

# FOR LEASE

## 1,000-3,790 SF DOCKSIDE ZONING

## HENDERSONVILLE TENNESSEE



# POWELL

COMMERCIAL REAL ESTATE



### Property Description:

Position your business for success in this prime commercial location offering exceptional flexibility for a variety of uses. The interior has been taken down to the studs, providing a blank canvas to customize the space to meet your vision. Whether for retail, office, restaurant, or specialty use, this property is ready to be transformed into your ideal business environment.

### PRIME LOCATION

**73ft West Main Road  
Frontage**

**Multiple Permitted Uses**

**Blank Canvas Interior**

**42,199 AADT (2025)**

#### Lisa M. Curtis

Partner | Managing Broker

**C 615.504.7812**

[lisa@powellcre.com](mailto:lisa@powellcre.com)

#### Exclusively Listed By:

**Powell Commercial Real Estate**

139 Maple Row Blvd, Suite 104

Hendersonville, TN 37075

615.388.2558

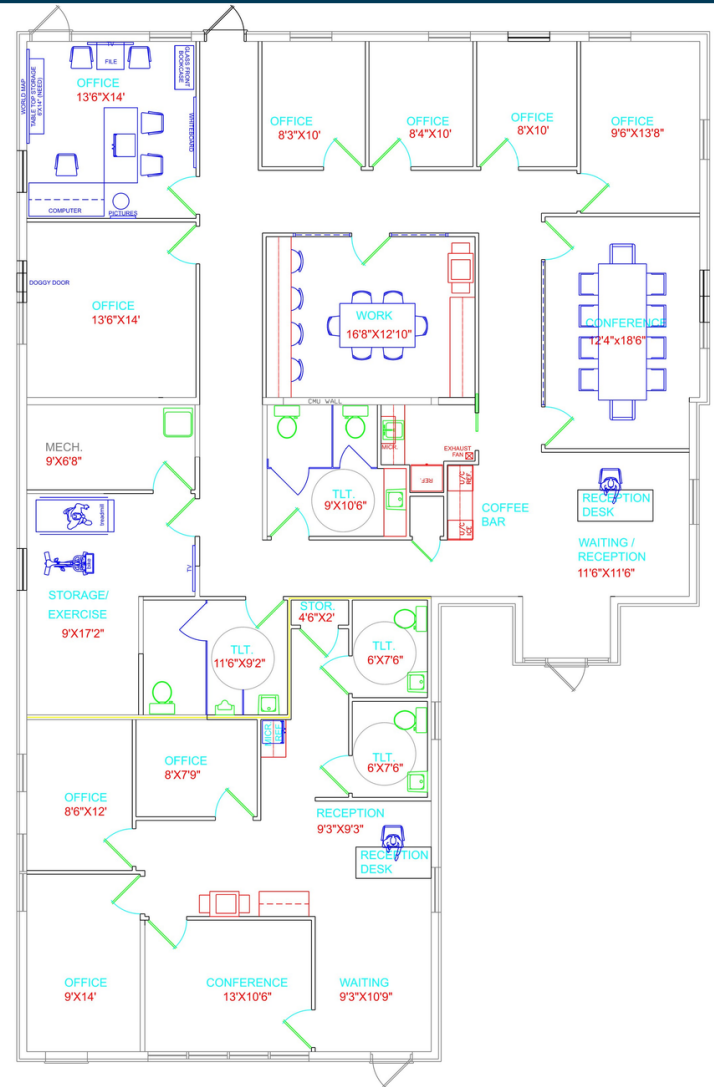
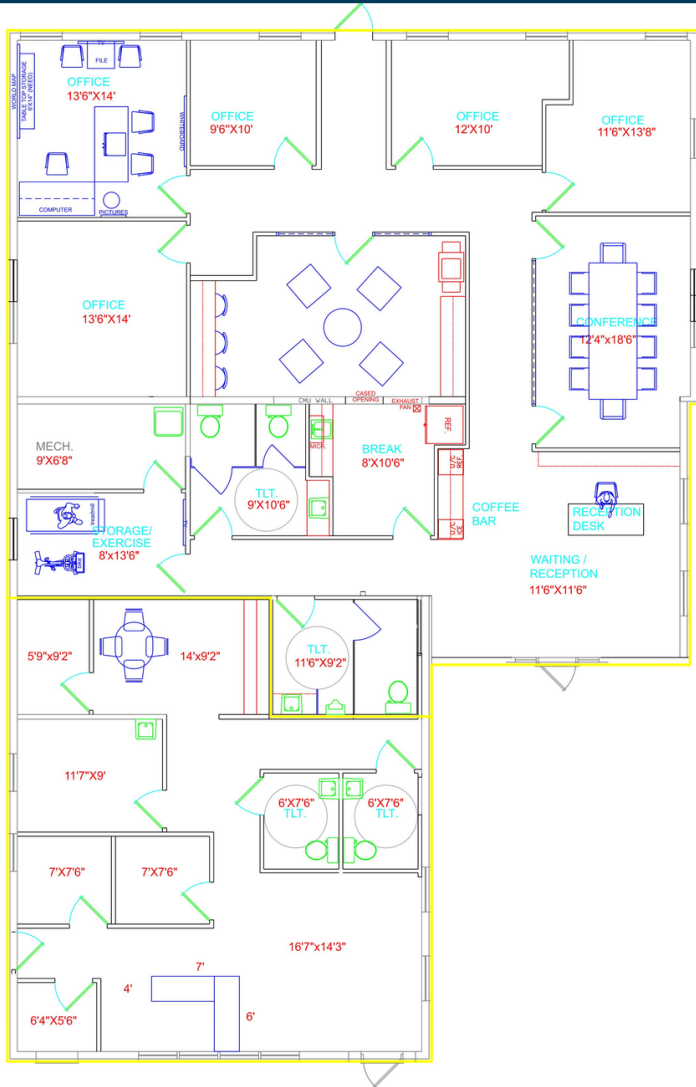
#### Erin Roach

Affiliate Broker

**C 615.300.5460**

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# 177 WEST MAIN ST MULTIPLE LAYOUT OPTIONS



## DOCKSIDE NEIGHBORHOOD ZONING

- Animal Hospital
- Art Gallery
- Contractor Office
- Cultural Facility
- Financial Institution
- General Business Services
- Health/Fitness Center
- Medical/Dental Clinic
- Medical/Dental Laboratory
- Office
- Personal Services Establishment
- Restaurant - Full Service/Carry-Out
- Restaurant - Quick Serve
- Retail

***This is only a few of the permitted uses under this zoning. Please contact us for the full list of Permitted and Conditional Uses under this Zoning Plan.***

# 177 WEST MAIN STREET PROPERTY MAP AND DEMOGRAPHICS



| Population               | 1-Mile   | 3-Mile    | 5-Mile    |
|--------------------------|----------|-----------|-----------|
| Five-Year Projection     | 8,278    | 51,122    | 106,739   |
| Current Year Estimate    | 7,801    | 48,554    | 101,137   |
| 2020 Census              | 7,297    | 47,291    | 97,589    |
| Annual Growth 2025-2030  | 1.2%     | 1.1%      | 1.1%      |
| Annual Growth 2020-2025  | 1.4%     | 0.5%      | 0.7%      |
| Households               | 1-Mile   | 3-Mile    | 5-Mile    |
| Five-Year Projection     | 3,634    | 20,421    | 42,279    |
| Current Year Estimate    | 3,416    | 19,365    | 40,025    |
| 2020 Census              | 3,160    | 18,784    | 38,736    |
| Annual Growth 2025-2030  | 1.3%     | 1.1%      | 1.1%      |
| Annual Growth 2020-2025  | 2.2%     | 1.4%      | 2.2%      |
| Income                   | 1-Mile   | 3-Mile    | 5-Mile    |
| Average Household Income | \$93,915 | \$112,529 | \$117,527 |