



**INVESTMENT SUMMARY**

**200-202 NORTH ANDERSON LANE, HENDERSONVILLE, TN**

# THE FOUNTAIN AT INDIAN LAKE

100% OCCUPIED NEIGHBORHOOD RETAIL STRIP CENTER | NASHVILLE MSA | 23,704 SF



INVESTMENT  
ADVISORY  
GROUP



**100% OCCUPIED**  
NEIGHBORHOOD RETAIL  
STRIP CENTER

**WALMART**  
**SHADOW ANCHOR**  
STRONG RETAIL CORRIDOR

**8 TENANTS**  
DIVERSE NATIONAL & LOCAL  
CREDIT TENANTS

**LESS THAN 0.5%**  
RETAIL VACANCY IN  
TRADE AREA

**SIGNALIZED**  
**ACCESS TO CENTER**  
HIGH VISIBILITY

# OPPORTUNITY AT A GLANCE

# INVESTMENT SUMMARY & DEMOS

## INVESTMENT SUMMARY

<b>Address</b>	200-202 N Anderson Ln, Hendersonville, TN 37075
<b>Parcel</b>	159B B 010.00; 159B B 011.00
<b>County</b>	Sumner
<b>Bldg Net Rent. Area</b>	±23,704 SF
<b>Lot Size</b>	±3.23 AC
<b>Current Occupancy</b>	100%
<b>Year Built</b>	2007
<b>Parking Spaces</b>	210 (8.9/1,000)
<b># of Tenants</b>	8

## DEMOGRAPHICS

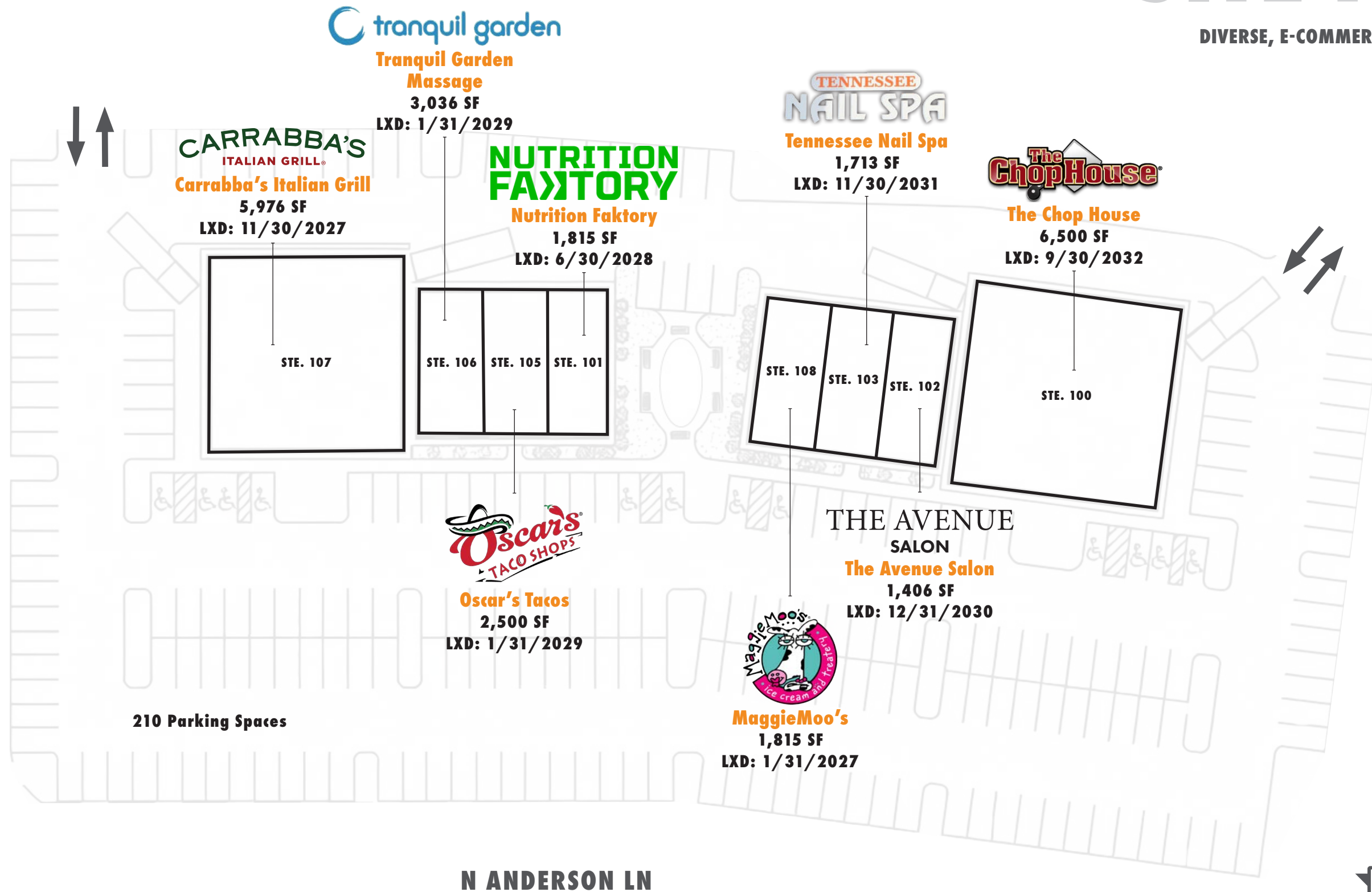
	1 Mile	3 Miles	5 Miles
<b>Est. Population (2025)</b>	5,977	44,798	89,360
<b>Est. Households (2025)</b>	2,438	17,961	35,032
<b>Est. Avg. HHI (2025)</b>	\$124,261	\$125,534	\$134,949



\*Estimated site outline

# SITE PLAN

DIVERSE, E-COMMERCE RESISTANT TENANTS



\*Site plan and suite delineations are approximate



**Less Than 0.5%**  
RETAIL VACANCY RATE

Source: CoStar



# INDIAN LAKE OVERVIEW

# LOCATION OVERVIEW

## HENDERSONVILLE, TN

Hendersonville has firmly established itself as one of Middle Tennessee’s most sought-after suburban communities, experiencing sustained population growth over the past decade as Nashville’s northward expansion continues to accelerate. What sets Hendersonville apart from nearly every other Nashville submarket is its rare combination of lakeside living and suburban convenience. The network of waterfront residential neighborhoods attract and retain an affluent population, creating a lifestyle dynamic that is a direct driver of retail demand. Household incomes in the immediate trade area significantly outpace both national and regional averages, reflecting an educated, professional demographic with strong discretionary spending power.

The Hendersonville retail market has long been characterized by historically low vacancy rates, a direct reflection of the corridor’s proven ability to generate retail sales and sustain tenant longevity. Limited new retail supply, combined with relentless demand from both local and national tenants, has created a supply-constrained environment where well-located strip centers consistently command strong occupancy and rental rate growth. For investors seeking durable cash flow backed by a market with compelling long-term fundamentals, Hendersonville represents exactly the type of stable, supply-constrained suburban trade area that has consistently outperformed through varying economic cycles.

## HENDERSONVILLE SUBMARKET

Key Retail Stats | Q1 2026

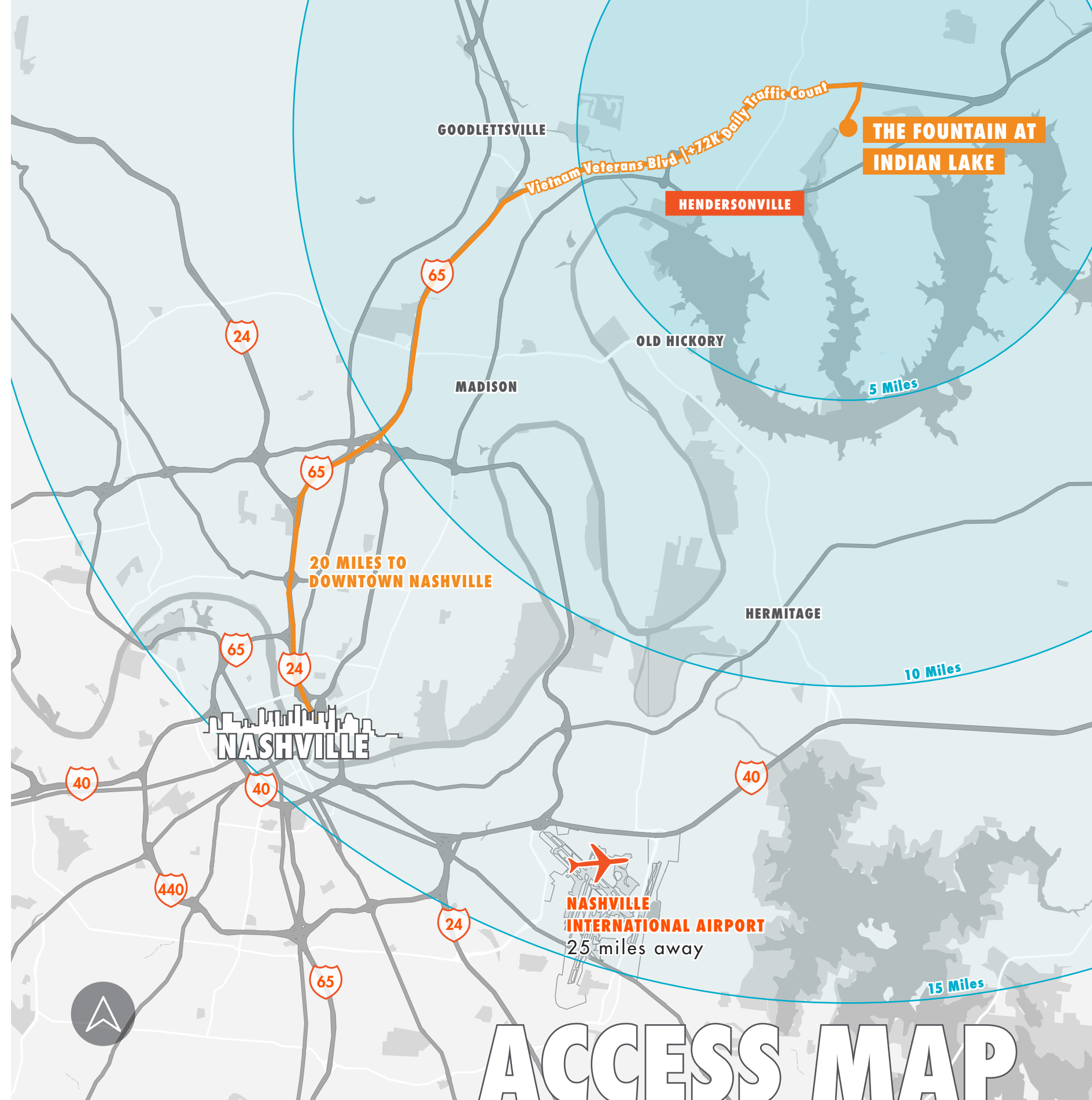
**10.2M SF**  
TOTAL RETAIL INVENTORY

**2.9%**  
VACANCY RATE

**29K SF**  
UNDER CONSTRUCTION

**4.5%**  
12 MO RENT GROWTH

Source: CoStar



# PROPERTY PHOTOS



Carrabba's Italian Grill



The Avenue

# CONTACT

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