

2300 SF RETAIL / OFFICE BUILDING AVAILABLE



3610 Old Hickory Blvd., Old Hickory, TN 37138



ANDERSON COMMERCIAL BROKERAGE

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PARCEL # 053-16-0-054.00

Davidson County

CROSS STREET: Anthony Drive

ROAD FRONTAGE: 70"

YEAR BUILT: 2008 | 7 Private Offices – (see attached floor plan)

ACRES: 1.23 Acres .50 Acres Zoned MUN .73 Acres Zoned R20

SQFT: 2,300



INVESTMENTS SUMMARY HIGHLIGHTS

2,300 SF All Masonry Building

Year Built – 2008

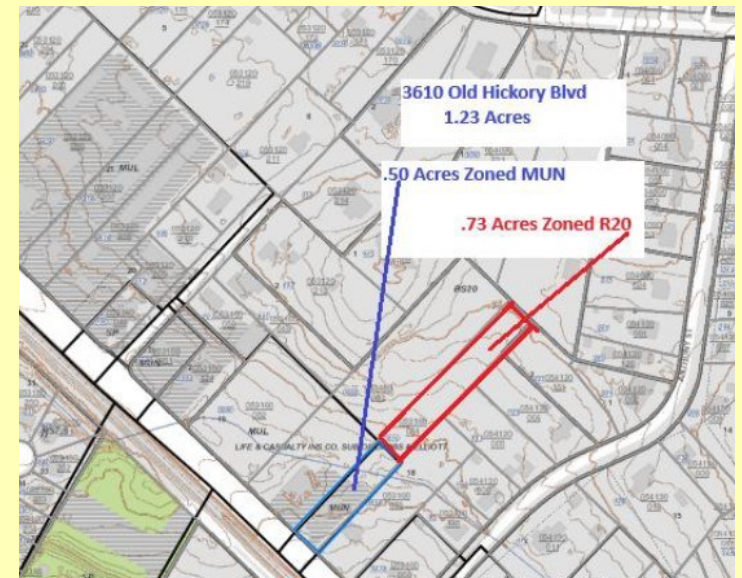
Sprinkler System

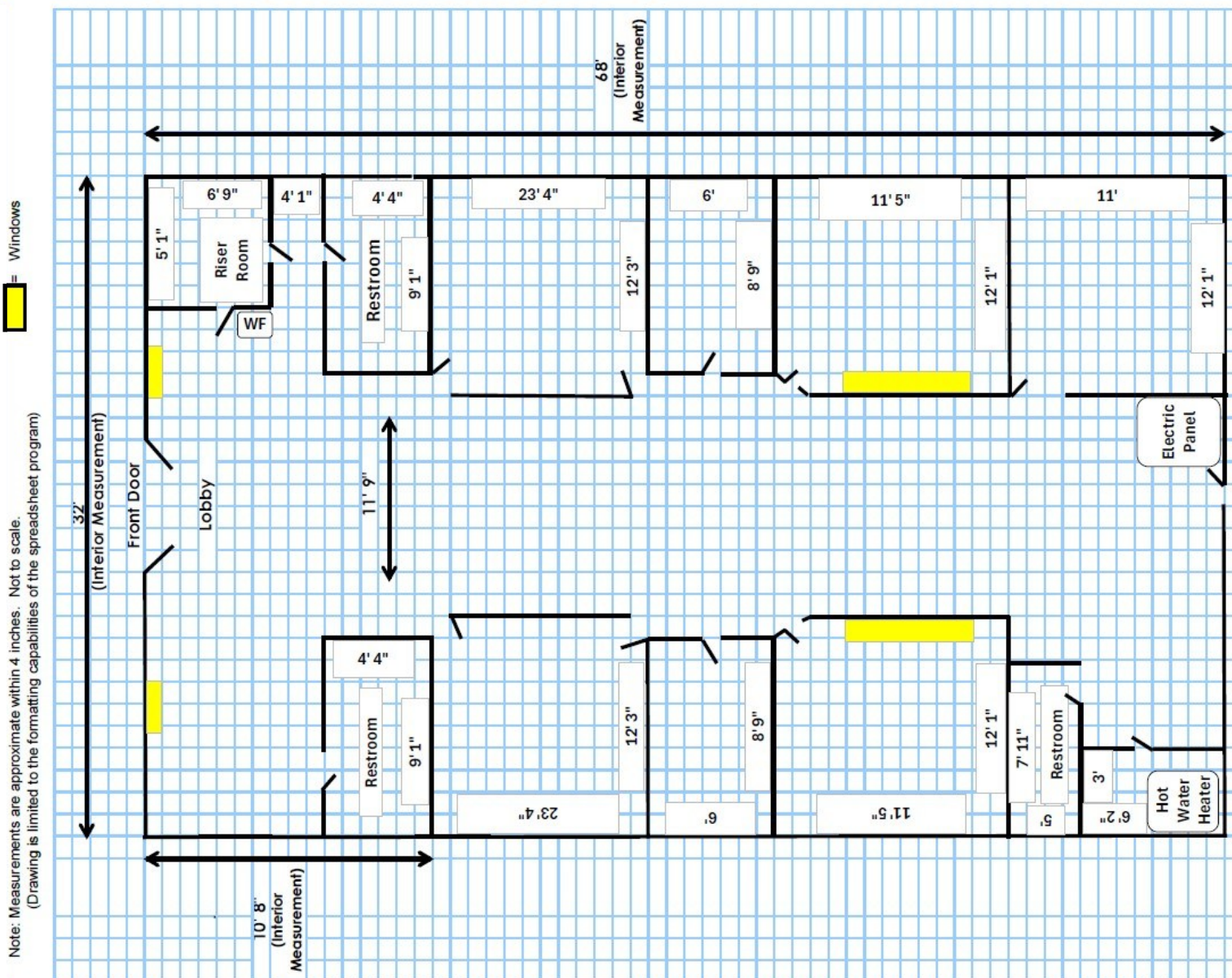
Security System

7 Private Offices – (See Attached Floor Plan)

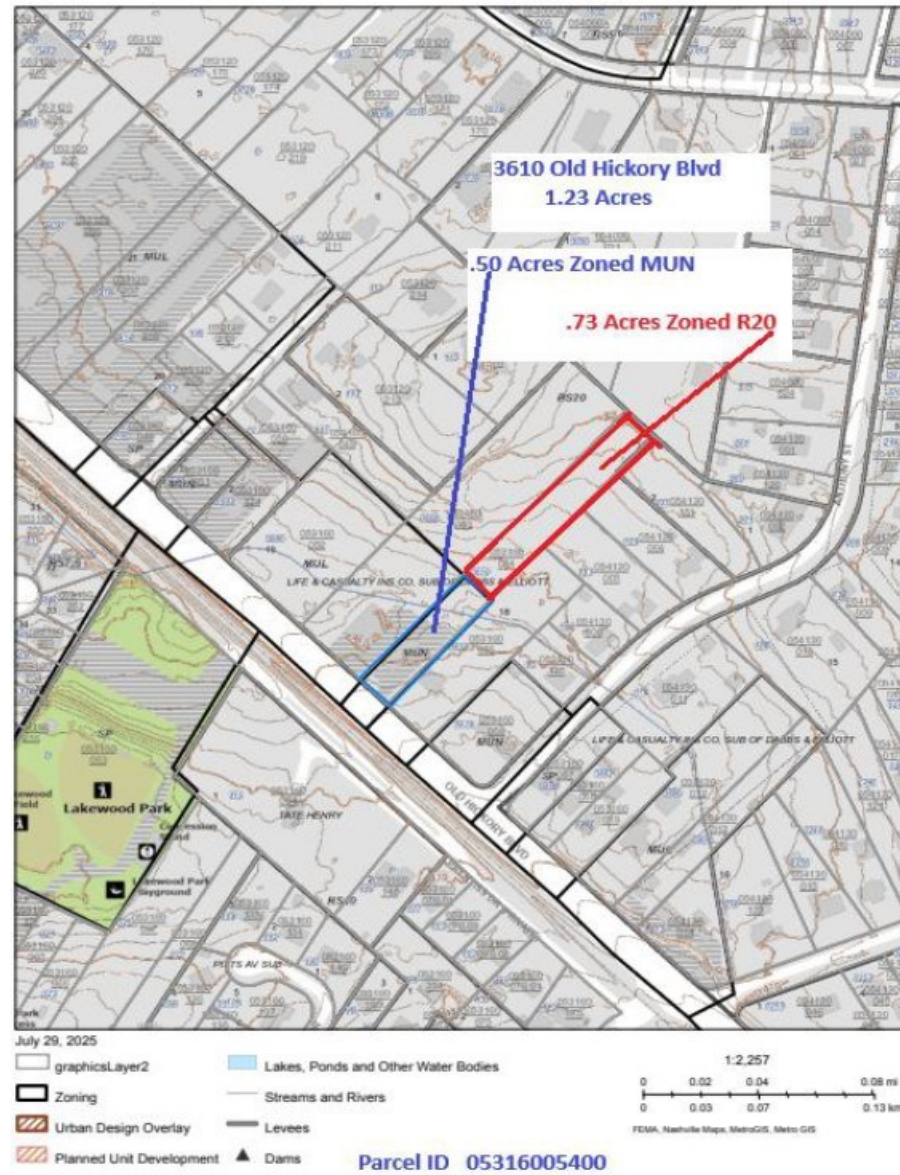
3 Restrooms

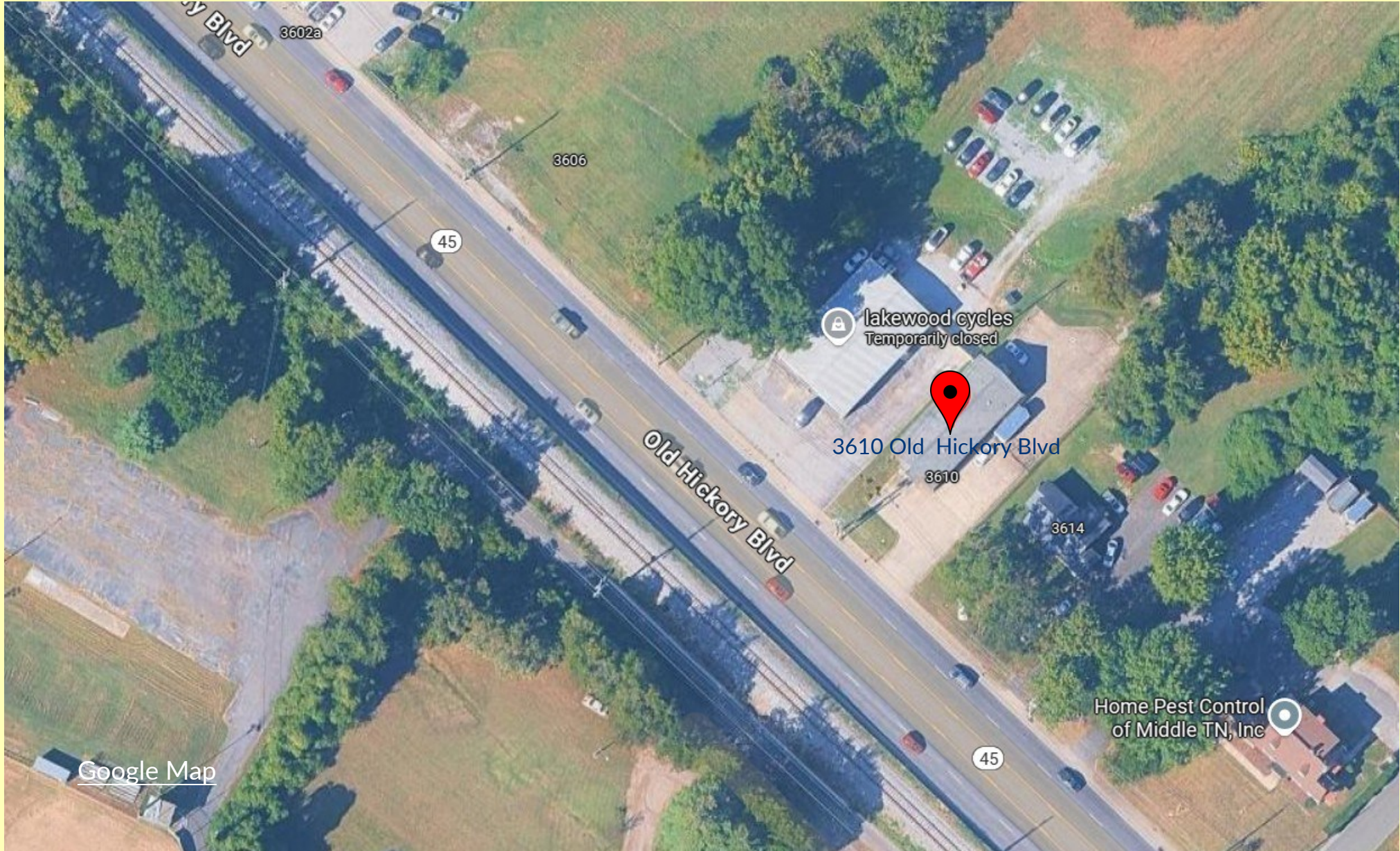
ADA complaint

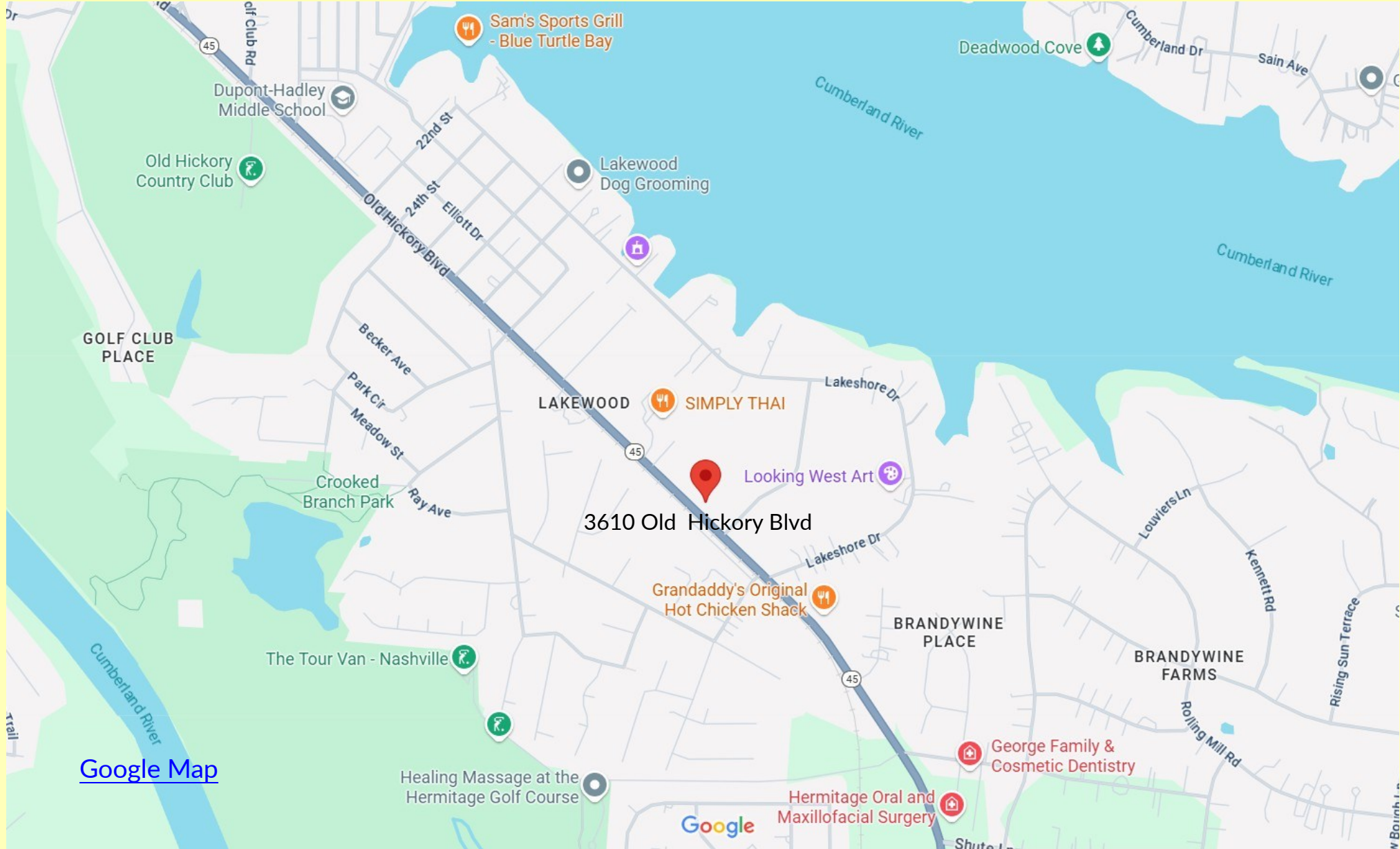


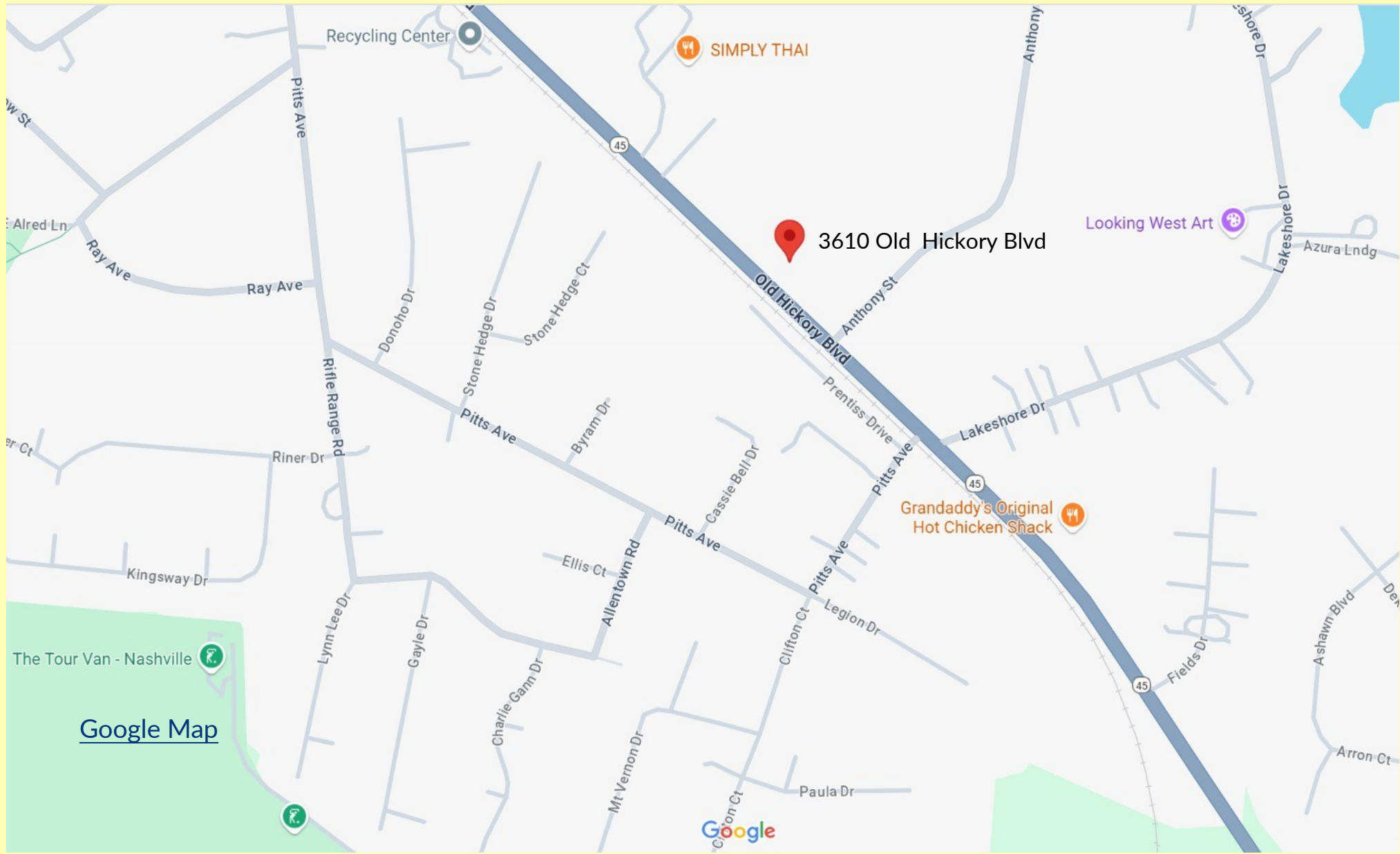


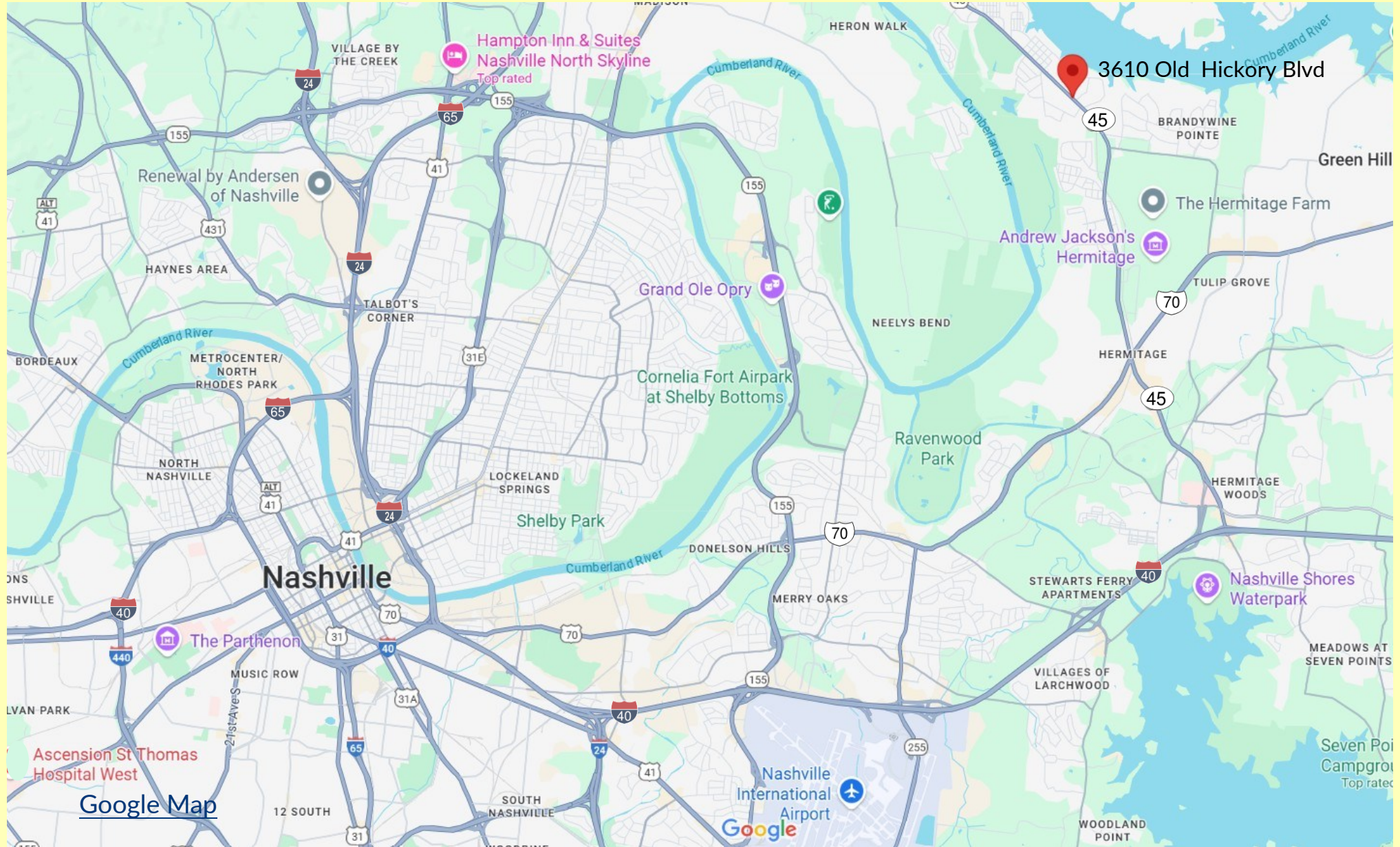








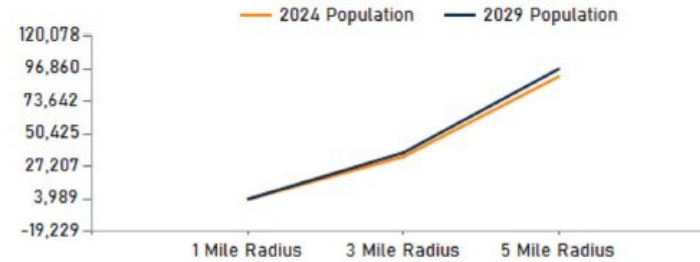




POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,099	14,864	50,924
2010 Population	2,815	22,529	67,282
2024 Population	3,989	34,238	91,482
2029 Population	4,085	37,115	96,860
2024-2029: Population: Growth Rate	2.40%	8.15%	5.75%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	36	382	1,278
\$15,000-\$24,999	45	309	894
\$25,000-\$34,999	74	505	1,368
\$35,000-\$49,999	48	559	2,423
\$50,000-\$74,999	222	2,090	6,534
\$75,000-\$99,999	258	1,649	5,363
\$100,000-\$149,999	286	3,195	8,050
\$150,000-\$199,999	199	2,092	5,165
\$200,000 or greater	178	1,581	4,197
Median HH Income	\$98,698	\$107,066	\$98,640
Average HH Income	\$126,469	\$128,567	\$122,648

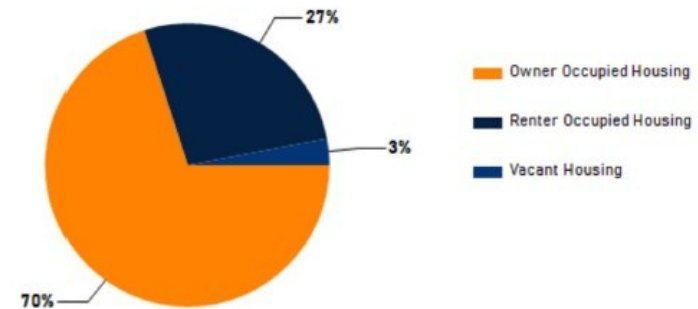
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	747	5,594	20,137
2010 Total Households	950	8,134	25,772
2024 Total Households	1,345	12,362	35,271
2029 Total Households	1,393	13,463	37,479
2024 Average Household Size	2.92	2.75	2.58
2024-2029: Households: Growth Rate	3.50%	8.60%	6.10%



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius

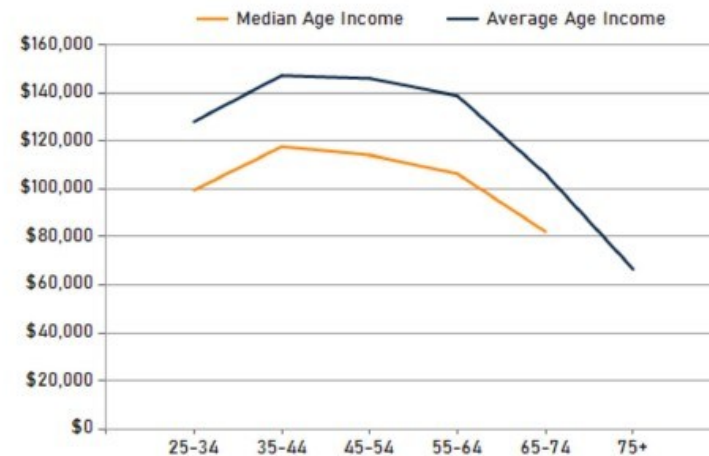
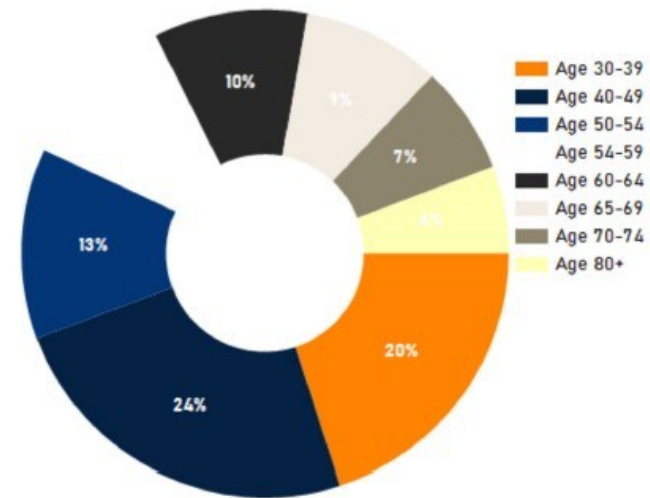


Source: esri



2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	205	2,065	6,238
2024 Population Age 35-39	260	2,565	6,863
2024 Population Age 40-44	288	2,820	6,962
2024 Population Age 45-49	275	2,509	6,090
2024 Population Age 50-54	294	2,436	6,138
2024 Population Age 55-59	247	2,002	5,535
2024 Population Age 60-64	237	1,828	5,393
2024 Population Age 65-69	214	1,548	4,920
2024 Population Age 70-74	167	1,234	4,175
2024 Population Age 75-79	134	897	3,063
2024 Population Age 80-84	93	599	1,771
2024 Population Age 85+	82	513	1,314
2024 Population Age 18+	3,024	25,507	70,856
2024 Median Age	41	39	40
2029 Median Age	41	40	41

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$99,547	\$105,371	\$93,502
Average Household Income 25-34	\$128,153	\$123,697	\$115,370
Median Household Income 35-44	\$117,703	\$126,060	\$117,049
Average Household Income 35-44	\$147,459	\$150,314	\$143,290
Median Household Income 45-54	\$114,162	\$123,302	\$117,396
Average Household Income 45-54	\$146,223	\$149,108	\$144,534
Median Household Income 55-64	\$106,306	\$109,223	\$104,328
Average Household Income 55-64	\$138,893	\$133,137	\$129,645
Median Household Income 65-74	\$82,209	\$82,668	\$81,519
Average Household Income 65-74	\$106,385	\$105,651	\$108,362
Average Household Income 75+	\$66,527	\$67,843	\$72,692



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My company's success is earned from relationships and trust we achieved from our clients. I established ACB 29 years ago and I have been leading with 40 years of experience in the Real Estate Industry. I am proud of our small innovative firm and the advantages we have in staying committed to our core principles of providing successful transactions and exceptional experiences.

What sets ACB apart from other commercial brokerage companies is our guarantee to always maintain our clients interest a top priority. We have a reputation of success in providing brokerage services for acquisition, entitlement process, investment properties, retail development, industrial, retail, and mixed-use properties in Tennessee. We identify unique real estate investment opportunities, to produce optimal investment performance and to provide lasting impacts on the clients, communities, and industries it serves.

We are headquartered in Mt Juliet, TN, servicing clients throughout the Greater Nashville Region and throughout the state of Tennessee. We have earned our stature for being one of the most reliable and trusted agencies in the industry.



Rita Anderson, Broker

License: 214959

"We are and can be only as successful as our clients"

- Rita Anderson, Broker

