

LEASE SPACE AVAILABLE JANUARY 2027

5,500 SF



210, 212-216 Gifford Place, Joelton, TN 37080



ANDERSON COMMERCIAL BROKERAGE

2442 N. Mt. Juliet Rd, Mt. Juliet, TN 37122

Rita Anderson, Broker

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PARCEL #: 022 00 0 158.00 | DAVIDSON COUNTY

CS

TENANT 1: LAUNDROMAT | TENANT 2: AVAILABLE JANUARY 2027

CONSTRUCTION: WOOD - SLAB - MASONRY | ROOF: EPDM/FLAT

YEAR BUILT: 1989 | HVAC: 3- ROOF UNITS / AGE 2 YRS. | ELECTRIC: 3 PHASE

ACRES / SF / PARKING: 1.10 ACRES | 9,000 SF BLDG. | PARKING: 30 SPACES

STREET FRONTAGE: 196

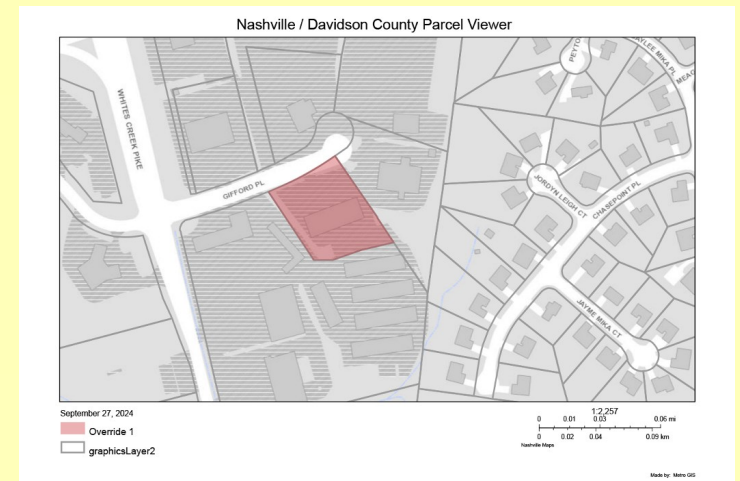


INVESTMENT SUMMARY

One Bay currently leased to Joelton Hope Center, will soon vacate, the Laundromat is operated by the property owner. The laundry is patronized by locals, adjacent apartment residents and RV Park occupants.

Ample parking. Tenants; Joelton Hope Center (occupies 3 Units/Bays) 212-216 Gifford Place and Laundromat at 210 Gifford Place. The site is located just off Interstate 24 at Joelton, exit 35.

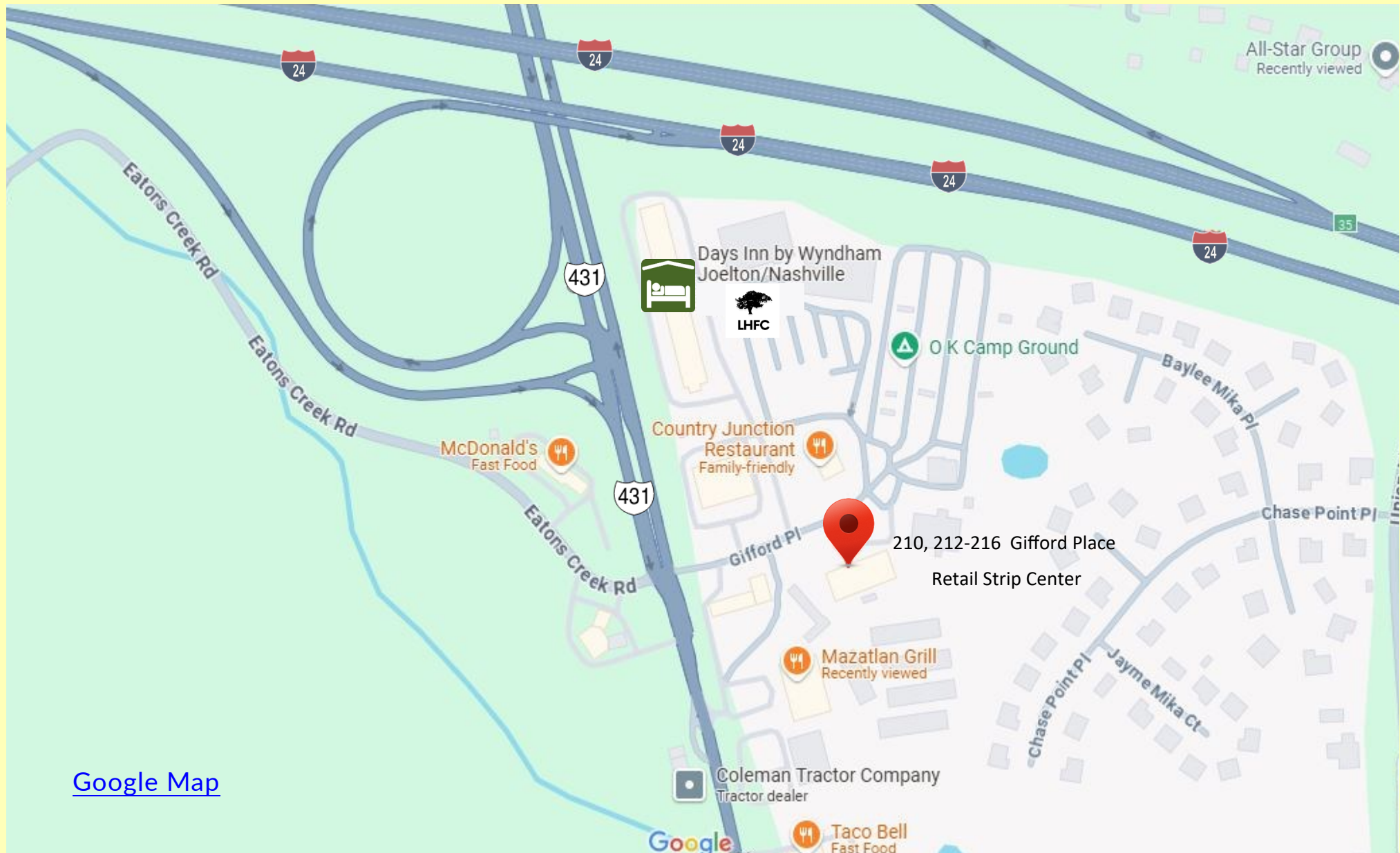
Convenient to Downtown Nashville, 14 miles with proximity to:
Nashville Int'l Airport (BNA), 22 miles, Gaylord Opryland Resort & Convention Center, 16 miles and Vanderbilt Hospital, 17 miles.

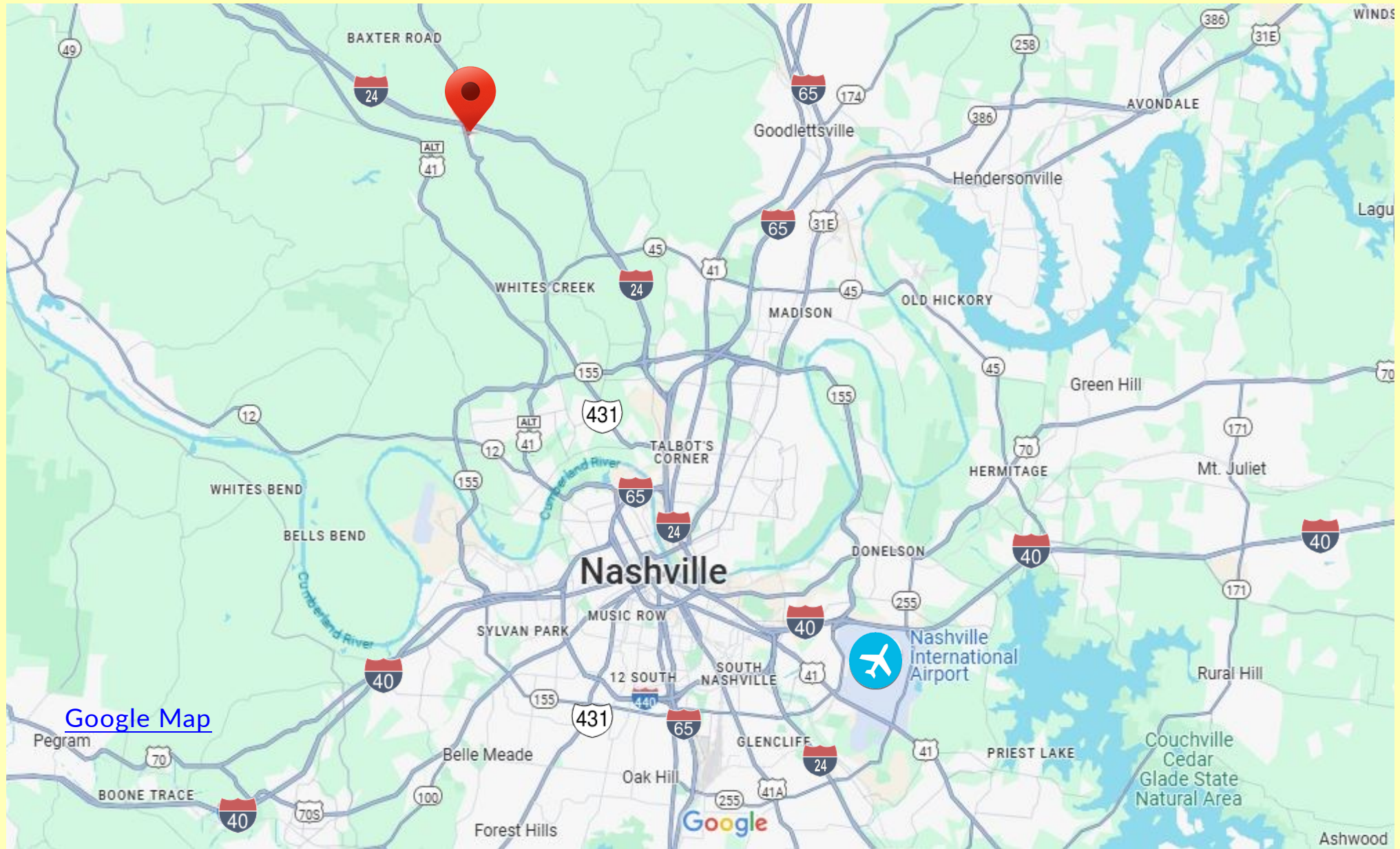


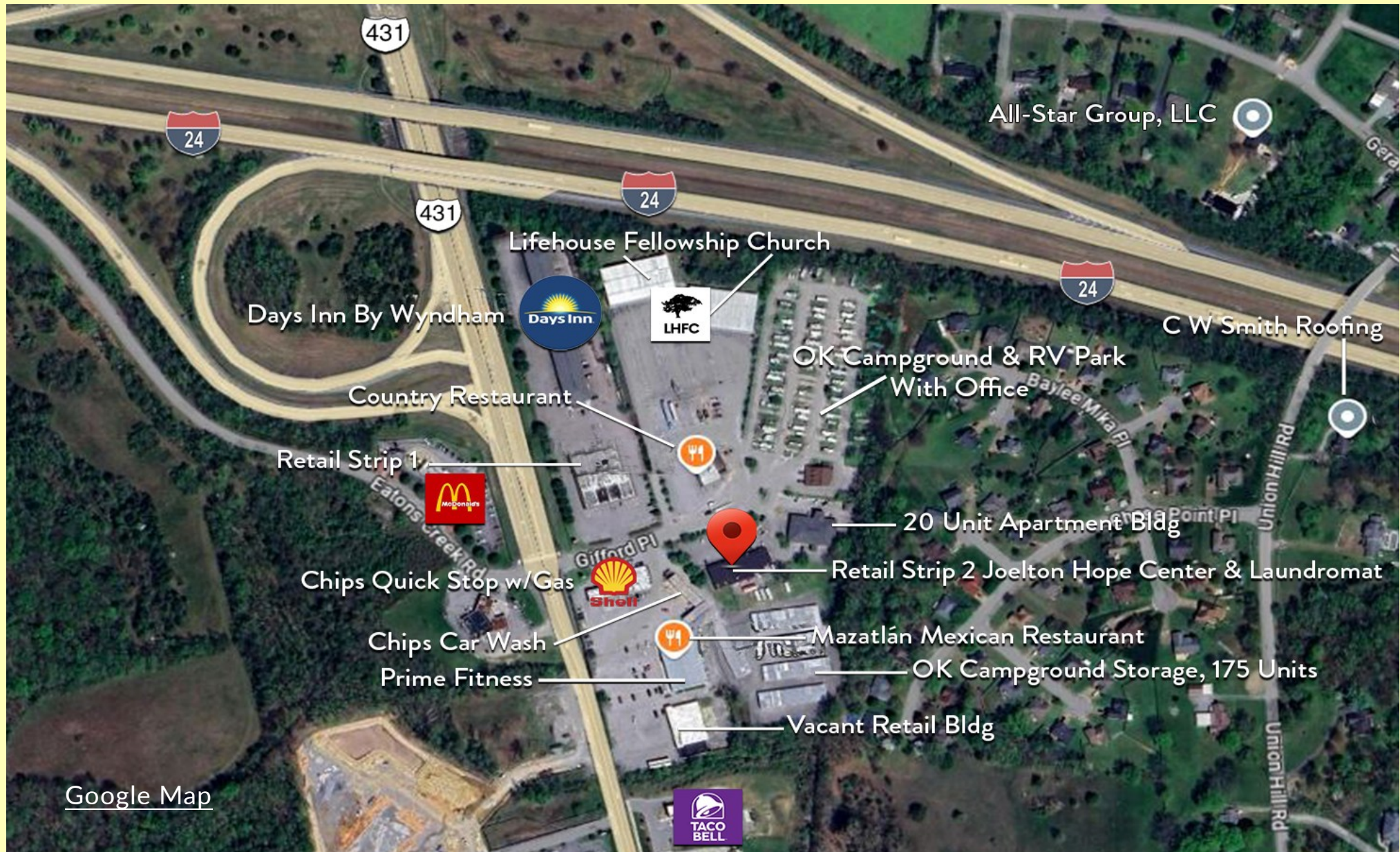
Rare Opportunity for Lease Space in Joelton TN
Located Approximately 14.4 Miles to Nashville.

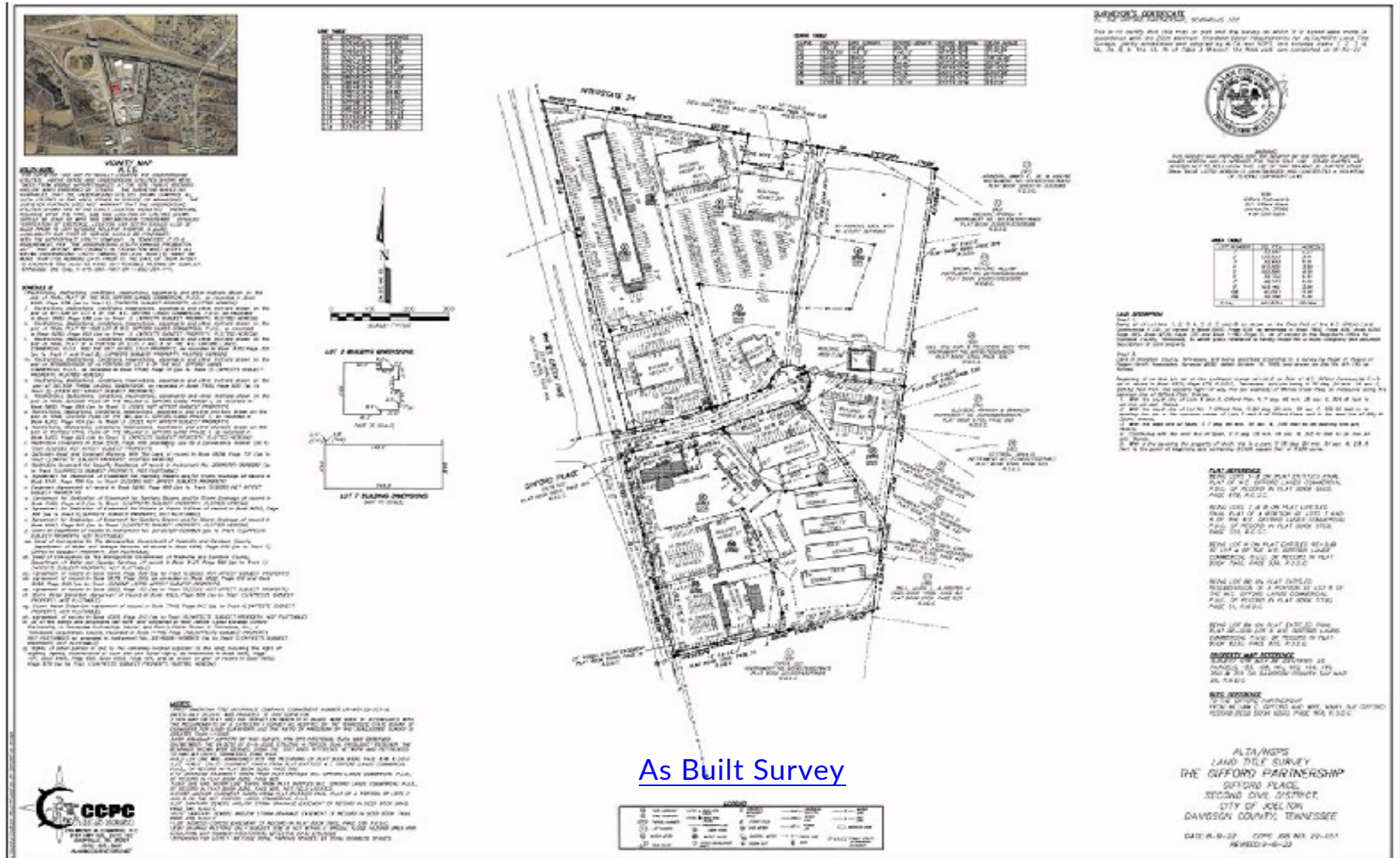












As Built Survey

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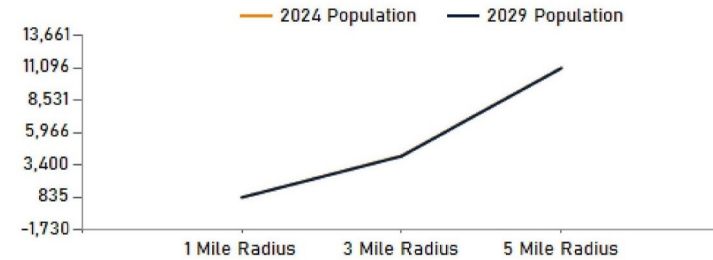
As Built Survey | 204 GIFFORD PLACE - VACANT RETAIL BLDG



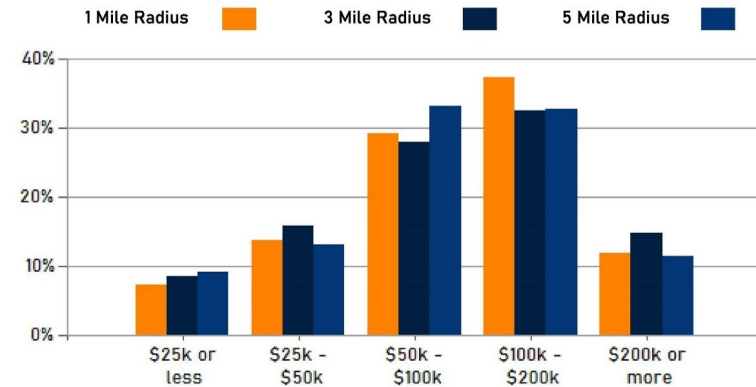
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	795	4,005	10,050
2010 Population	767	3,918	10,250
2024 Population	842	4,148	11,096
2029 Population	835	4,106	11,080
2024-2029: Population: Growth Rate	-0.85%	-1.00%	-0.15%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	12	66	197
\$15,000-\$24,999	13	85	222
\$25,000-\$34,999	12	75	139
\$35,000-\$49,999	34	201	451
\$50,000-\$74,999	55	279	854
\$75,000-\$99,999	43	207	630
\$100,000-\$149,999	77	321	915
\$150,000-\$199,999	48	245	558
\$200,000 or greater	40	257	513
Median HH Income	\$98,515	\$93,402	\$88,212
Average HH Income	\$122,135	\$125,887	\$116,409

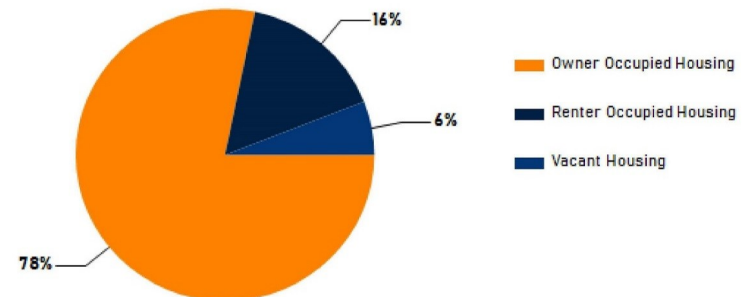
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	314	1,646	4,021
2010 Total Households	306	1,639	4,104
2024 Total Households	334	1,736	4,479
2029 Total Households	330	1,718	4,487
2024 Average Household Size	2.52	2.39	2.48
2024-2029: Households: Growth Rate	-1.20%	-1.05%	0.20%



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius

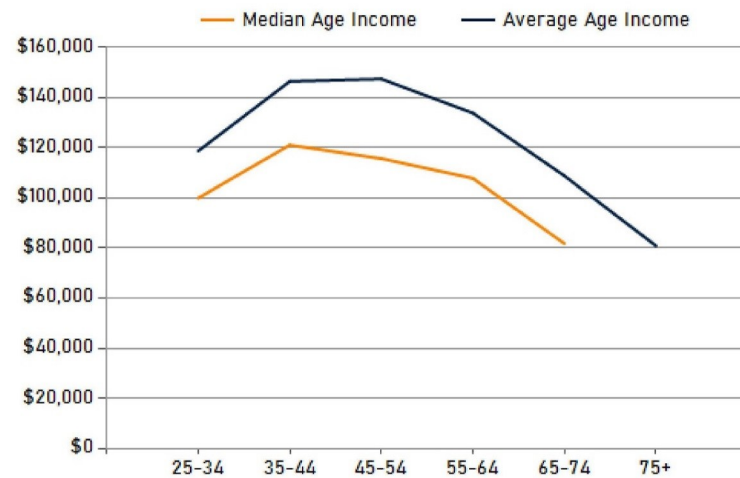
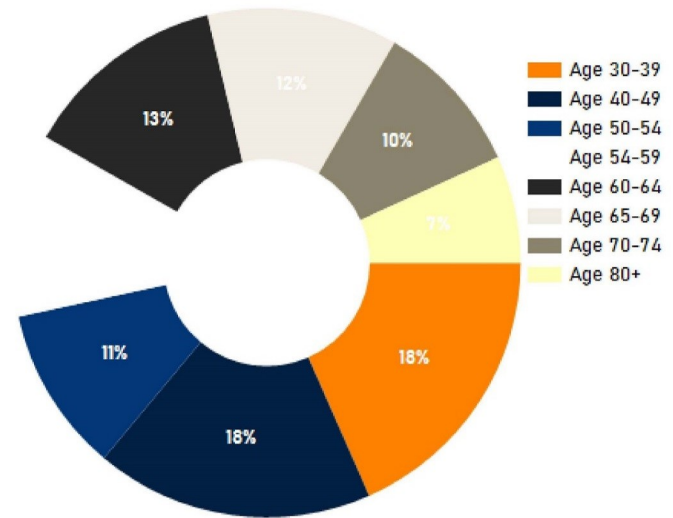


Source: esri



2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	50	255	689
2024 Population Age 35-39	53	264	705
2024 Population Age 40-44	51	237	699
2024 Population Age 45-49	48	232	664
2024 Population Age 50-54	59	286	745
2024 Population Age 55-59	65	321	805
2024 Population Age 60-64	73	362	916
2024 Population Age 65-69	68	349	862
2024 Population Age 70-74	55	272	662
2024 Population Age 75-79	38	195	501
2024 Population Age 80-84	22	109	270
2024 Population Age 85+	21	104	229
2024 Population Age 18+	691	3,400	8,962
2024 Median Age	48	48	46
2029 Median Age	48	48	46

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$100,000	\$95,582	\$94,953
Average Household Income 25-34	\$118,744	\$124,848	\$118,936
Median Household Income 35-44	\$121,097	\$123,113	\$112,921
Average Household Income 35-44	\$146,566	\$159,294	\$144,253
Median Household Income 45-54	\$115,682	\$119,388	\$108,226
Average Household Income 45-54	\$147,536	\$152,981	\$135,804
Median Household Income 55-64	\$107,832	\$101,050	\$93,757
Average Household Income 55-64	\$133,888	\$136,959	\$124,590
Median Household Income 65-74	\$81,840	\$79,146	\$74,086
Average Household Income 65-74	\$108,820	\$110,697	\$101,648
Average Household Income 75+	\$80,932	\$79,633	\$77,331



The Information Contained Herein Does not Provide a Complete Summary of the Property. Additional Information and an Opportunity to Inspect the Property will be Made Available Only to Interested and Qualified Prospective Tenants.



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 Mount 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.



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License: 214959

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

- Rita Anderson, Broker

