

FOR LEASE

Maple Glen Office Park
311 E Main St.
Hendersonville, TN 37075



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SUBJECT PROPERTY

NASHVILLE PIKE ±30,000 VPD

	2 MILES	5 MILES
POPULATION		
Median Age	40.8	41.7
2024 Population	31,995	96,205
2029 Population Projection	35,557	105,792
INCOME & SPENDING		
2 MILES		
Avg. Household Income	\$ 89,198	\$ 100,892
Median Household Income	\$ 67,751	\$ 77,242
Apparel	\$ 20,275,574	\$ 64,482,134
Entertainment	\$ 65,164,990	\$ 204,998,185
Food & Alcohol	\$ 107,705,825	\$ 335,959,049
Household	\$ 65,938,715	\$ 217,529,225
Transportation & Maintenance	\$ 109,730,331	\$ 344,513,071
Health Care	\$ 20,765,640	\$ 65,706,408
Education & Daycare	\$ 23,062,156	\$ 80,575,980
Total Specified Consumer Spending	\$ 412,643,231	\$ 1,313,764,052
HOUSEHOLDS		
2 MILES		
2024 Households	12,953	37,631
2029 Household Projection	14,437	41,299
Annual Growth 2024-2029	1.60%	1.90%

MEMORIAL PARK

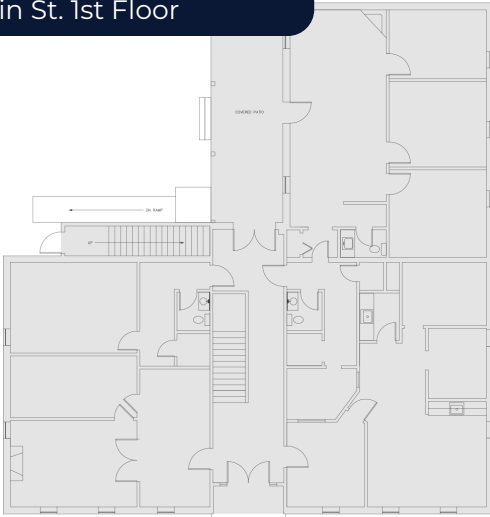
ELLIS MIDDLE SCHOOL



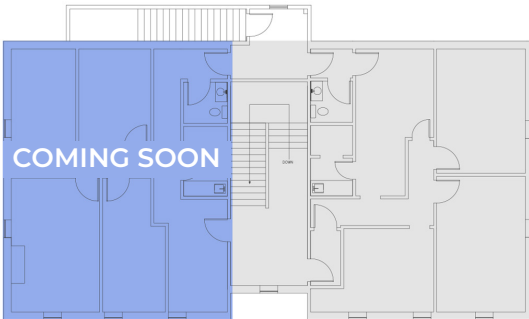
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Maple Glen Office Park
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311 E Main St. 1st Floor



311 E Main St. 2nd Floor



ESSENTIALS

- 1,375 sqft Available
- Established Office Park
- Build-to-suit office condos
- Ample parking
- Nashville Pike visibility (30,000+ cars/day)

DETAILS

311 E. Main St. is a two-story office building situated right along the main thoroughfare of East Main Street. The property is strategically positioned amidst a variety of retail, grocery, and dining establishments, offering a prime location for establishing your office. Additionally, it provides ample parking, ensuring convenience for both tenants and visitors.

Floor	Suite	Sqft	Status
1	1	1,197	Leased
1	2 & 5	2,410	Leased
2	3	1,375	Available
2	4	1,375	Leased



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Build-to-Suit Available



Southeastern
COMMERCIAL PROPERTIES
Sales • Leasing • Development

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EXCLUSIVELY LISTED BY:



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COMING SOON

(BUILD-TO-SUIT AVAILABLE)



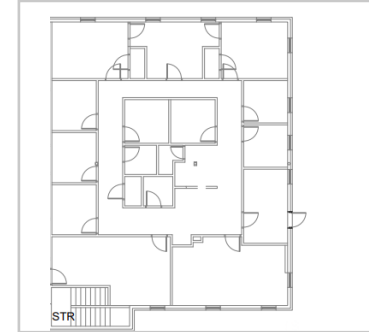
Foxland
1867 Nashville Pike,
Callatin, TN
1,200-11,600 sq. ft.



Thoroughbred Office Park
991 Kennesaw Blvd,
Callatin, TN
1,200-7,318 sq. ft.

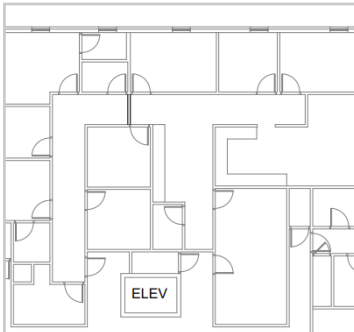


Thoroughbred Office Park
1005 Kennesaw Blvd,
Callatin, TN
1,200-8,839 sq. ft.

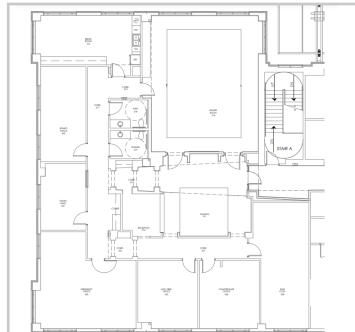


Glen Oak
105 Glen Oak Blvd,
Hendersonville, TN
3,308 sq. ft.

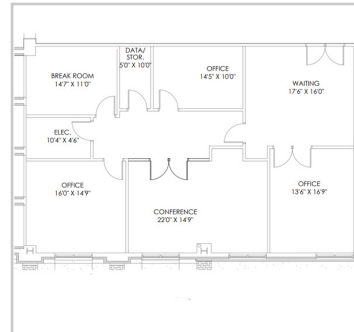
AVAILABLE NOW



Glen Oak
105 Glen Oak Blvd,
Hendersonville, TN
1,230-3,830 sq. ft.



Bluegrass Commons
100 Bluegrass Commons Blvd
Hendersonville, TN
5,343 sq. ft.



Bluegrass Commons
100 Bluegrass Commons Blvd
Hendersonville, TN
2,082 sq. ft.



Glenbrook North
1002 Glenbrook Way
Hendersonville, TN
1,500 sq. ft.