

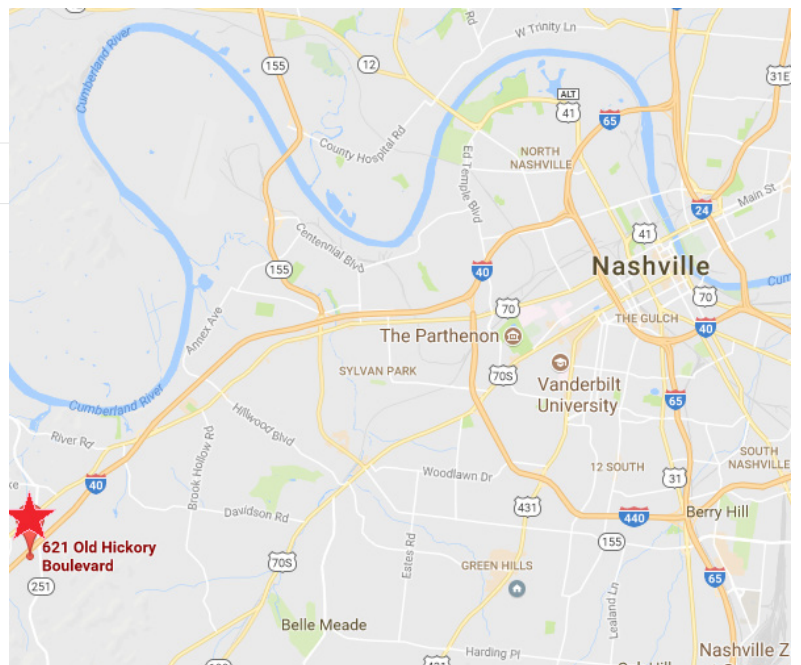


## 621 Old Hickory Blvd

Nashville, TN 37209

### Property **Features**

- Prime redevelopment opportunity
- Freestanding Building-5,275 SF
- Currently set-up as mini-golf and go-cart track.
- Highway visibility. Shared access with Sam's Club
- Zoned SCR
- 66 Parking Spaces
- Ideal for retail, restaurant, office, hospitality, and self-storage
- 28,228 VPD on Old Hickory Blvd
- 94,200 VPD on I-40



For more information:

 **Garrett Glass**

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 **5141 Virginia Way**

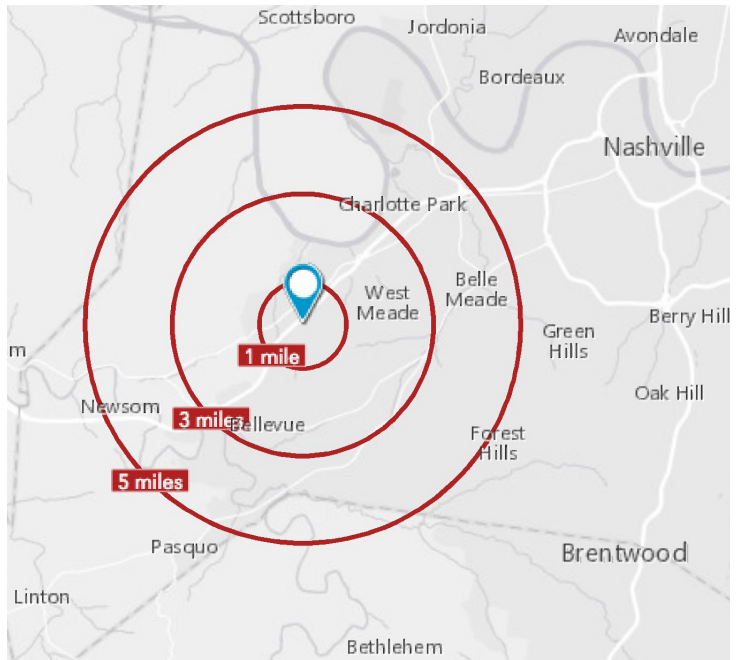
Suite 230  
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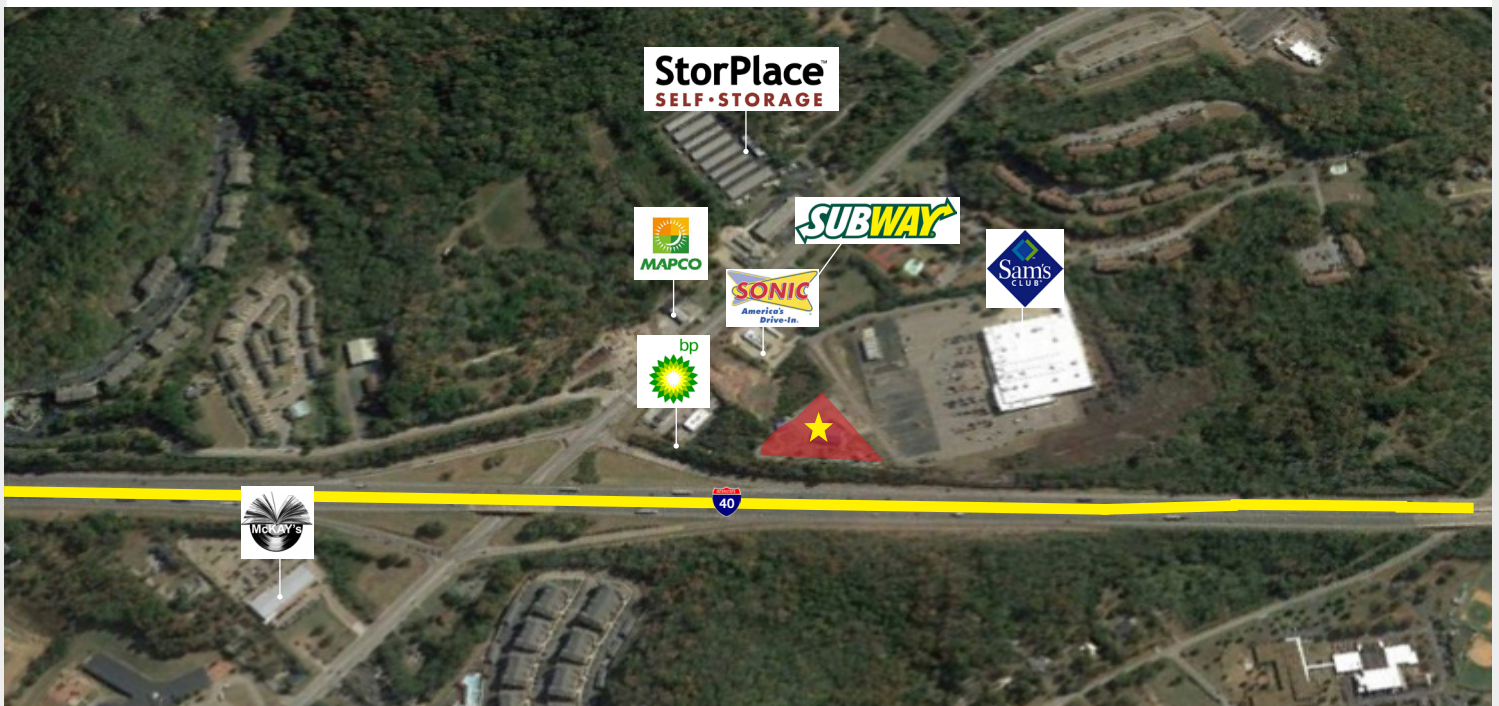
# Demographics

For Sale

**2.7 Acres**  
Land



	1 MILE	3 MILE	5 MILE
2017 POPULATION	6,435	34,130	81,222
POPULATION GROWTH 2017-2022	1.79%	1.37%	1.17%
AVG. INCOME	\$82,244	\$90,253	\$105,954
TOTAL HOUSEHOLDS	3,126	16,458	36,395
MEDIAN AGE	33.0	37.9	40.5



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