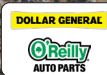




Accelerating success.



SITE



±2.46 AVAILABLE ACRES FOR SALE

4733+4741 ANDREW JACKSON PARKWAY
HERMITAGE, TENNESSEE 37076

- Redevelopment Opportunity of a 16,150 SF office building built in 1982 (Renovation required before occupancy)
- 4733 Andrew Jackson zoned commercial office; 4741 Andrew Jackson zoned commercial
- Connectivity with Oakwood Commons Shopping Center, with 2.9 million customer visits annually (placer.ai)
- Neighborhood national retailers include Walmart, PetSmart, Publix, Five Below, Starbucks, Burlington, Ross, Aldi, and Walgreens
- Traffic counts in excess of 12,280 VPD on Andrew Jackson Pkwy and 27,800 VPD on Lebanon Pike

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CC OAKWOOD COMMONS

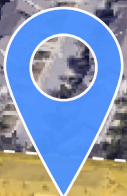
Publix **ROSS** **PETSMART**
DRESS FOR LESS

Burlington **FIVE BELOW** **EGGS UP GRILL** **GNC**

SALLY BEAUTY **SUN TAN CITY** **THE UPS STORE**

WORKOUT ANYTIME **AMERICA'S BEST** **MY SALON**
Your Fitness. Your Schedule. CONTACTS & EYEGLASSES

DOLLAR TREE **WELLS FARGO** **BANK OF AMERICA** **KFC** **McDonald's** **SMOOTHIE KING**



LEBANON PIKE - 27,818 VPD

ANDREW JACKSON PKWY - 12,285 VPD



NEARBY AREA DEVELOPMENT

5,688 RETAIL STOREFRONT
PROPOSED DEVELOPMENT
WITHIN OLD HICKORY VILLAGE

SELF STORAGE FACILITY
PROPOSED DEVELOPMENT

SITE



9,000 RETAIL/OFFICE
PROPOSED DEVELOPMENT
ADJACENT TO GREEN HILL HIGH SCHOOL

20,400 RETAIL/OFFICE
UNDER CONSTRUCTION
THE BIRCH MIXED RETAIL/OFFICE

64,000 SPROUTS ANCHORED
NEIGHBORHOOD CENTER
IN FINAL PLANNING STAGE
EVERETTE DOWNS MIXED-USE

10,563 RETAIL STOREFRONT
PROPOSED DEVELOPMENT
CITI STATION STRIP CENTER

117 UNIT APARTMENT COMPLEX
PROPOSED DEVELOPMENT
EVERETTE DOWNS MIXED-USE

AVID NASHVILLE EAST - HERMITAGE
UNDER CONSTRUCTION
92 HOTEL ROOMS


Demographics (2024)

	1-MILE	3-MILE	5-MILE	10-MIN DRIVE TIME
POPULATION	6,346	44,928	108,533	48,367
HOUSEHOLDS	2,726	17,817	44,471	19,991
AVG. HH. INCOME	\$103 K	\$122 K	\$131 K	\$119 K
ANN. RETAIL SALES	\$140 M	\$984 M	\$2.4 B	\$1.07 B

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