

Mazatlán Mexican Restaurant & Prime Fitness

204 Gifford Place, Joelton TN 37080



OFFERING MEMORANDUM

Two Occupied Tenant Buildings



Mazatlán Mexican Restaurant & Prime Fitness

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Demographics

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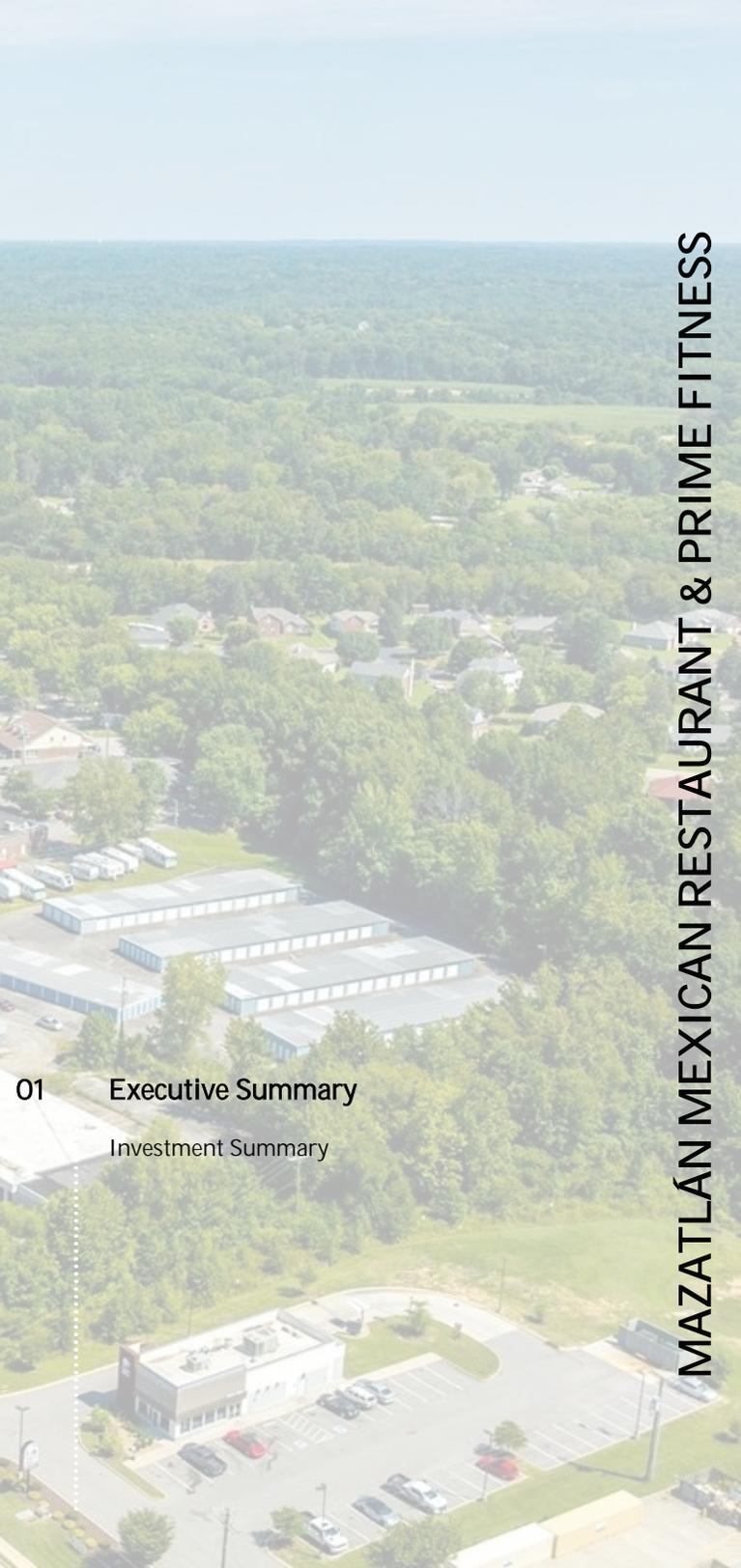
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01 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	204 Gifford Place Joelton TN 37080
PARCEL # COUNTY	022 00 0 161.00 Davidson
MARKET	Nashville
SUBMARKET	West
BUILDING SF	11,455 SF
LAND ACRES	6.01
YEAR BUILT	1999
YEAR RENOVATED	2019
APN	022 00 0 161.00
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	742	4,148	10,614
2024 Median HH Income	\$100,200	\$93,402	\$88,219
2024 Average HH Income	\$120,441	\$125,887	\$117,394



Investment Summary Highlights

Uncover an unparalleled investment opportunity with the exclusive listing of The Gifford Family Portfolio at 204 Gifford Place, a dynamic mix of commercial real estate assets strategically located at Exit 35 Interstate 24 in Joelton, Tennessee. This expansive 22.12-acre property features a diverse range of income-generating establishments including a Hotel, Church Restaurants, RV Park, Office Building, Mini Self-Storage, Apartments, Car Wash, Laundromat, C-Store, and Three Multi-Tenant Retail Buildings.

The Two Tenant Building, currently housing Mazatlán Mexican Restaurant & Prime Fitness Center, underwent stylish renovations in 2019. With ample parking and excellent visibility, this property offers a multitude of revenue streams for astute investors eyeing substantial ROI potential in a burgeoning market just 14.4 miles from the vibrant heart of Downtown Nashville.



Mazatlán Mexican Restaurant
& Prime Fitness
204 Gifford Place Pl | Joelton, TN 37080

02 Location
Location Summary

Location Summary Highlights

Joelton, TN is a small, rural community located about 20 miles north of downtown Nashville.

The property is situated in a primarily residential area, with nearby neighborhoods such as Joelton, Coopertown, and Whites Creek. Joelton is known for its tight-knit community and friendly atmosphere, offering a welcoming environment for businesses seeking local support and customer loyalty.

Gifford Place offers easy access to major highways, including Interstate 24 and Highway 431, facilitating convenient transportation for businesses and customers.

The area features a mix of businesses, including local shops, restaurants, and service providers, creating potential synergies for commercial endeavors.

Convenient to the Downtown Nashville/Nashville BNA Airport Proximity to:

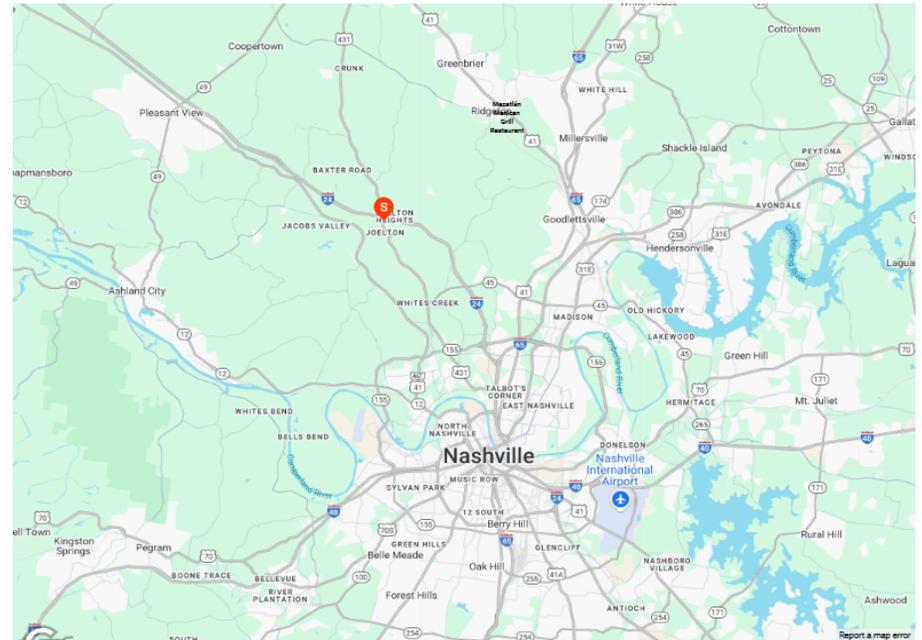
Nashville Downtown 14 miles

Nashville Int'l Airport (BNA) 22 miles

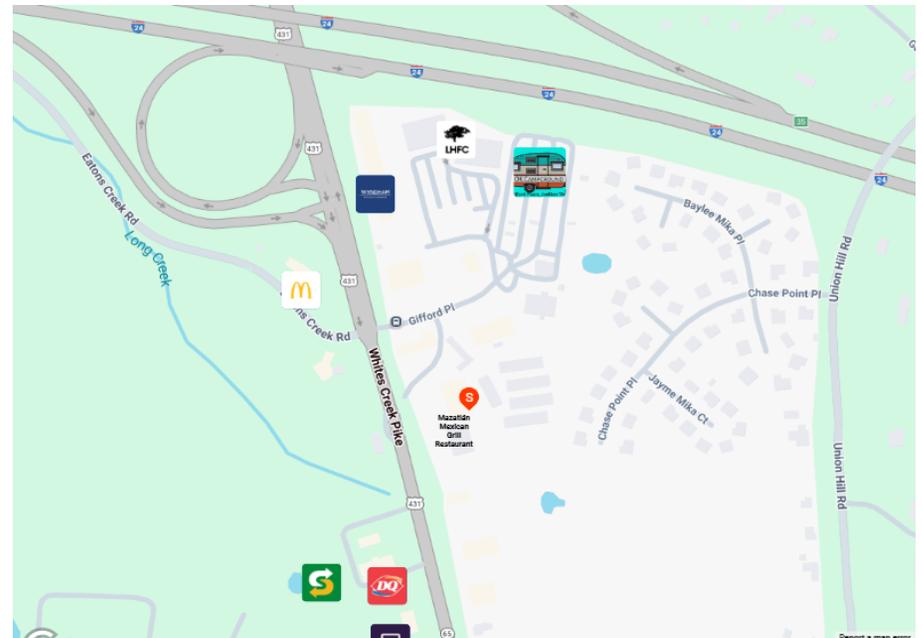
Opryland 16 miles

Vanderbilt Hospital 17 miles

Regional Map



Locator Map





03

Property Description

- Property Features
- Aerial Map
- Parcel Map
- Property Images

PROPERTY FEATURES

NUMBER OF TENANTS	2
BUILDING SF	11,455
LAND ACRES	6.01
YEAR BUILT	1999
YEAR RENOVATED	2019
# OF PARCELS	1
CEILING HEIGHT	16'
BUILDING CLASS	C
TOPOGRAPHY	Level
ZONING	CS-Commercial PUD
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	41
ROAD FRONTAGE	550' +/- Fronting Whites Creek Pike 230' +/- on Gifford PL
CROSS STREET	Whites Creek Pike
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

NEIGHBORING PROPERTIES

NORTH	Chip Quik Stop
SOUTH	Prime Fitness
EAST	OK Campground Self Storage
WEST	Coleman Tractor Company Kubota Dealer

MECHANICAL

HVAC	2-10 Ton Units
ELECTRICAL / POWER	3 Phase

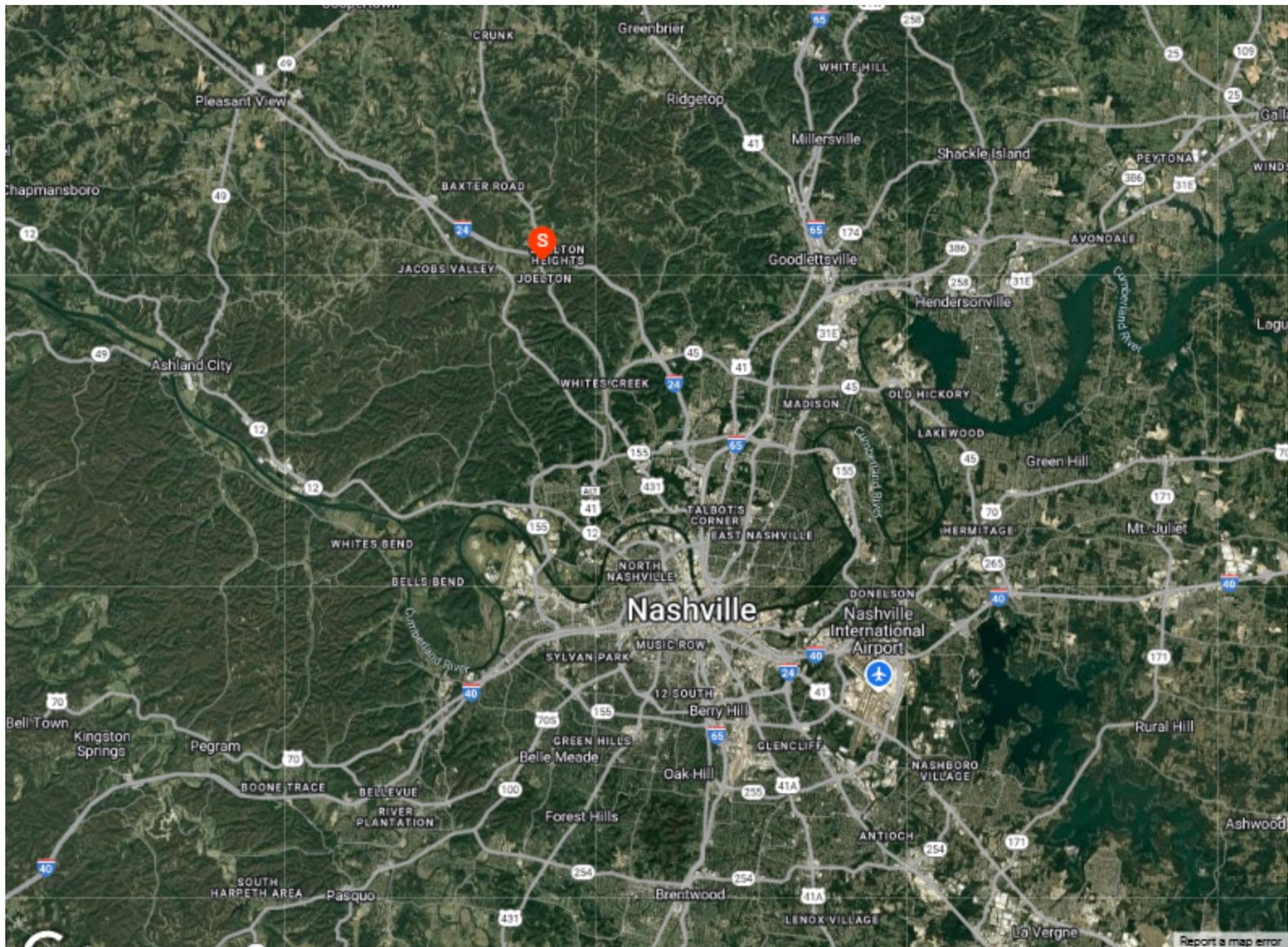
CONSTRUCTION

FOUNDATION	Slab
FRAMING	Metal
EXTERIOR	Masonry/Metal
PARKING SURFACE	Asphalt
ROOF	Metal

TENANT INFORMATION

TENANT 1	Mexican Restaurant Space
TENANT 1 ADDRESS	7246 Whites Creek Pike, Joelton, TN 37080
TENANT 2	Prime Fitness Center
TENANT 2 ADDRESS	7244 Whites Creek Pike, Joelton, TN 37080





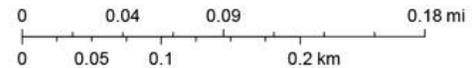
Nashville / Davidson County Parcel Viewer



September 30, 2024

- Override 1
- graphicsLayer2

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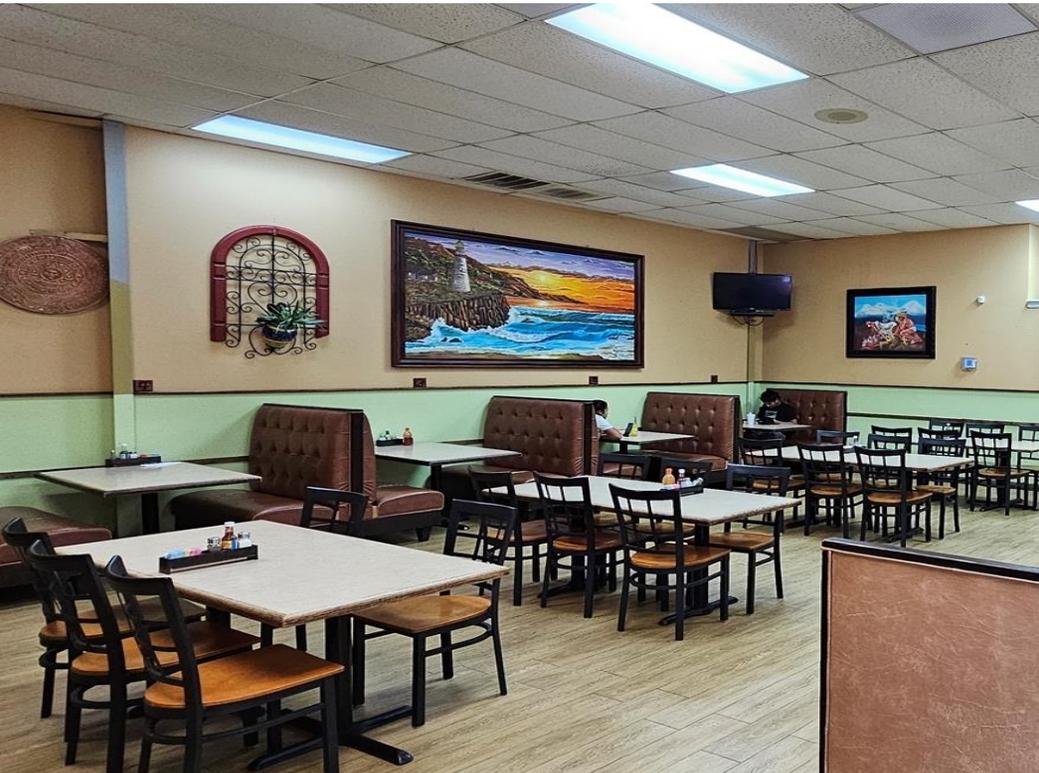


Nashville Maps

Made by: Metro GIS

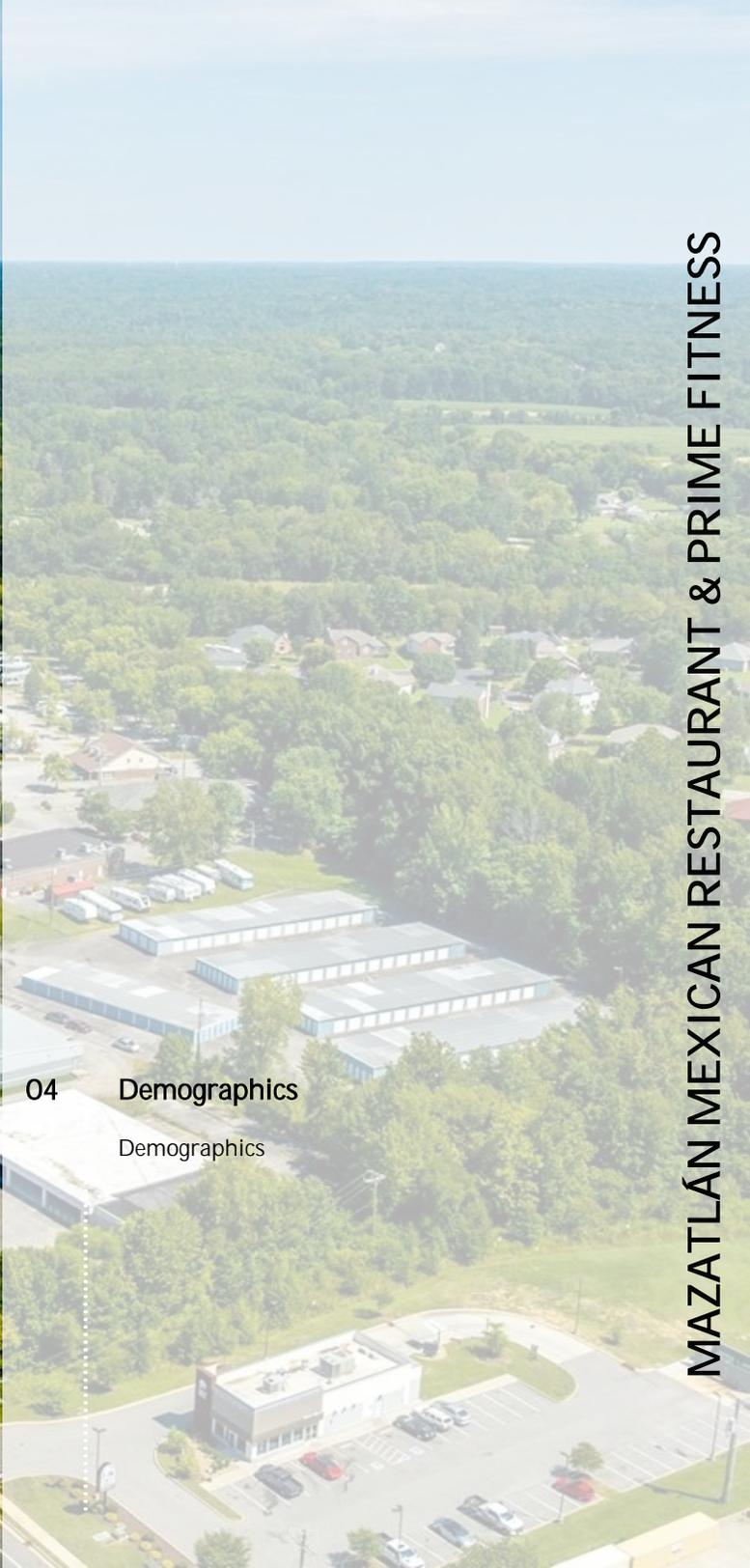








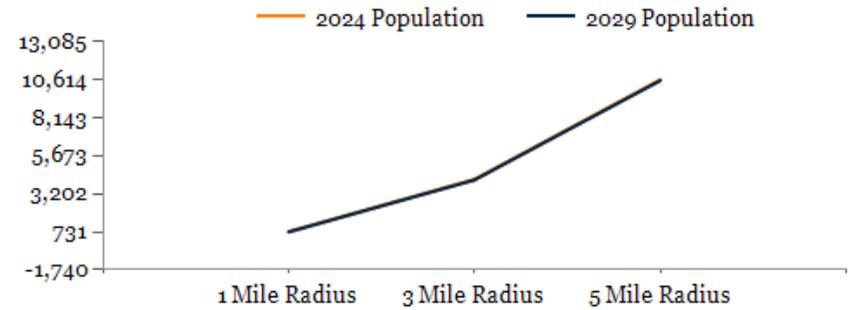
04 Demographics
Demographics



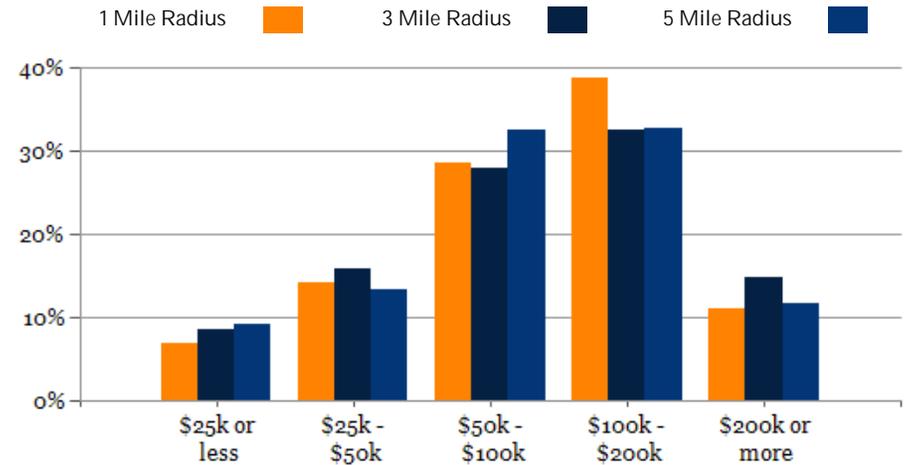
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	720	4,005	9,730
2010 Population	691	3,918	9,900
2024 Population	742	4,148	10,614
2029 Population	731	4,106	10,560
2024-2029: Population: Growth Rate	-1.50%	-1.00%	-0.50%

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	75	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	245	552
\$200,000 or greater	34	257	505
Median HH Income	\$100,200	\$93,402	\$88,219
Average HH Income	\$120,441	\$125,887	\$117,394

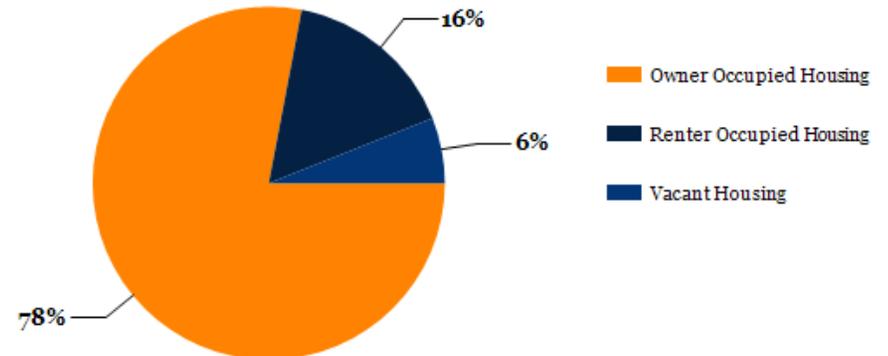
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	289	1,646	3,893
2010 Total Households	280	1,639	3,951
2024 Total Households	302	1,736	4,273
2029 Total Households	297	1,718	4,264
2024 Average Household Size	2.46	2.39	2.48
2024-2029: Households: Growth Rate	-1.65%	-1.05%	-0.20%



2024 Household Income



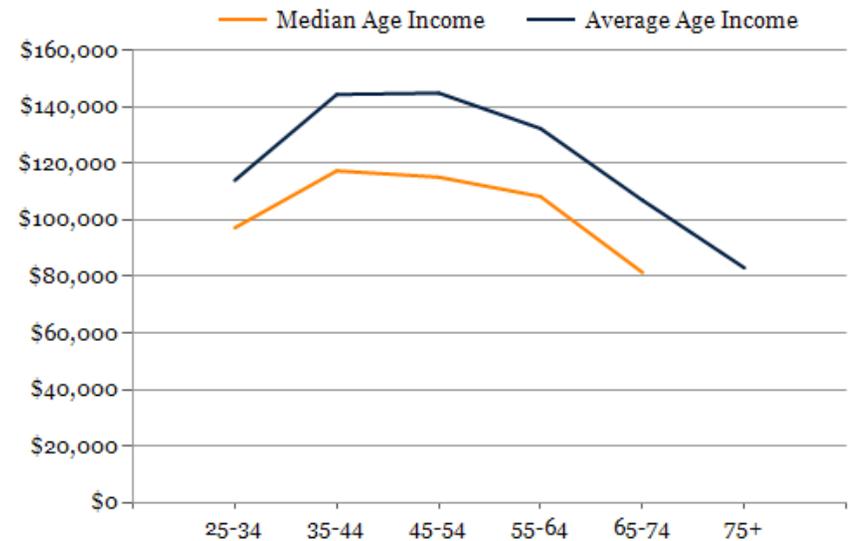
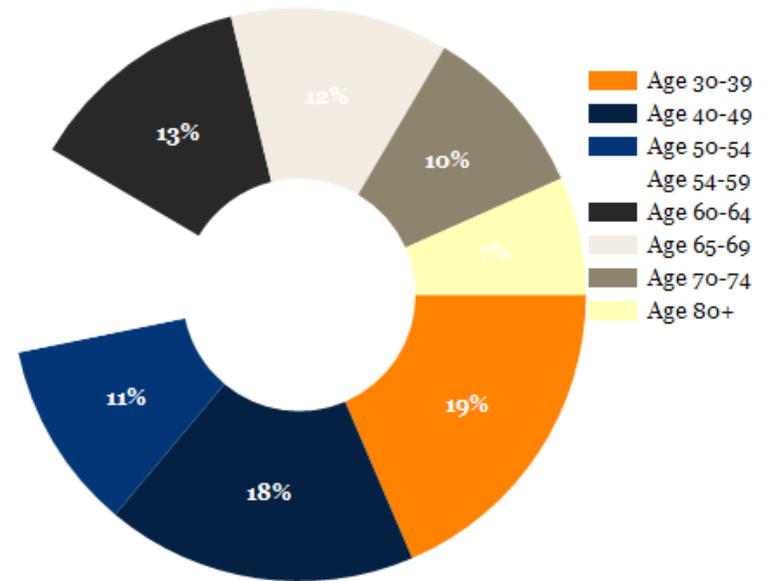
2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	45	255	663
2024 Population Age 35-39	47	264	678
2024 Population Age 40-44	45	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	825
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	\$145,557
Median Household Income 45-54	\$115,174	\$119,388	\$109,316
Average Household Income 45-54	\$144,963	\$152,981	\$137,425
Median Household Income 55-64	\$108,307	\$101,050	\$93,993
Average Household Income 55-64	\$132,398	\$136,959	\$125,624
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





05 Company Profile
Company Bio

ANDERSON COMMERCIAL BROKERAGE

COMPANY PROFILE

Anderson Commercial Brokerage is a highly respected and well-established company that has been operating in the real estate industry for nearly four decades. Our team of experts specializes in providing exceptional brokerage services for a wide range of properties, including investment properties, retail development, industrial, retail, and mixed-use properties. We are renowned for our innovative and forward-thinking approach to real estate, and we take great pride in our ability to identify unique investment opportunities that produce optimal investment performance and lasting impacts on our clients, communities, and industries. Our headquarters are located in Mt Juliet, TN, and we are proud to serve clients throughout the Greater Nashville Region and the entire state of Tennessee.

"We are and can be only as successful as our clients"
- Rita Anderson, Broker

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