

 **Advance**
FINANCIAL 24/7

FOR SALE OR LEASE

712 S BROADWAY
PORTLAND, TN

FREESTANDING RETAIL BUILDING
±2,000 Total Square Footage Available

PROPERTY HIGHLIGHTS

Address	712 S Broadway St, Portland, TN 37148
Building Size	±2,000 SF
Lot Size	0.28 AC
Parcel ID	033O-A-004.01
Use Type	Retail / Freestanding
Frontage	S Broadway (SR-109)
Market / Submarket	Nashville MSA — Hendersonville-Gallatin
County	Sumner County, TN

AREA DEMOGRAPHICS

Metric	1-Mile	3-Mile	5-Mile
2025 Total Population	3,156	14,083	22,801
Population Growth 2025–2030	+6.69%	+6.98%	+7.01%
2025 Total Households	1,202	5,194	8,370
Household Growth 2025–2030	+6.74%	+7.09%	+7.12%
Median Household Income	\$49,796	\$71,926	\$76,353
Median Home Value	\$264,460	\$296,064	\$311,312
Median Age	38	39	39

CHARLES
HAWKINS CO.

Freestanding Building | Exceptional Exposure | Unlimited Potential

SALE PRICE

Contact Brokers

LEASE RATE

\$22 / SF NNN

Positioned along one of Portland's most heavily traveled commercial corridors, 712 S. Broadway offers an outstanding opportunity for retailers, restaurants, service providers, and investors seeking a highly visible location in one of Middle Tennessee's fastest-growing communities. Combining exceptional frontage, strong daily traffic, expanding residential growth, and a thriving retail trade area, this property is ideally situated to capitalize on the city's continued economic momentum.

South Broadway (US-31W) serves as Portland's premier retail corridor, connecting residents and visitors to the area's major shopping destinations, national retailers, restaurants, healthcare providers, and everyday services. The property's prominent location provides outstanding visibility, convenient access, and continuous exposure to thousands of consumers each day, making it an ideal setting for businesses that depend on customer recognition and drive-by traffic.



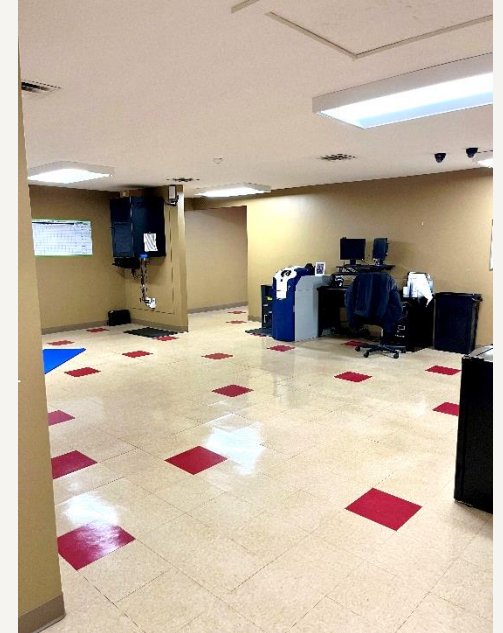
712 S Broadway, Portland, TN.

*Exceptional visibility, convenient access, and a strategic location along Portland's **premier commercial corridor**.*



712 S Broadway, Portland, TN.

CHARLES
HAWKINS co.



PORTLAND — a retail hub on the I-65 growth corridor.

CHARLES
HAWKINS CO.

Portland is strategically located approximately **35 miles north** of Downtown Nashville along the I-65 growth corridor, one of Middle Tennessee's fastest-growing commercial and residential regions. The city serves as a retail hub for northern Sumner County and portions of Robertson County, Tennessee, as well as nearby south-central Kentucky communities.

The property at **712 S. Broadway** is situated along Highway 109 (Broadway), Portland's primary commercial corridor. The surrounding tenant mix includes a combination of national retailers, regional businesses, restaurants, service providers, and local retailers that generate consistent daily traffic and establish the corridor as the city's dominant retail destination.

Photo Credit: Homes.com



PORTLAND, TN

GROWING TODAY. THRIVING TOMORROW.

Portland is one of Middle Tennessee's fastest-growing communities, driven by strong population growth, economic investment, and a vibrant retail environment.



POPULATION
GROWTH
+32.6% ↑
2010 – 2024

Portland's population has grown more than 32%, outpacing the state average.



PROJECTED
GROWTH
+18.4%
2024 – 2029

Portland is projected to add more than 3,000 residents by 2029.



HOUSEHOLD
GROWTH
+36.4%
2010 – 2024

Strong household growth reflects a rising demand for goods, services and retail.



MEDIAN HOUSEHOLD
INCOME
\$66,408
43% HIGHER THAN 2010

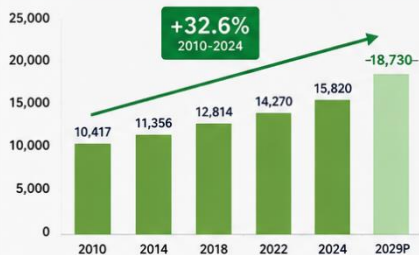
Increasing incomes drive retail spending and business success.



RETAIL
JOB GROWTH
+29.7%
2010 – 2024

Retail trade jobs continue to grow, strengthening the local economy.

POPULATION GROWTH



Source: U.S. Census Bureau, ESRI | 2024 & 2029P Projections

RETAIL SALES GROWTH



Source: TN Department of Revenue

WHY PORTLAND?



Rapid population growth and a strong future outlook



Rising household incomes fueling retail demand



Expanding retail base and job growth



Strategic location between Nashville and Bowling Green with easy access to I-65

WITHIN ±1 MILE

National & regional retailers

Food Lion

Dollar Tree

Dollar General

Advance Auto Parts

Rent-A-Center

Ace Hardware

The UPS Store

Restaurants & food service

McDonald's

Taco Bell

Dairy Queen

Arby's

Subway

Dunkin'

Financial & service

Banks and credit unions, insurance agencies, medical and dental offices, professional service providers, and pharmacies.

CHARLES
HAWKINS CO.

 **Advance**
FINANCIAL-24/7

High-Visibility Retail Building
on S. Broadway

CONTACT US

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712 S BROADWAY
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CHARLES
HAWKINS CO.

Show Up. Care. Deliver.