

**AVISON  
YOUNG**

Glenbrook Shopping Center



Daily Traffic Count:  
59,124

1027 Glenbrook Way

Daily Traffic Count:  
59,246

Daily Traffic Count:  
21,970

Hendersonville  
Medical Center



Walmart



**LAND FOR SALE ±2.16 ACRES**

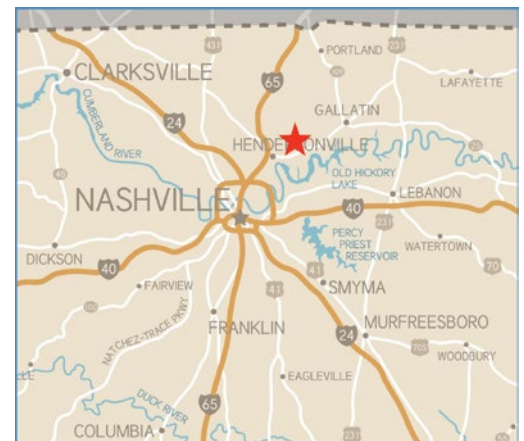
**1027** | **GLENBROOK WAY**  
HENDERSONVILLE, TN

Partnership. Performance.

## Property Overview

- Prime retail / commercial venue in Hendersonville
- Frontage on Vietnam Veterans Hwy, New Shackle Island Rd & Glenbrook Way
- 59,246 ADTC on Vietnam Veterans Highway / 21,970 on New Shackle Island Road
- All utilities on site
- Zoned Commercial
- Sumner County is one of Tennessee's fastest growing counties
- Outparcel to Target, Kohl's, Kroger, Ross, Stein Mart, Staples anchored center

**Sale Price: \$8.00/sf**



**Buck Haltiwanger**

Principal

615.727.7410

buck.haltiwanger@avisonyoung.com

**Brent Basham**

Vice President

615.727.7406

brent.basham@avisonyoung.com

Avison Young

700 12th Avenue South

Suite 302

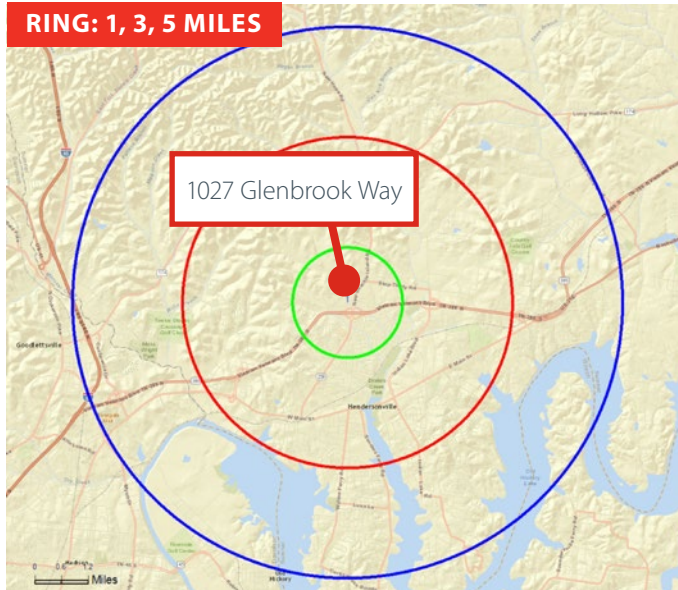
Nashville, TN 37203



# 1027 GLENBROOK WAY FOR SALE



**RING: 1, 3, 5 MILES**



## Demographics and Income Profile

1 Mile Radius	2015	2020
Population	6,498	7,028
Median Household Income	\$57,469	\$65,815
Average Household Income	\$70,969	\$80,231
Per Capita Income	\$28,076	\$31,915
3 Mile Radius	2015	2020
Population	32,799	35,161
Median Household Income	\$54,614	\$61,420
Average Household Income	\$73,072	\$82,138
Per Capita Income	\$29,428	\$33,039
5 Mile Radius	2015	2020
Population	74,020	80,043
Median Household Income	\$58,366	\$66,067
Average Household Income	\$79,691	\$90,179
Per Capita Income	\$31,639	\$35,778

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

**Avison Young**  
700 12th Avenue South  
Suite 302  
Nashville, TN 37203  
615.727.7400

**Buck Haltiwanger**  
Principal  
615.727.7410  
buck.haltiwanger@avisonyoung.com

**Brent Basham**  
Vice President  
615.727.7406  
brent.basham@avisonyoung.com

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract.

[avisonyoung.com](http://avisonyoung.com)

©2017 Avison Young. All rights reserved.