

VACANT RETAIL BUILDING

Former Use - 4 Retail Bays + Gun Range



204 Gifford Place, Joelton, TN 37080



ANDERSON COMMERCIAL BROKERAGE

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

Rita Anderson, Broker | License: 214959

Email: rita.acb@outlook.com

Office : (615) 754-2442

www.andersoncommercialbrokerage.com

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PARCEL #: 022 00 0 161.00 | DAVIDSON COUNTY

CS – COMMERCIAL PUD

CROSS STREET: WHITES CREEK PIKE

ROAD FRONTAGE: 550' +/- FRONTING WHITES CREEK PIKE 230' +/- ON GIFFORD PL

YEAR BUILT: 1985 | NEW RENOVATION PLANS COMPLETE | SLAB-WOOD-MASONRY

ACRES / SF: 6.01 ACRES (SHARED) | 10,833 SF BUILDING

PARKING: 53 PAVED SURFACE SPACES

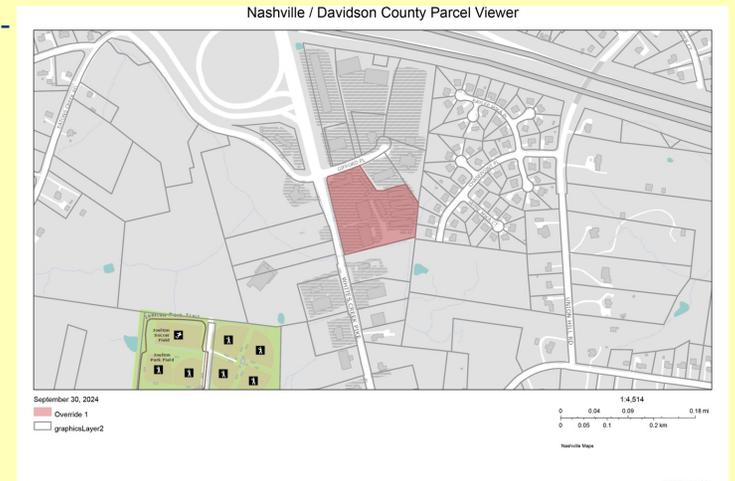


INVESTMENT SUMMARY

This property is currently vacant, owners have completed architectural and construction plans for a complete remodel of the building. This creates a tremendous upside for future expansion under new ownership. Ample Parking and room for future expansion. The site is located just off to I- 24 at Joelton exit 35.

204 Gifford Place contains 6.01 (shared) acres, parcel has 5 different buildings

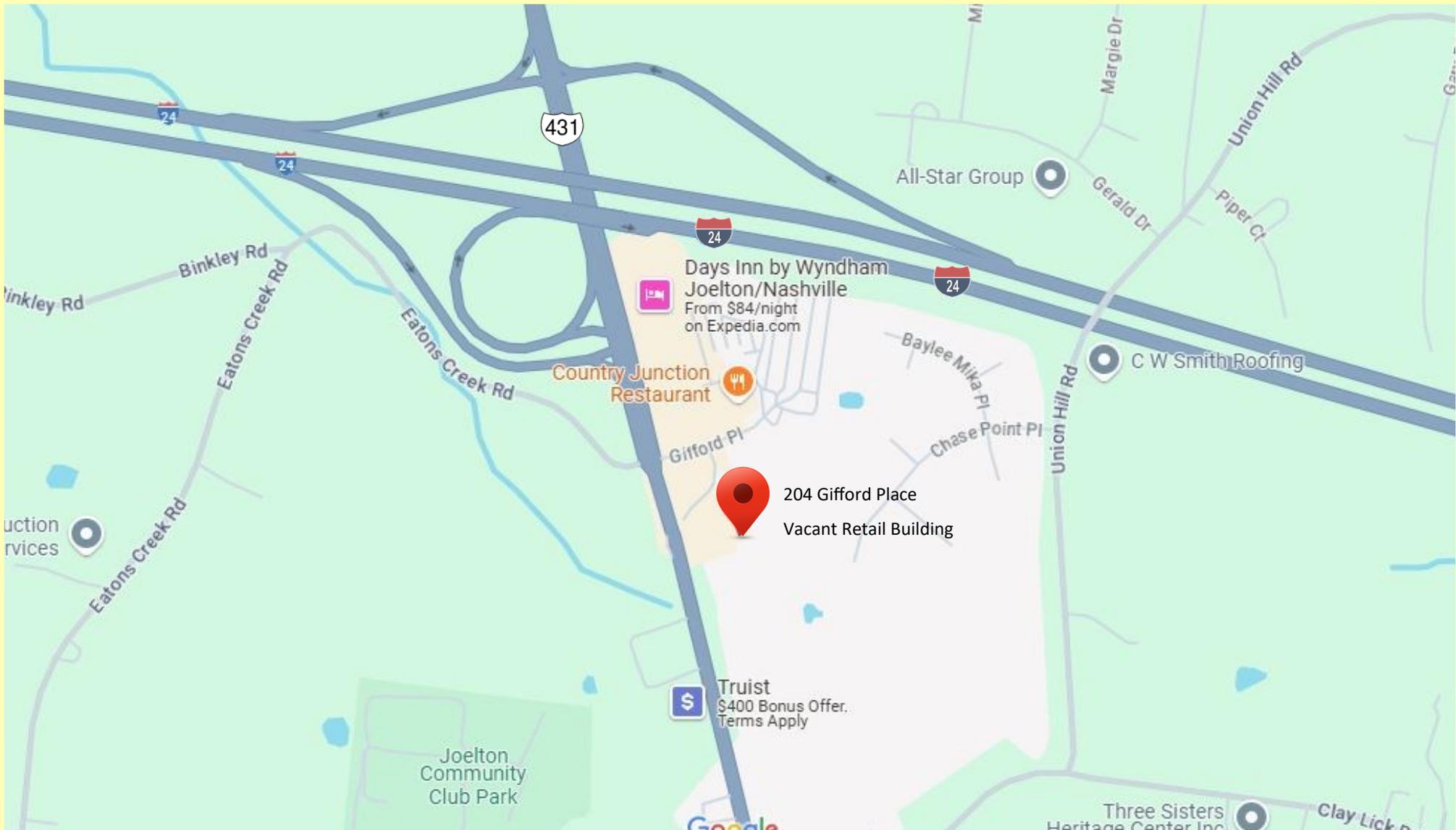
Convenient to Downtown Nashville, 14 miles with proximity to:
Nashville Int'l Airport (BNA), 22 miles, Gaylord Opryland Resort & Convention Center, 16 miles and Vanderbilt Hospital, 17 miles.

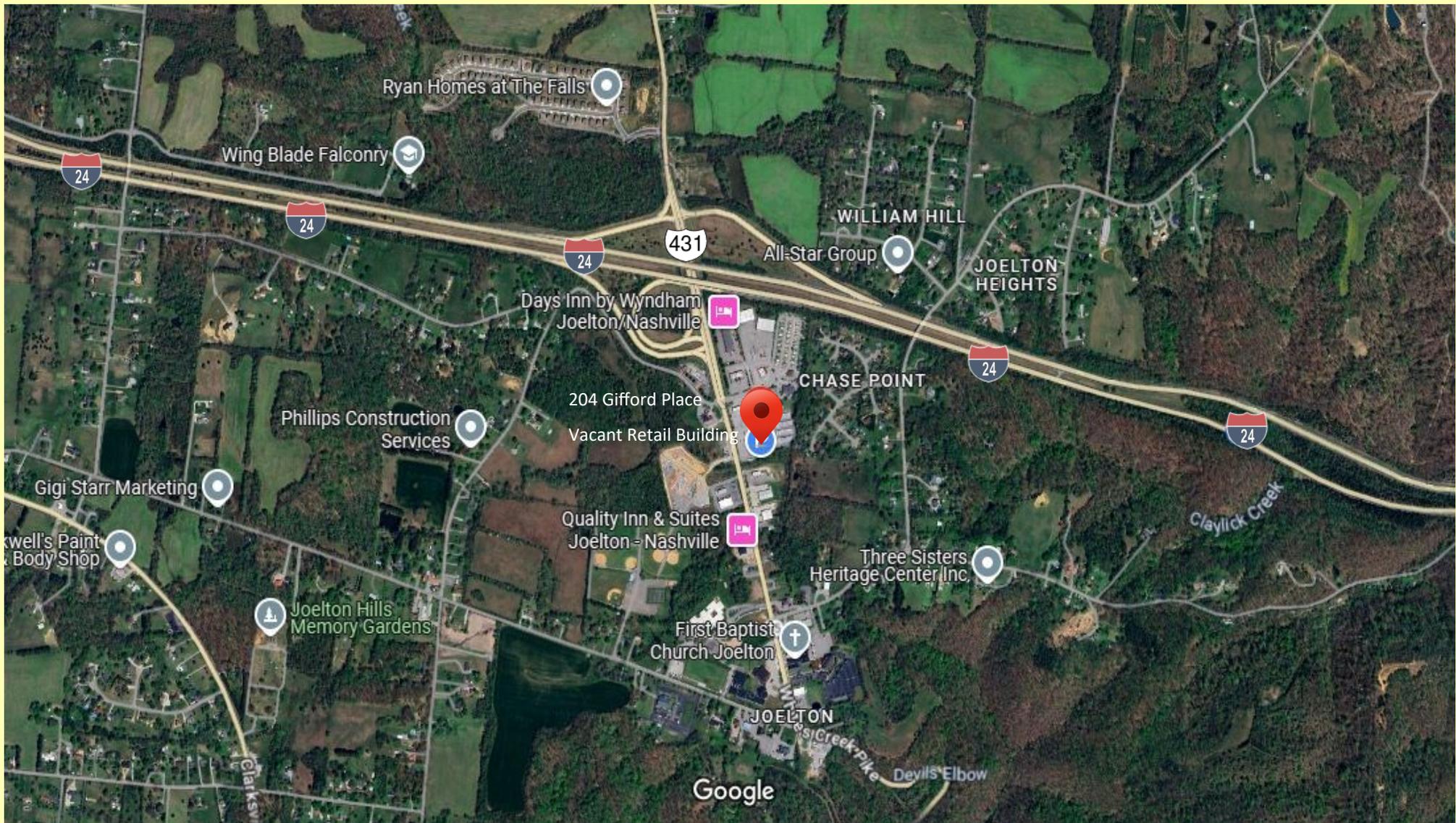


Vacant Retail Building | 204 Gifford Place, Joelton, TN 37080 | Locator Map

Anderson Commercial Brokerage, as exclusive Broker, is pleased to present for sale and first time offering The Gifford Family Portfolio of Properties located at Exit 35 Interstate 24 and White Creeks Pike. The properties are situated on 22.12+ - acre site with eight separate contiguous parcels, located in Joelton, Tennessee approximately 14.4 miles to Downtown Nashville.



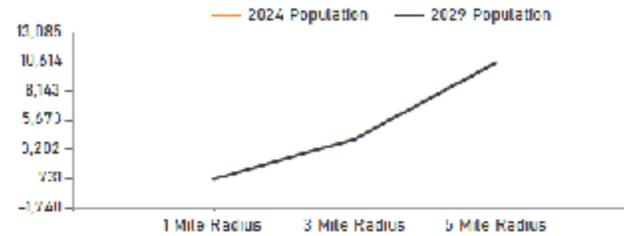




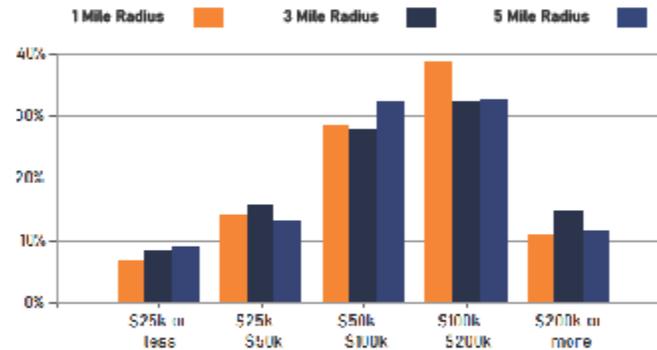
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	720	4,006	9,730
2010 Population	691	3,918	9,900
2024 Population	742	4,148	10,614
2029 Population	731	4,106	10,560
2024-2029: Population: Growth Rate	-1.60%	-1.00%	-0.60%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	9	66	189
\$15,000-\$24,999	12	85	209
\$25,000-\$34,999	11	76	136
\$35,000-\$49,999	32	201	441
\$50,000-\$74,999	48	279	816
\$75,000-\$99,999	39	207	579
\$100,000-\$149,999	74	321	846
\$150,000-\$199,999	44	246	552
\$200,000 or greater	34	257	506
Median HH Income	\$100,200	\$93,402	\$88,219
Average HH Income	\$120,441	\$126,887	\$117,394

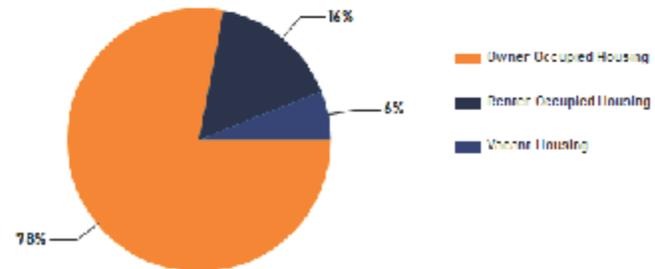
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	289	1,646	3,893
2010 Total Households	280	1,639	3,951
2024 Total Households	302	1,736	4,273
2029 Total Households	297	1,718	4,264
2024 Average Household Size	2.46	2.39	2.48
2024-2029: Households: Growth Rate	-1.65%	-1.05%	-0.20%



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius



Source: esri

Demographics | 204 GIFFORD PLACE - VACANT RETAIL BLDG

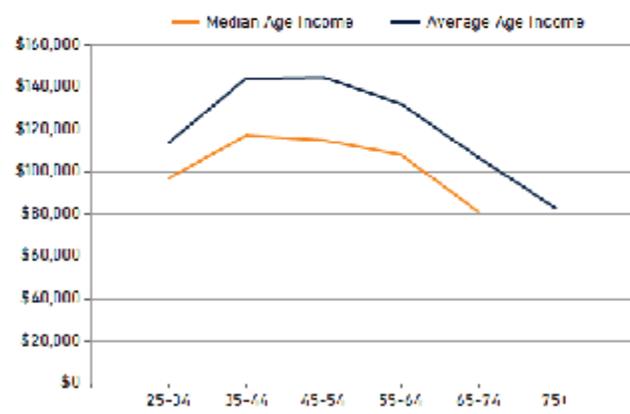
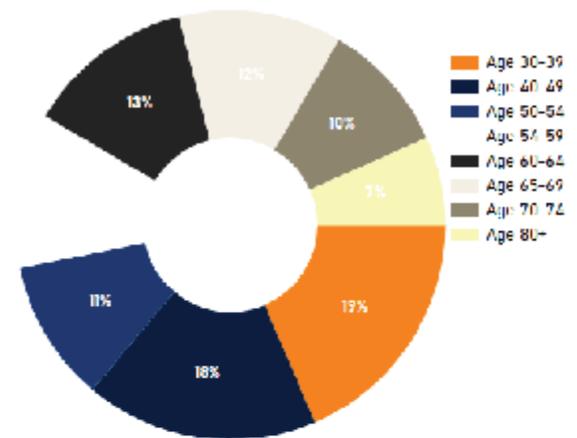
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2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	46	266	663
2024 Population Age 35-39	47	264	678
2024 Population Age 40-44	46	237	663
2024 Population Age 45-49	42	232	631
2024 Population Age 50-54	53	286	713
2024 Population Age 55-59	58	321	772
2024 Population Age 60-64	63	362	878
2024 Population Age 65-69	61	349	826
2024 Population Age 70-74	49	272	633
2024 Population Age 75-79	33	195	483
2024 Population Age 80-84	19	109	260
2024 Population Age 85+	19	104	221
2024 Population Age 18+	611	3,400	8,579
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	\$97,235	\$95,582	\$94,644
Average Household Income 25-34	\$114,042	\$124,848	\$119,168
Median Household Income 35-44	\$117,403	\$123,113	\$113,909
Average Household Income 35-44	\$144,453	\$159,294	\$146,557
Median Household Income 45-54	\$115,174	\$119,388	\$109,316
Average Household Income 45-54	\$144,963	\$152,981	\$137,426
Median Household Income 55-64	\$108,307	\$101,050	\$93,993
Average Household Income 55-64	\$132,398	\$136,959	\$126,624
Median Household Income 65-74	\$81,401	\$79,146	\$73,188
Average Household Income 65-74	\$106,999	\$110,697	\$102,737
Average Household Income 75+	\$83,037	\$79,633	\$78,158



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Our company success was earned from relationships and trust we achieved from our clients. ACB was established 30 years ago and I have been leading with 43 years of experience in the Real Estate Industry. We are 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 us 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 optima investment performance and to provide lasting impacts on the clients, communities and industries it serves.

Headquartered in Mt Juliet, TN we service 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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“We are and can be only as successful as our clients”

- Rita Anderson, Broker

