



**Property Type - Land,
Mixed Use, Office**
Sub type - Commercial
Building SqFt - 8350
Acres - 28.49
Zoning - AR2A
\$4,000,000

Jeff Parnell 615-779-3375

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5424 Clarksville Pike
Whites Creek, TN 37189

(855) 856-9466

5424 Clarksville Pike, Whites Creek, TN

Existing commercial site, which includes several successful on-going businesses. Property can be sold as an investment or as owner/user. Existing building can be expanded in multiple ways. Vacant property can be developed for multiple uses. Lots of options here.

Excellent potential for value add through the expansion of the Retail/Commercial space. Property is currently zoned partially as Commercial, partially as Residential, and partially as Agricultural. Can be re-zoned for various uses. Please give me a call and we can discuss your buyer's intended use and complete an assessment for that. Want to do storage units, more retail, need a site for trucking equipment or want to build multi-family?

How about large estate tracts? The options exist for all of these. The estate tracts work well because there is a tremendously good view of the city from on top of the hill.

5424 Clarksville Pike, Whites Creek, TN



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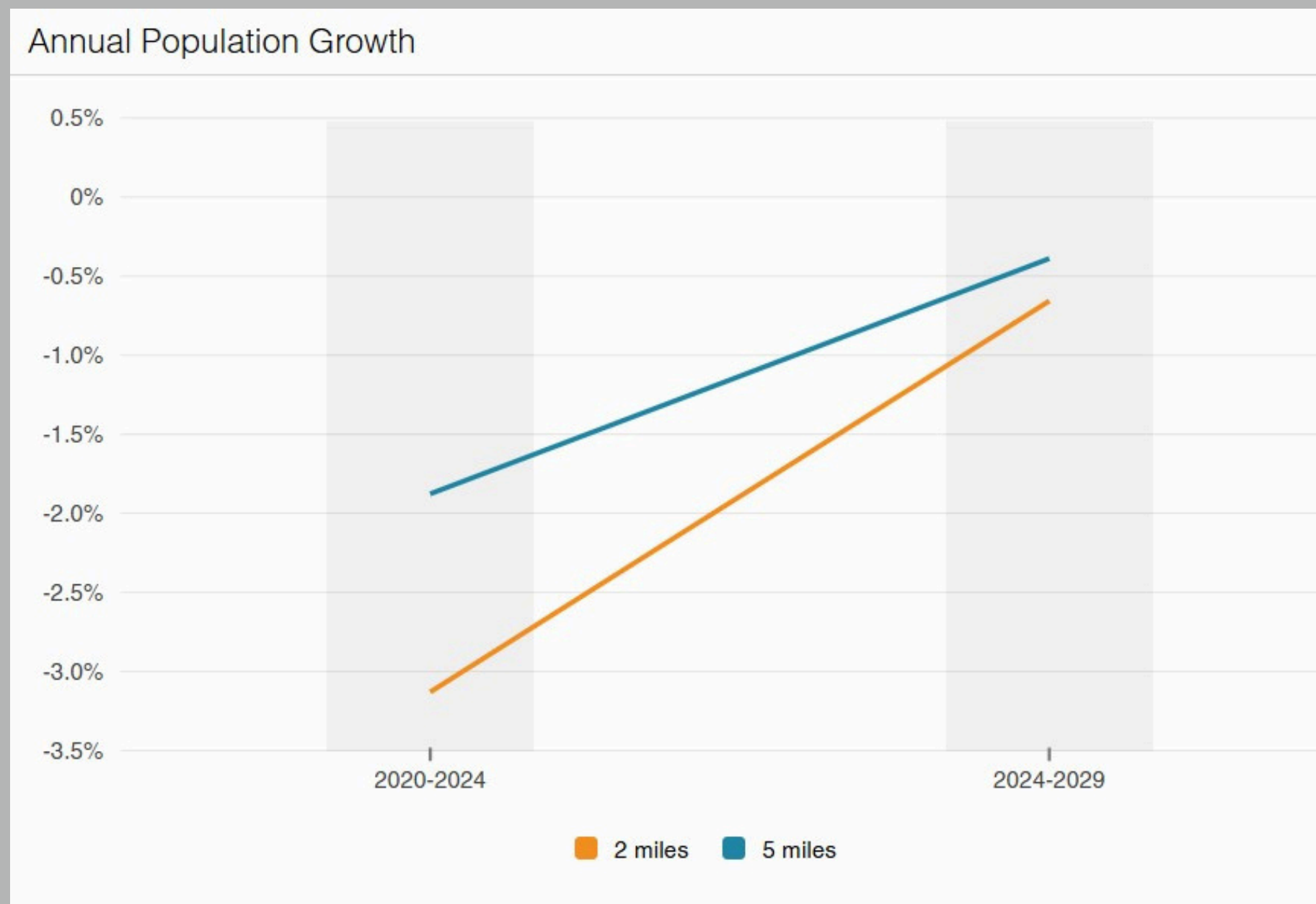
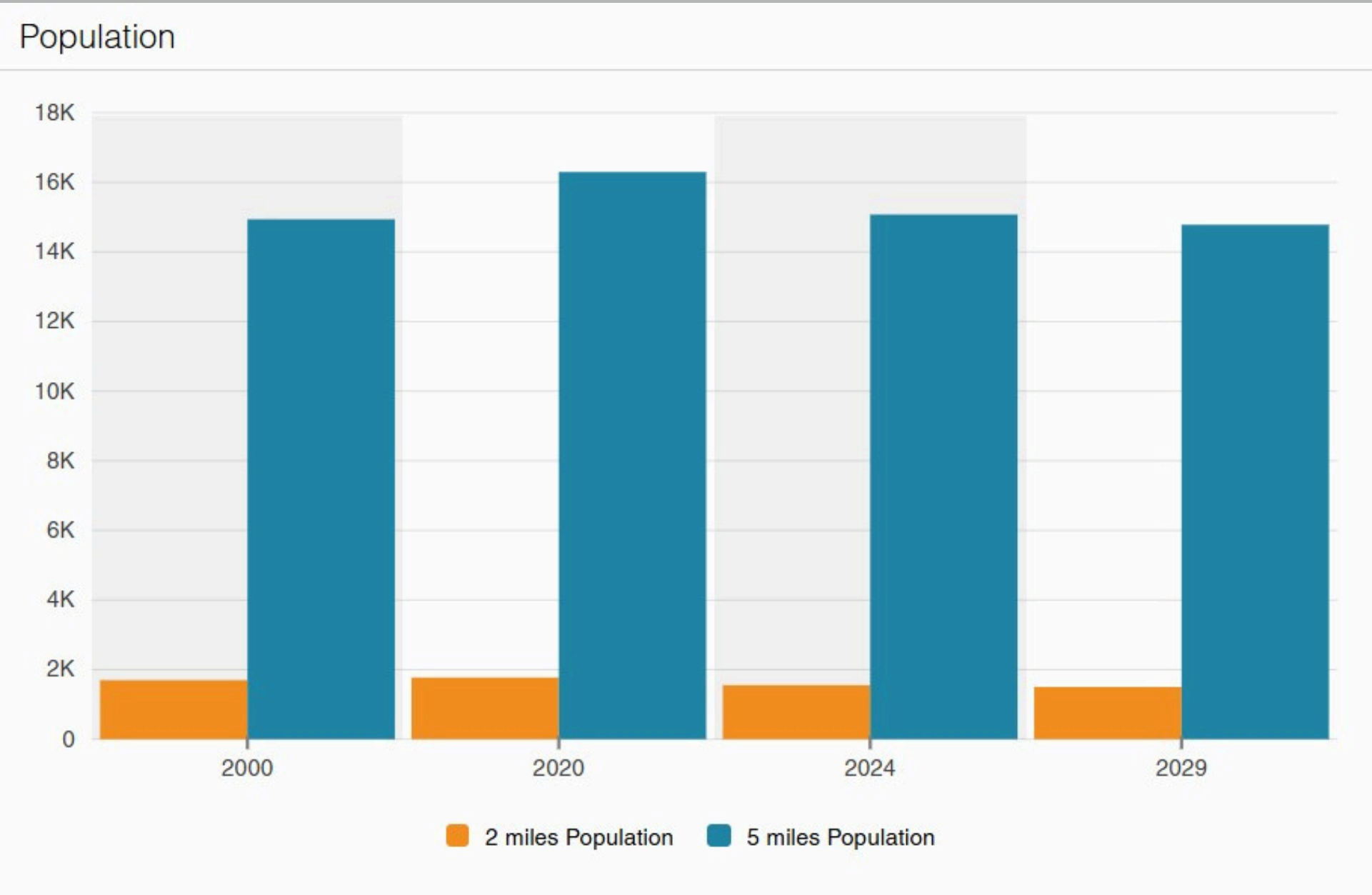
Traffic Count

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Clarksville Hwy	Dry Fork Rd SE	8,507	2022	0.24 mi
S OF GERMATNOWN	Dry Fork Rd SE	10,571	2019	0.24 mi
OLD HICKORY BLVD.	Clarksville Hwy SW	1,151	2020	0.42 mi
Old Hickory Blvd	Clarksville Hwy SW	1,187	2022	0.42 mi
Old Hickory Blvd	Freudman Rd N	813	2016	0.87 mi
Old Hickory Blvd	Freudman Rd NE	1,138	2022	0.95 mi
O.H. BLVD.-S OF GERMANTOWN	Freudman Rd NE	1,304	2019	0.95 mi
N OF GERMANTOWN	Grays Point Rd W	2,559	2019	1.32 mi
Eatons Creek Rd	Grays Point Rd W	2,337	2022	1.32 mi
Whites Creek Pike	Old Hickory Blvd S	4,231	2022	2.21 mi

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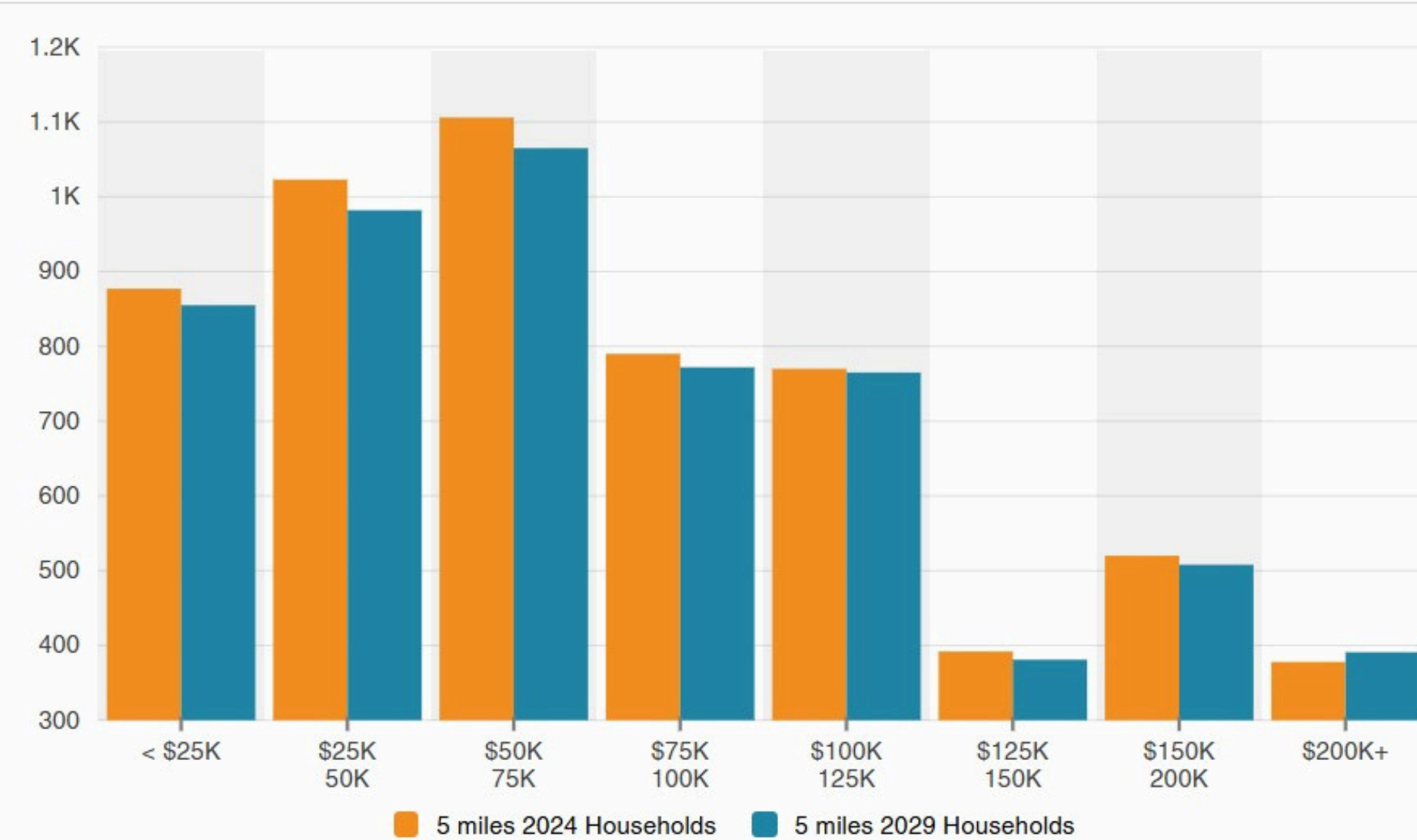
Population Data



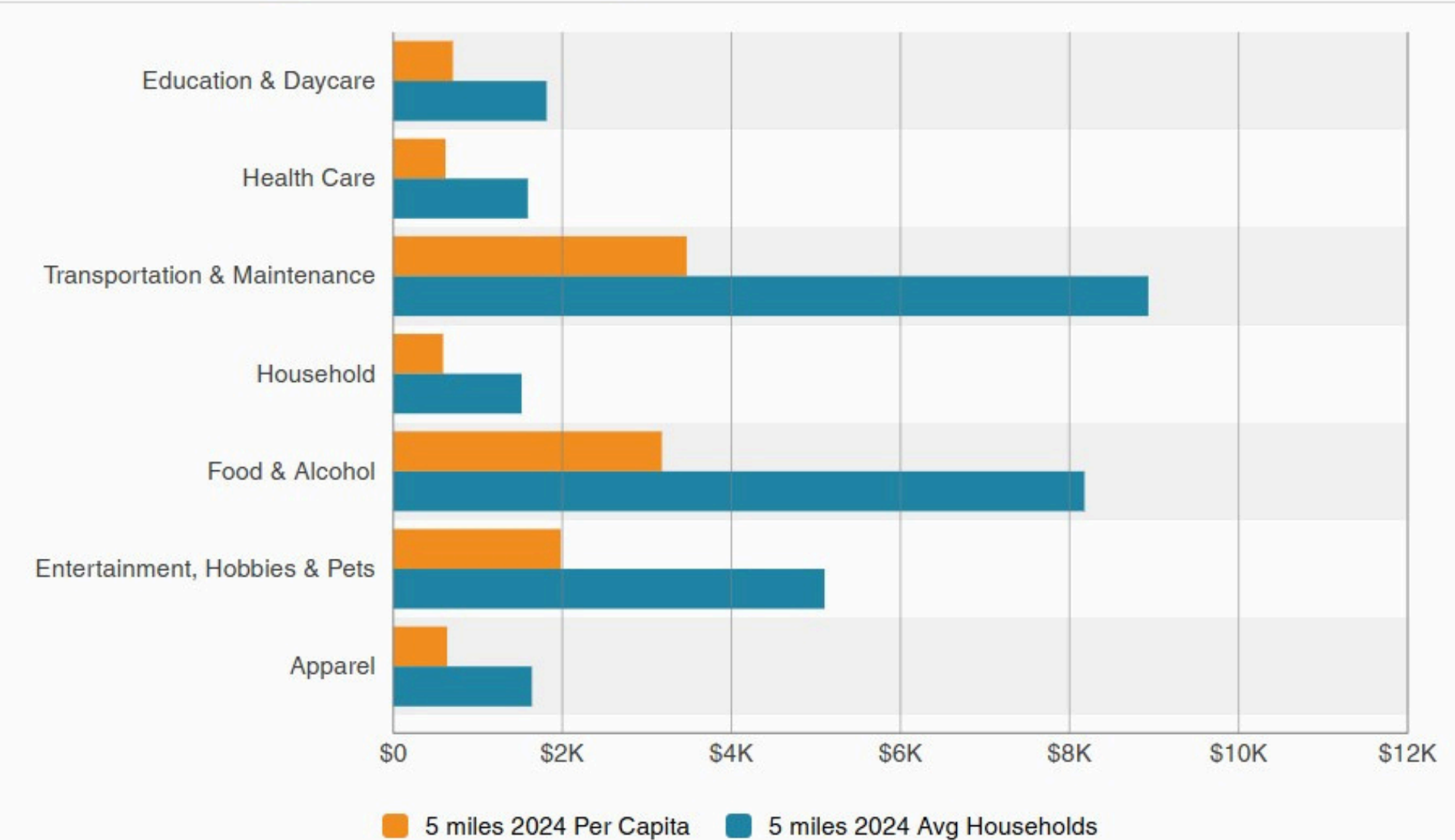
5424 Clarksville Pike, Whites Creek, TN

Household Income & Spending

Household Income



Per Capita & Avg Household Spending



5424 Clarksville Pike, Whites Creek, TN

Household Spending

Consumer Spending Details

2024 2029

Radius	2 miles			5 miles		
Expand All	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Apparel	\$1,098,299	\$1,735	\$707	\$9,605,856	\$1,640	\$637
Entertainment, Hobbies & P...	\$3,575,036	\$5,648	\$2,302	\$29,890,102	\$5,102	\$1,983
Food & Alcohol	\$5,781,836	\$9,134	\$3,723	\$47,899,948	\$8,177	\$3,178
Household	\$4,006,100	\$6,329	\$2,580	\$32,912,796	\$5,618	\$2,183
Transportation & Maintenance	\$6,113,824	\$9,658	\$3,937	\$52,324,583	\$8,932	\$3,471
Health Care	\$1,169,422	\$1,847	\$753	\$9,325,523	\$1,592	\$619
Education & Daycare	\$1,436,043	\$2,269	\$925	\$10,628,353	\$1,814	\$705
Total Specified Consumer S...	\$23,180,560	\$36,620	\$14,926	\$192,587,161	\$32,876	\$12,776



5424 Clarksville Pike, Whites Creek, TN

Daytime Employment

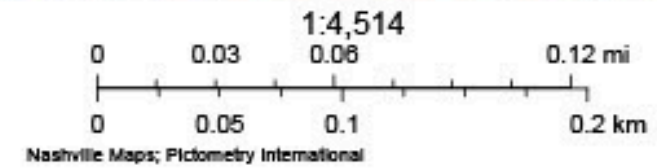
Daytime Employment						
Radius	2 miles			5 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	178	37	5	2,954	294	10
Trade Transportation & Utilit...	72	10	7	941	60	16
Information	0	0	-	82	9	9
Financial Activities	18	5	4	112	32	4
Professional & Business Se...	32	8	4	479	58	8
Education & Health Services	0	0	-	648	34	19
Leisure & Hospitality	41	6	7	367	37	10
Other Services	15	8	2	302	62	5
Public Administration	0	0	-	23	2	12
Goods-Producing Industries	34	9	4	357	58	6
Natural Resources & Mining	0	0	-	13	4	3
Construction	30	8	4	188	41	5
Manufacturing	4	1	4	156	13	12
Total	212	46	5	3,311	352	9

Nashville / Davidson County Parcel Viewer

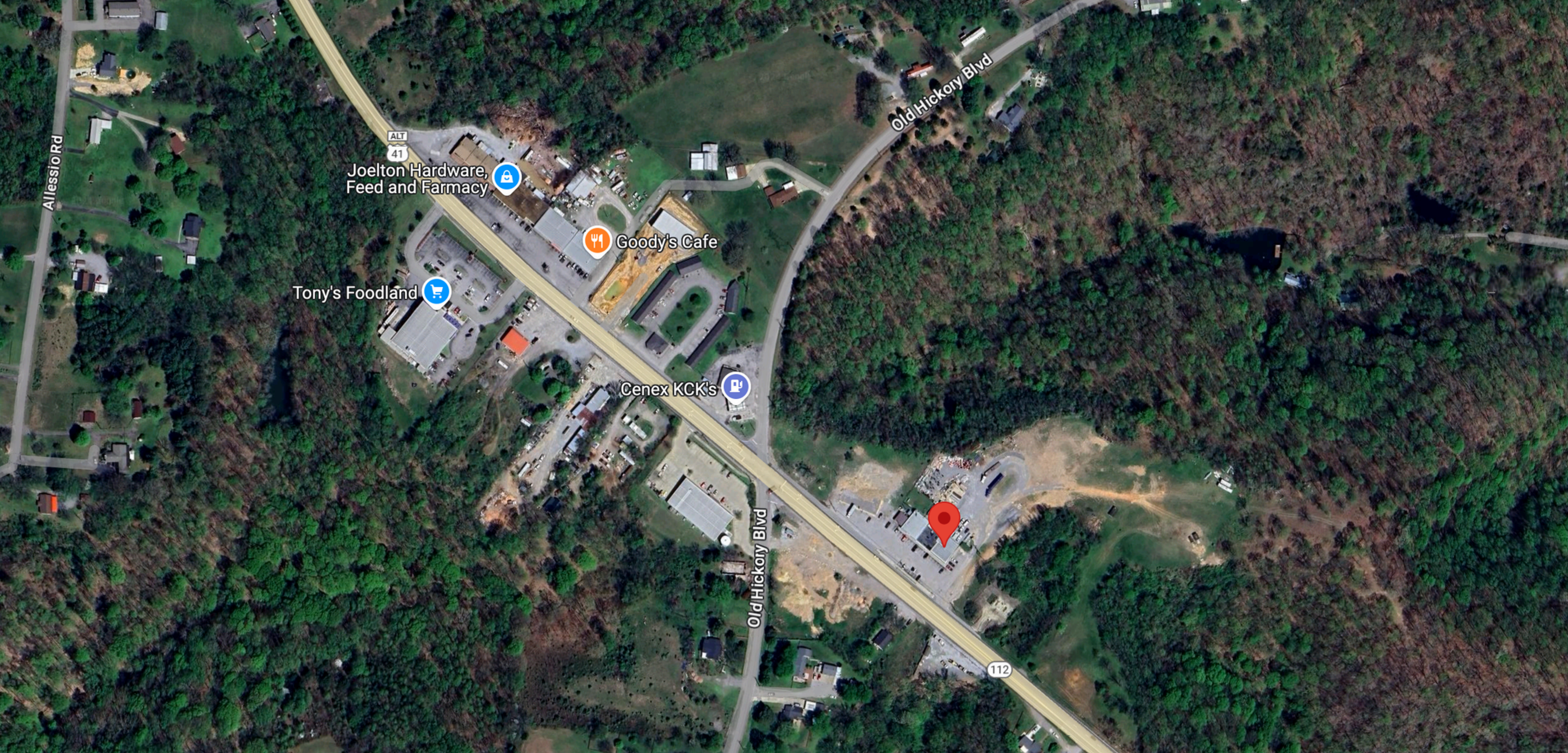


November 16, 2023

-  Override 1
-  Urban Design Overlay
-  graphicsLayer2
-  Planned Unit Development
-  Zoning



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