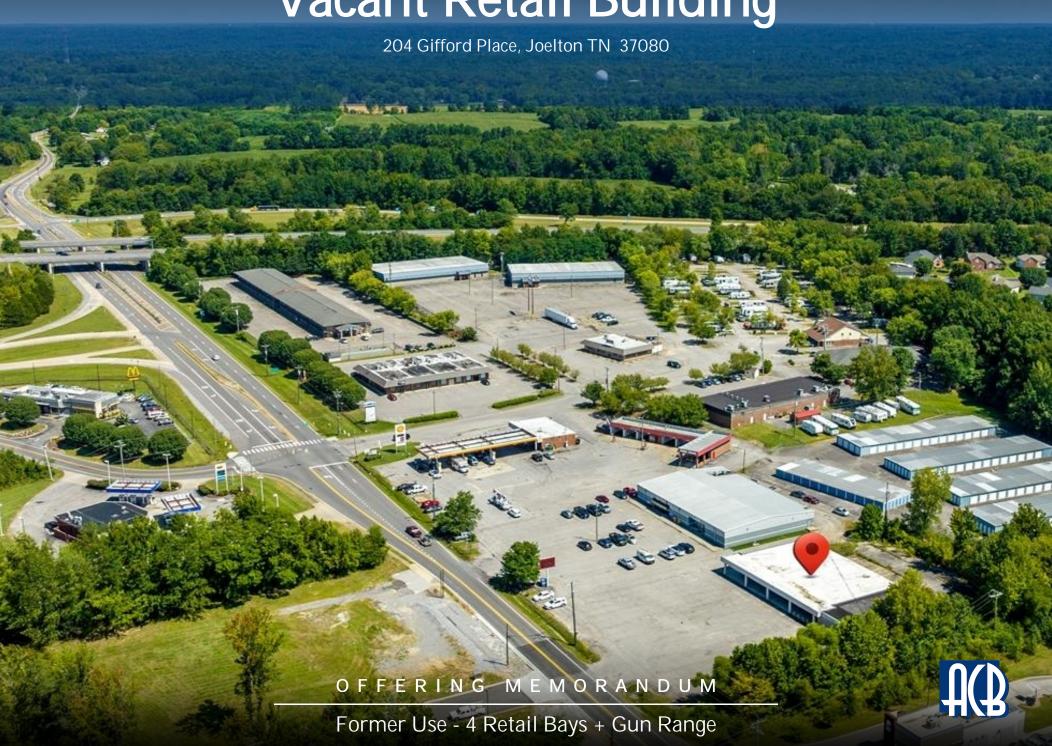
# Vacant Retail Building



# Vacant Retail Building

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Aerial Map
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Property Images

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Demographics

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Company Bio

Exclusively Marketed By:

### Rita Anderson

Anderson Commercial Brokerage Broker | License# 214959 (615) 754-2442 rita.acb@outlook.com



andersoncommercialbrokerage.com

### CONFIDENTIALITY & DISCLAIMER

The information contained herein does not provide a complete summary of the Property or any documents related thereto. Additional information and an opportunity to inspect the Property will be made available only to interested and qualified prospective buyers. Neither Owner nor Broker nor any of their Agents or principals has made or will make any representations or warranties express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment shall arise by reason of its contents. Analysis and verification of the information contained herein is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental condition of the Property. Owner and Broker expressly reserve the right, at their sole discretion, to reject any expressions of interest or offer to purchase the Property with any entity at any time with or without notice. Owner has no legal commitment or obligations to any entity reviewing this Marketing Package unless approved by Owner in its sole discretion, and a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived. Marketing Package and its contents, except such information which is a matter of public record or provided in sources available to the public, are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat its Contents in the strictest confidence, that you will not photocopy or duplicate any contents; you will not disclose any of the Contents to any other entity (except in the case of a principal, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, without the prior authorization of the Owner or Broker, and that you will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.

> Anderson Commercial Brokerage | 2442 North Mt Juliet Rd | Mt Juliet, TN 37122 andersoncommercialbrokerage.com



### **OFFERING SUMMARY**

ADDRESS	204 Gifford Place Joelton TN 37080
PARCEL # AND COUNTY	022 00 0 161.00   Davidson
MARKET	Nashville
SUBMARKET	West
GLA (SF)	10,833 SF
LAND ACRES	6.01 (parcel-multiple buildings)
LAND SF	261,796 SF
YEAR BUILT	1985
YEAR RENOVATED	New Renovation Plans Complete
APN	022 00 0 161.00
OWNERSHIP TYPE	Fee Simple

### FINANCIAL SUMMARY

**PRICE** 

	_	_	
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

Undisclosed



## **Investment Summary Highlights**

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, situated on 22.12+- acre site with eight separate contiguous parcels containing a Hotel, Church, Restaurants, RV Park, Office Building, Mini Self-Storage, Apartments, Car Wash, Laundromat, C-Store with gas (Shell) and Three Multi-Tenant Retail Buildings.

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 property is located in Joelton, TN, a rural community northwest of Nashville, known for its small-town charm and friendly atmosphere.

Joelton is surrounded by natural beauty, with nearby attractions such as Beaman Park, a popular hiking spot, and Marrowbone Lake, a great place for fishing and outdoor activities.

The area offers a mix of residential and commercial properties, providing a balance of peaceful living and opportunities for business growth.

Joelton is known for its strong sense of community, with local events like the annual Joelton Parade bringing residents together to celebrate.

The property's proximity to major highways, including I-24 and I-65, offers convenient access to Nashville and surrounding areas, making it a strategic location for businesses seeking visibility and accessibility.

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

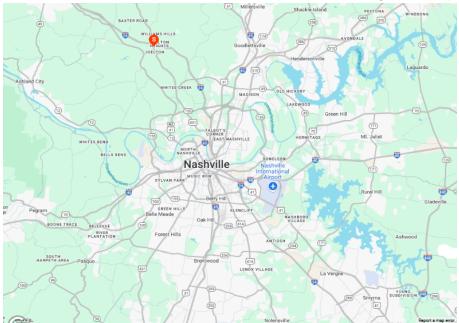
Nashville Downtown 14 miles

Nashville Int'l Airport (BNA) 22 miles

Opryland 16 miles

Vanderbilt Hospital 17 Miles

## Regional Map



## Locator Map



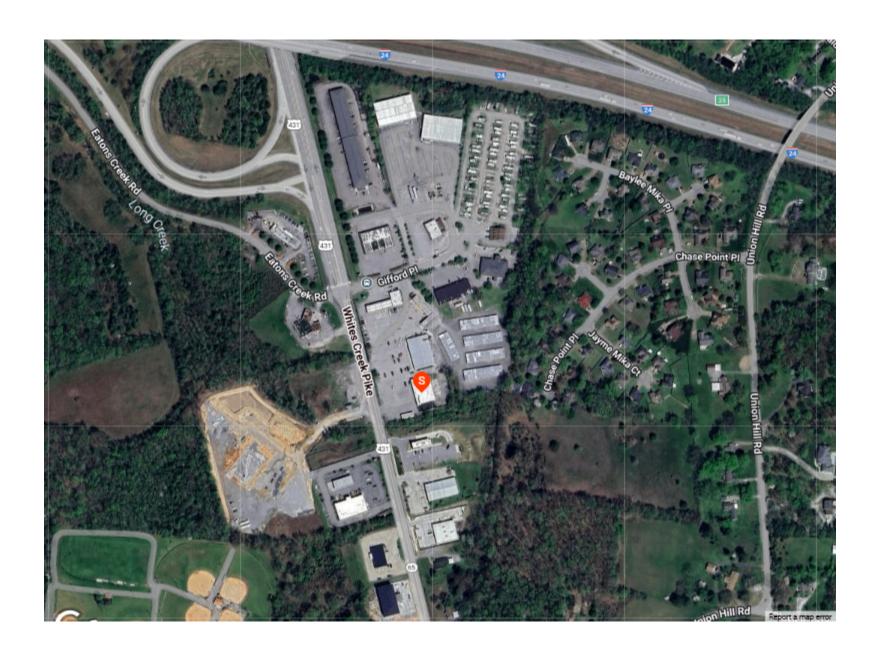


PROPERTY FEATURE	.S
LAND SF	261,796
GLA (SF)	10,833
LAND ACRES	6.01 (parcel-multiple buildings)
YEAR BUILT	1985
YEAR RENOVATED	New Renovation Plans Complete
# OF PARCELS	1
ZONING TYPE	CS – Commercial PUD
BUILDING CLASS	С
TOPOGRAPHY	Level
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	53
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 PROF	PERTIES
NORTH	Prime Fitness Center
SOUTH	Taco Bell
EAST	OK Campground Storage
WEST	Coleman Tractor Company Kubolta Dealer
MECHANICAL	
ELECTRICAL / POWER	3 Phase

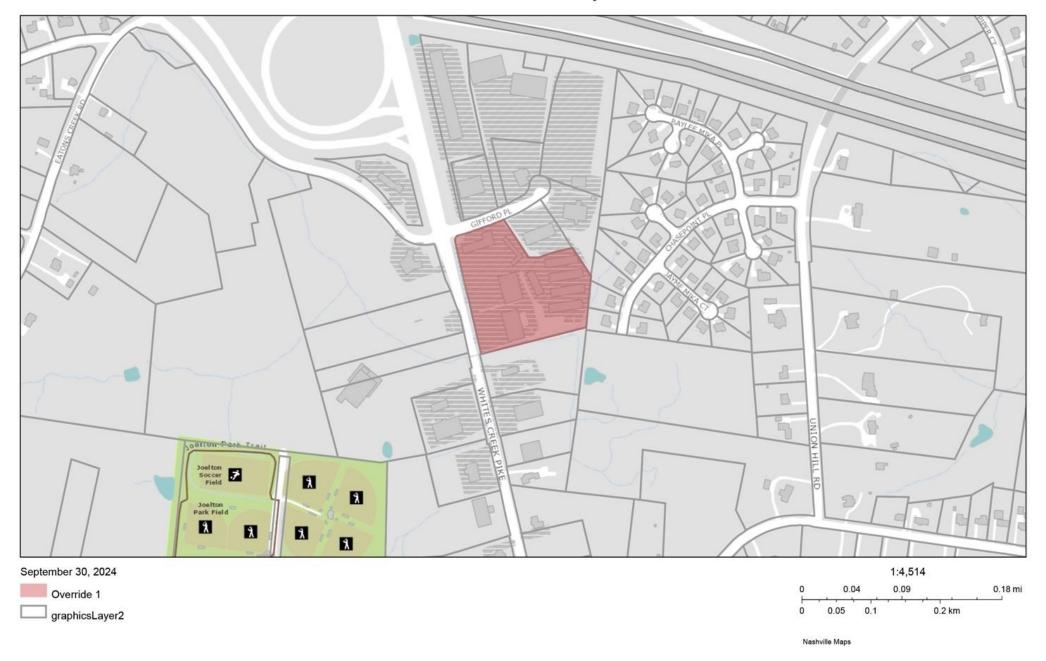
CONSTRUCTION	
FOUNDATION	Slab
FRAMING	Wood
EXTERIOR	Masonry
PARKING SURFACE	Asphalt
ROOF	Concrete
TENANT INFORMATION	

MAJOR TENANT/S	Vacant Building
FORMER USE	ormer Use- 4 Retail Bays + Gun Range





## Nashville / Davidson County Parcel Viewer



Made by: Metro GIS



- INSTITUTE 8

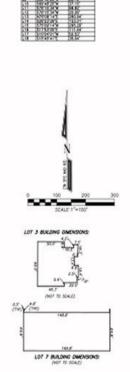
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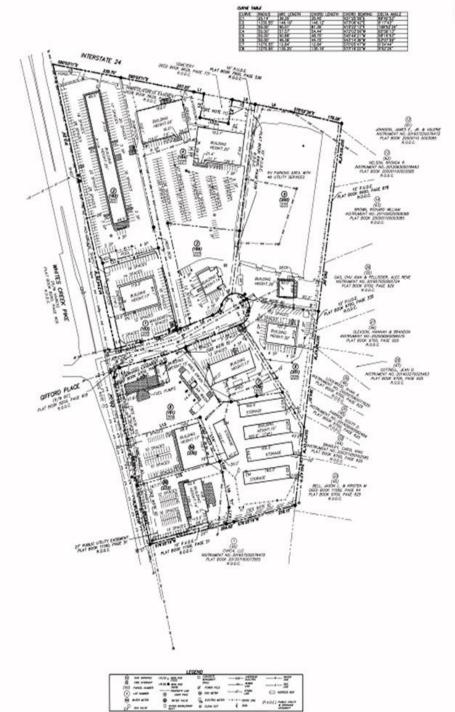
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### SUPPLYOR'S OFFICARE STANFOLD LOC

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BALBOTORING BONG 1975 1-8 ON PLAT ENDITED FINAL PLAT OF W.C. DEFORD LANDS COMMERCIAL PLAD OF RECORD W PLAT BOOK 6800, PAGE 878, R.O.D.C.

BEND LOT 4 ON PLAT ENDITLED RE-SUB OF LOT 4 OF THE M.C. GIFFORD LANDS COMMERCIAL PLUD. OF RECORD IN PLAT BOOK 7802 PAGE 538, R.O.D.C.

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### PROPERTY WAP RESERVOICE

### DEED REFERENCE TO THE OFFICED PARTNERSHIP

PROM MILLIAM C. GETTORO AND METE, MARY SUE GETTORO RECORD DEED BOOK 9203, PAGE 164, R.O.D.C.

ALTA/NSPS LAND TITLE SURVEY THE GIFFORD PARTNERSHIP CIFFORD PLACE. SECOND CIVIL DISTRICT, CITY OF JOELTON DAVIDSON COUNTY, TENNESSEE

DATE:8-9-22 COPC JOB NO. 22-051 REVISED: 9-6-22



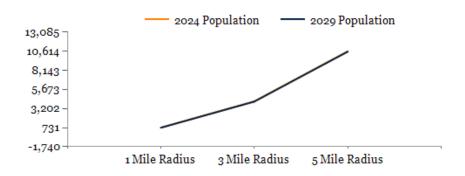




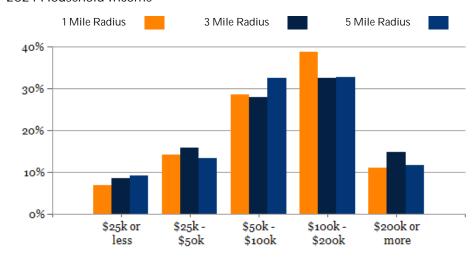
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	720	4,005	9,730
2010 Population	691	3,918	9,900
2024 Population	742	4,148	10,614
2029 Population	731	4,106	10,560
2024-2029: Population: Growth Rate	-1.50%	-1.00%	-0.50%

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

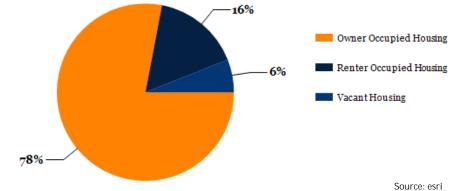
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	289	1,646	3,893
2010 Total Households	280	1,639	3,951
2024 Total Households	302	1,736	4,273
2029 Total Households	297	1,718	4,264
2024 Average Household Size	2.46	2.39	2.48
2024-2029: Households: Growth Rate	-1.65%	-1.05%	-0.20%



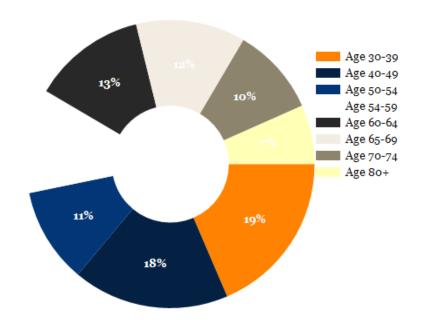
2024 Household Income

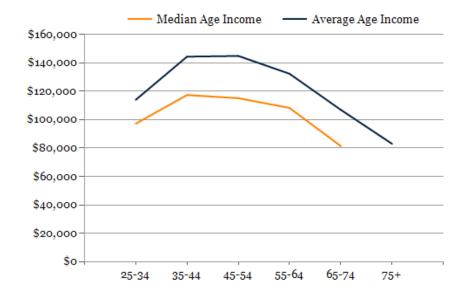


2024 Own vs. Rent - 1 Mile Radius



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
2004 INDOME BY ACE	4 8 4 11 5	214115	5 MU 5
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







# ANDERSON COMMERCIAL BROKERAGE <u>Company Profile</u>

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

