

Chips Quik Stop/Car Wash

204 Gifford Place, Joelton TN 37080



OFFERING MEMORANDUM

6-Bay+1-In Bay Automatic Car Wash



Chips Quik Stop/Car Wash

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01 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	204 Gifford Place Joelton TN 37080
PARCEL # AND COUNTY	022 00 0 161.00 Davidson County
MARKET	Nashville
SUBMARKET	West
LAND ACRES	6.01 (parcel-multiple buildings)
YEAR BUILT	1999
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

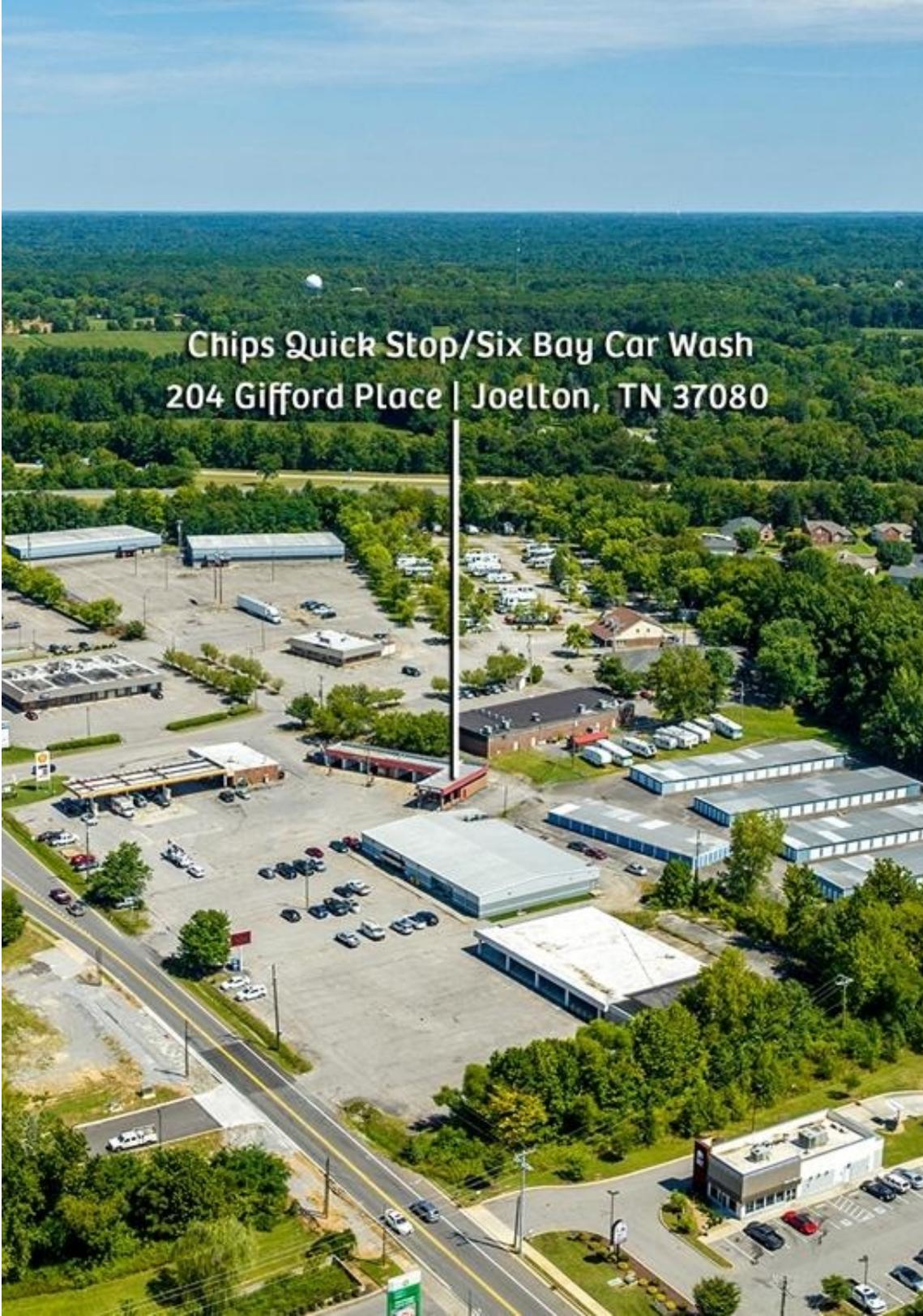
Investment Summary Highlights

Discover a lucrative investment opportunity with this prime commercial property boasting a six-bay car wash, an in-bay automatic system, and three vacuum islands. Situated strategically between a bustling convenience store and a thriving self-storage facility, this property offers ample parking and excellent visibility.

Nestled just off I-24 at Joelton exit 35, this property is a rare gem being offered for the first time by a family partnership. Part of a diverse portfolio of eight parcels featuring various businesses, including a hotel, church, restaurants, RV park, office building, mini self-storage, apartments, car wash, laundromat, convenience store, and multiple retail buildings, this opportunity promises a high return on investment potential.



Chips Quick Stop/Six Bay Car Wash
204 Gifford Place | Joelton, TN 37080



02

Location

Location Summary

Location Summary Highlights

Prime Location: Just a stone's throw away from Nashville Downtown, this retail property at 204 Gifford Place offers unrivaled accessibility to Nashville Int'l Airport (BNA) Opryland, and Vanderbilt Hospital. Ideal for investors seeking a high ROI in a bustling commercial hub.

Main Street, the primary commercial thoroughfare in Joelton, offers a variety of local businesses, including a grocery store, hardware store, and several restaurants.

Joelton Community Park is located nearby, providing residents and visitors with recreational opportunities such as playgrounds, picnic areas, and walking trails.

Nestled just off I-24 at Joelton exit 35. The property's proximity to major highways, including I-24 and I-65, offers convenient access to Nashville and other surrounding areas for commuters and businesses alike.

Proximity to:

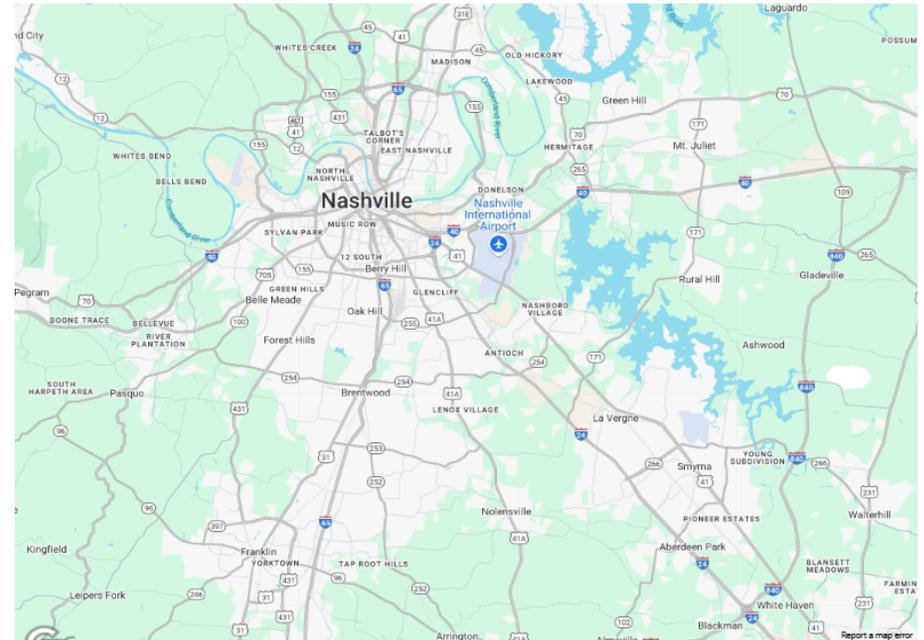
Nashville Downtown 14 miles

Nashville Int'l Airport (BNA) 22 miles

Opryland 16 miles

Vanderbilt Hospital 17 miles

Regional Map



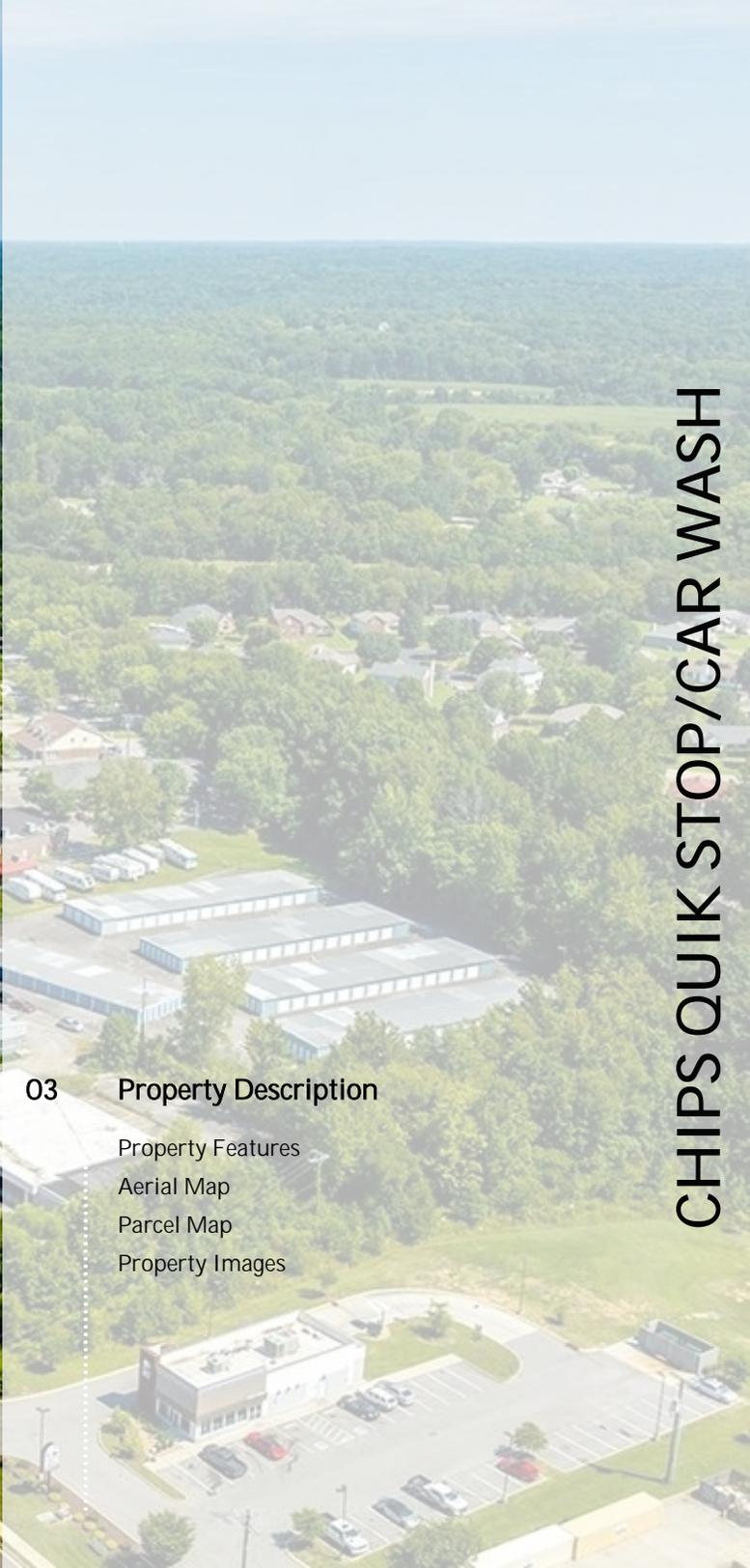
Locator Map





03 Property Description

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



PROPERTY FEATURES

NUMBER OF TENANTS	1
LAND ACRES	6.01 (parcel-multiple buildings)
YEAR BUILT	1999
# OF PARCELS	1
ZONING TYPE	CS – Commercial PUD
BUILDING CLASS	C
TOPOGRAPHY	Level
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
ROAD FRONTAGE	550' +/- Fronting Whites Creek Pike 230' +/- on Gifford PL
CROSS STREET	Whites Creek Pike

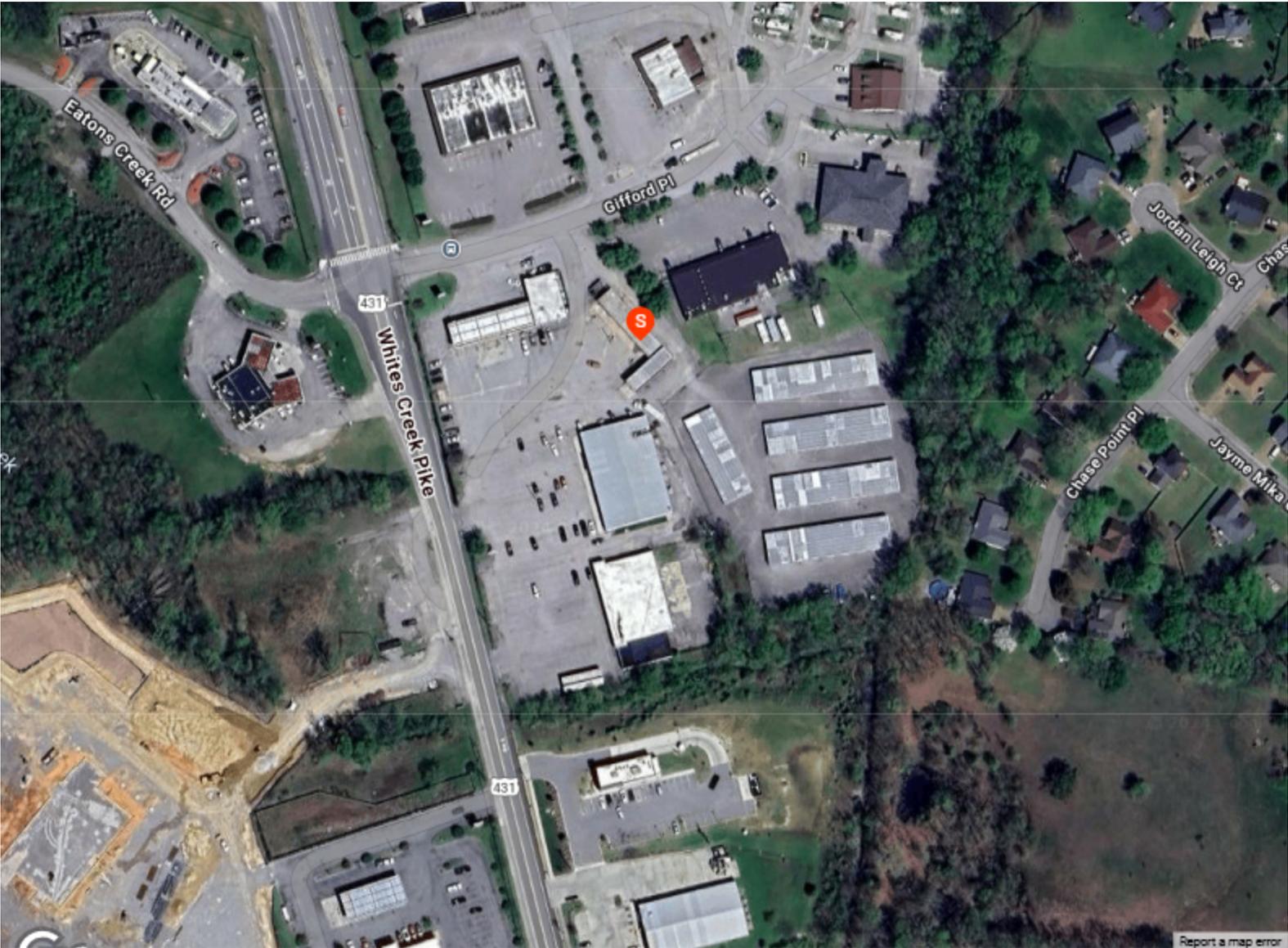
NEIGHBORING PROPERTIES

NORTH	Chips Quik Stop
SOUTH	Mazatlán Mexican Grill
EAST	Laundromat-Joelton Hope Center
WEST	Coleman Tractor Company Kubota Dealer

CONSTRUCTION

EXTERIOR	Masonry
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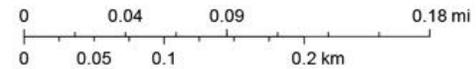
Nashville / Davidson County Parcel Viewer



September 30, 2024

- Override 1
- graphicsLayer2

1:4,514



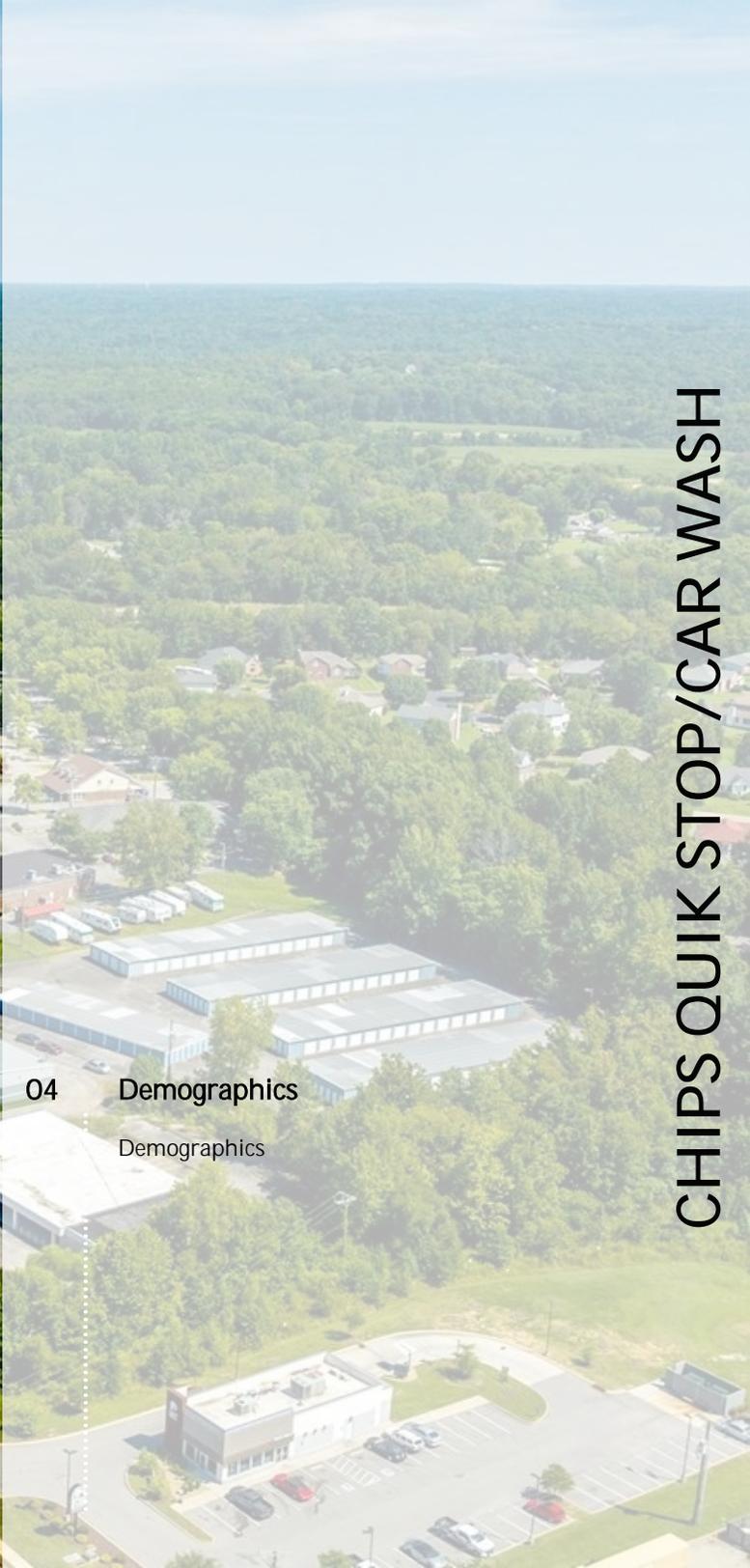
Nashville Maps

Made by: Metro GIS





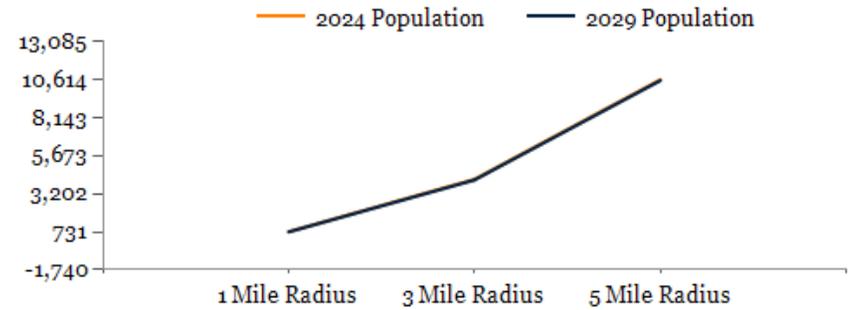
04 Demographics
Demographics



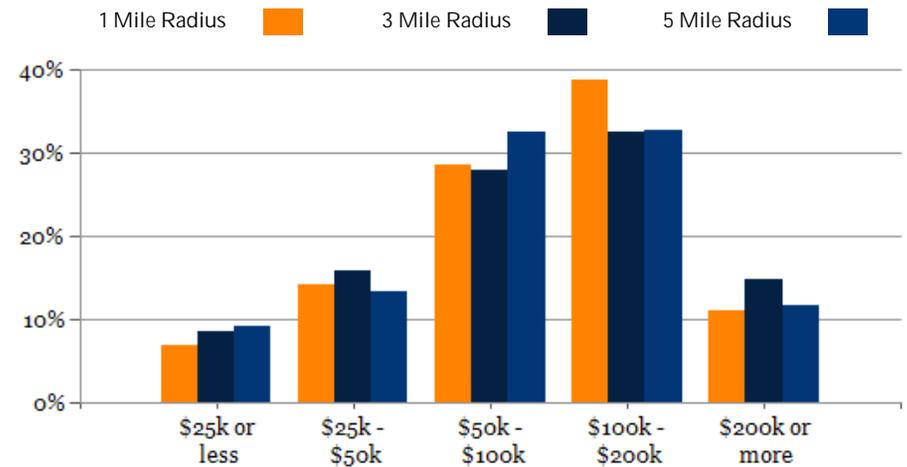
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	720	4,005	9,730
2010 Population	691	3,918	9,900
2024 Population	742	4,148	10,614
2029 Population	731	4,106	10,560
2024-2029: Population: Growth Rate	-1.50%	-1.00%	-0.50%

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

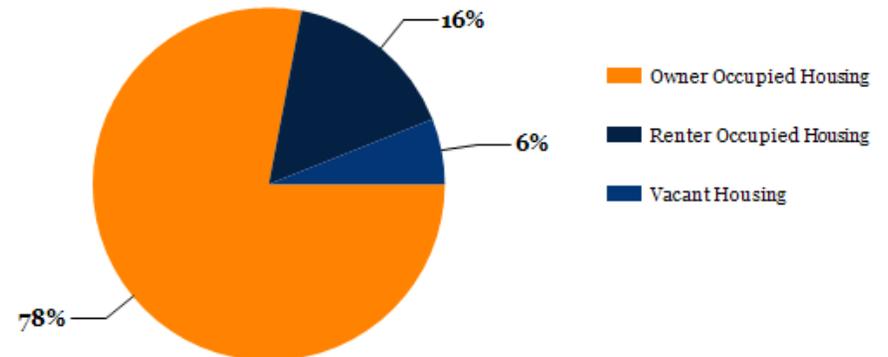
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	289	1,646	3,893
2010 Total Households	280	1,639	3,951
2024 Total Households	302	1,736	4,273
2029 Total Households	297	1,718	4,264
2024 Average Household Size	2.46	2.39	2.48
2024-2029: Households: Growth Rate	-1.65%	-1.05%	-0.20%



2024 Household Income



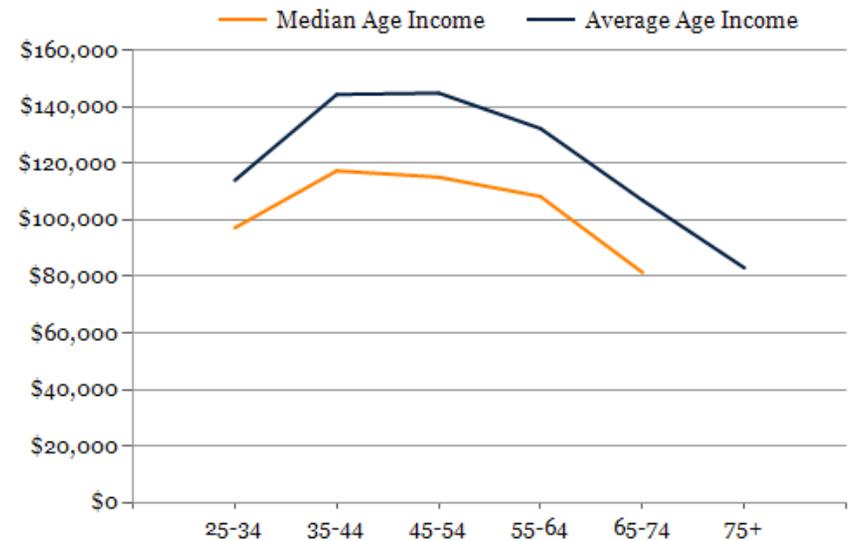
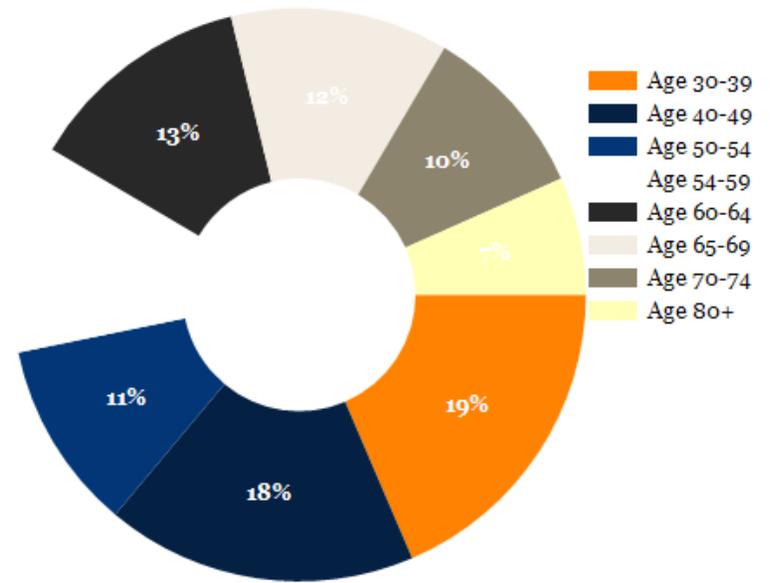
2024 Own vs. Rent - 1 Mile Radius



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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