realtor.com*, *Nielsen*, and *U.S. Census Bureau*)
- » Income-producing with existing c-store tenant (Lease Expiration: October 2025)
- » Strategic location in Nolensville with close proximity to Brentwood, Smyrna, and Nashville submarkets
- » Area retailers include: Advance Auto Parts, AT&T Store, Sonic Drive-In, Dollar General, Martin's Bar-B-Que Joint, Outlanders Chicken, Mill Creek Brewing Company, and more
- » Affluent market with average household incomes in excess of \$141,000
- » Population of 62,780 within 5-miles
- » Nolensville Road 2018 ADT - 16,688

2019 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
Population	19,261	62,780	157,531
Households	6,511	22,557	61,202
Projected 5-Year Growth	14.5%	10.1%	8.0%
Average HH Income	\$141,363	\$135,852	\$110,092

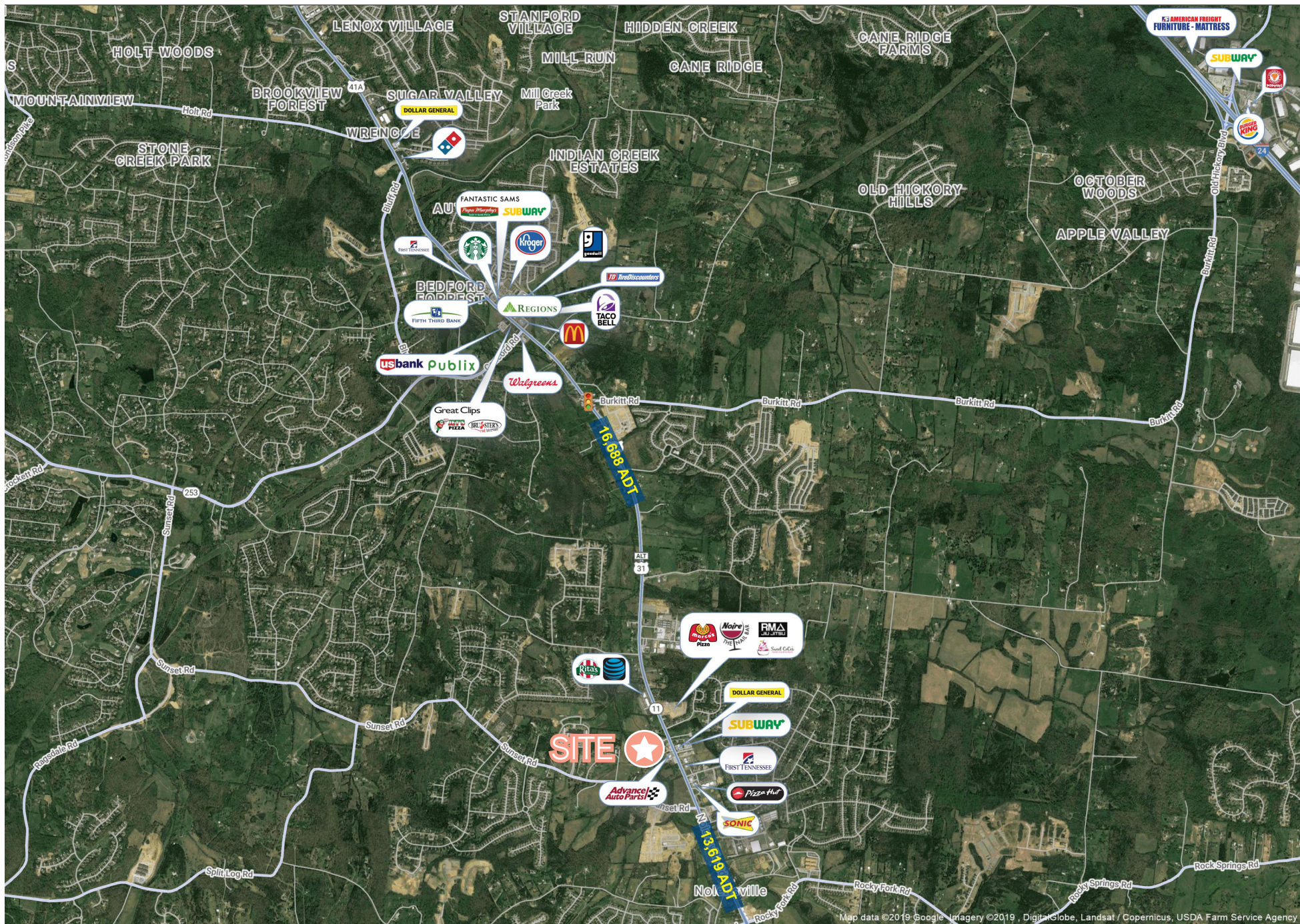
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