

1127 Bell Road

OPPORTUNITY FOR HOTEL / RETAIL DEVELOPMENT



AVISON
YOUNG

PROPERTY OVERVIEW

1127 Bell Road
Antioch, TN 37013

2.10
ACRES

44,555
AADT
ON BELL
ROAD

SCR
ZONING

BELL ROAD
44,555 AADT

Overview

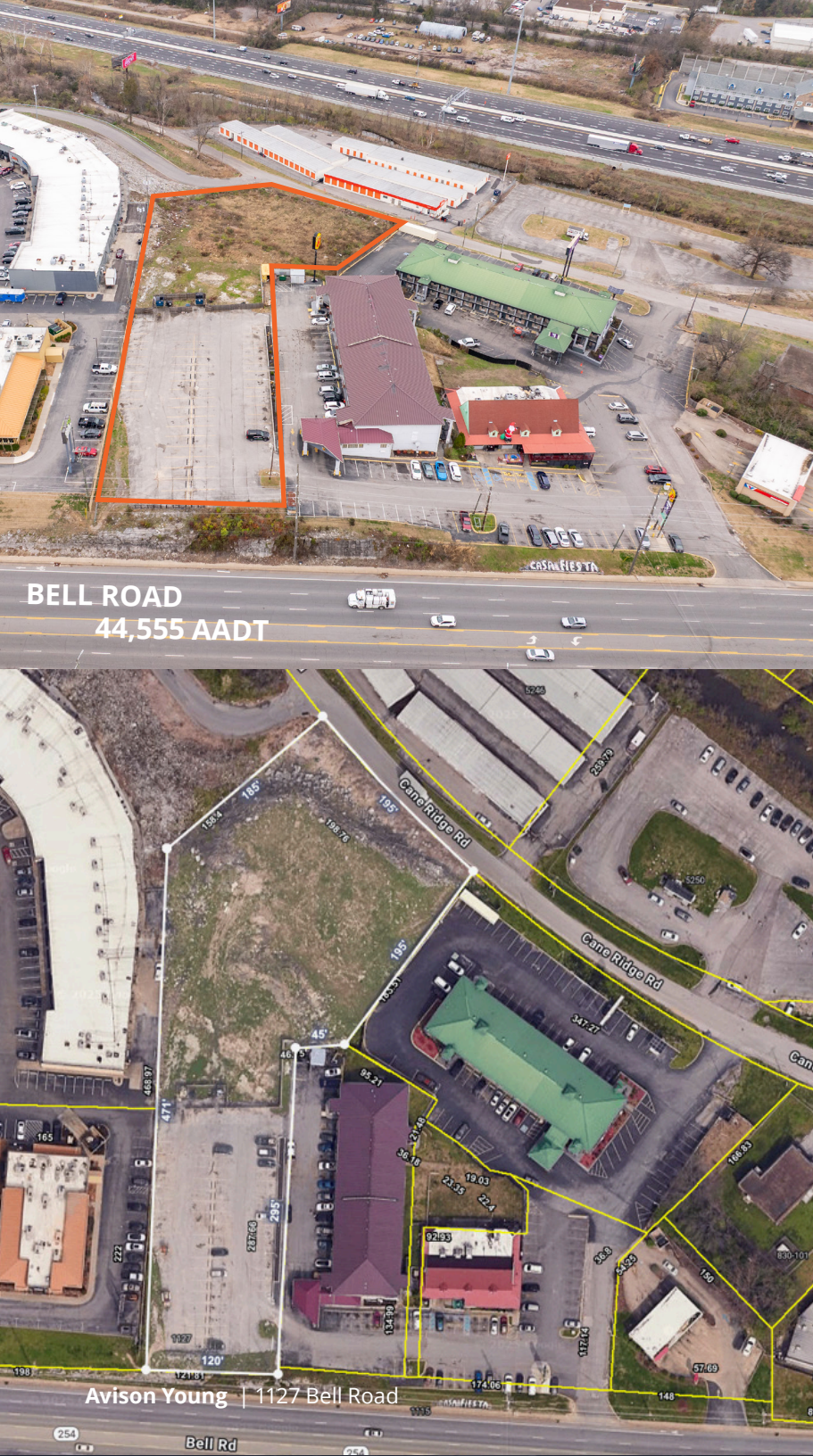
The property is partially paved with 60 parking spaces currently available

Zoning

SCR allows for a variety of shopping center and multi-overlay uses

Visibility

Approximately 120 ft of frontage on Bell Road



Avison Young | 1127 Bell Road

INVESTMENT HIGHLIGHTS



PRIME VISIBILITY ON ONE OF ANTIOCH'S HIGHEST-TRAFFIC RETAIL CORRIDORS



FLEXIBLE ZONING SUITABLE FOR A VARIETY OF COMMERCIAL USES



STRONG COMMERCIAL SURROUNDINGS WITH MAJOR NATIONAL RETAILERS NEARBY



HIGH CUSTOMER DRAW FROM DENSE RESIDENTIAL AND RETAIL POPULATION



IDEAL SITE FOR STANDALONE RETAIL, MULTI-TENANT RETAIL, RESTAURANT CONCEPTS, OR HOTEL DEVELOPMENT

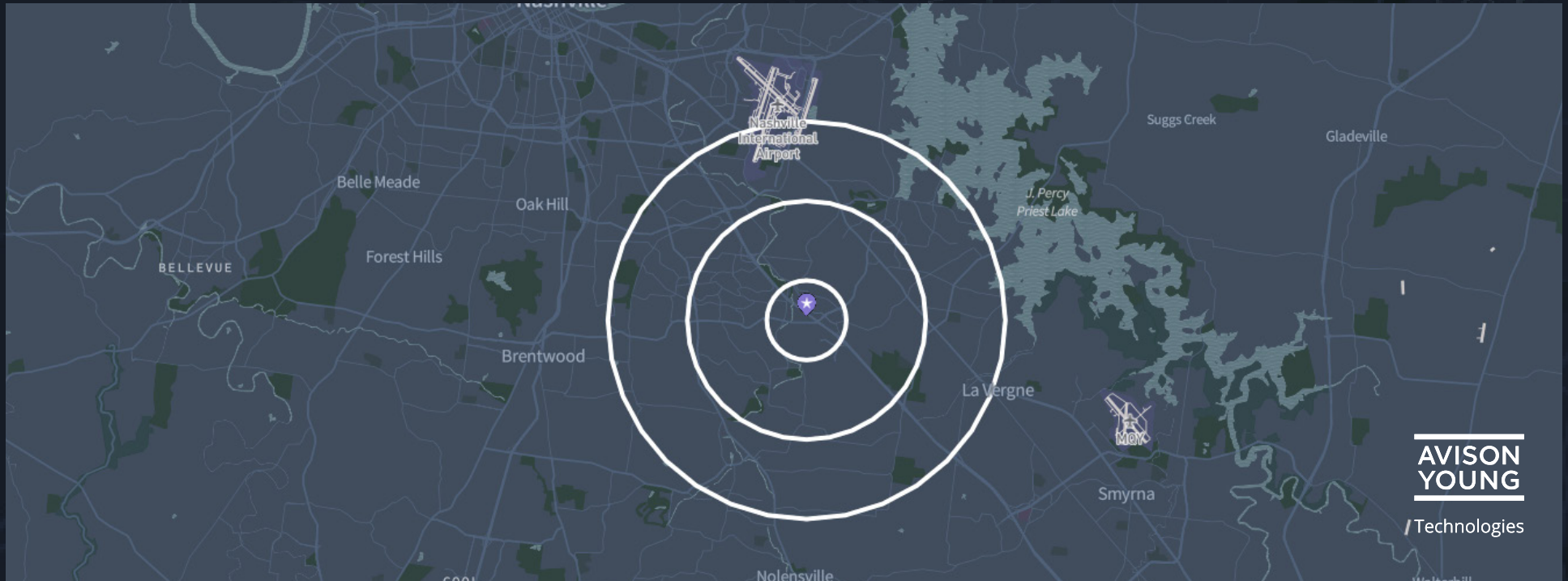


EASY ACCESS WITH WIDE FRONTAGE AND EXCELLENT INGRESS/EGRESS POTENTIAL

AREA MAP



AREA DEMOGRAPHICS



	1 mile	3 miles	5 miles
Population	10,692	84,872	183,364
Population (2029)	10,025	85,150	180,364
Daytime population	6,095	49,412	122,645
Median age	30	32	33
Household size	2	3	3
Average household income	\$91,347	\$95,691	\$101,510
Average household income (2029)	\$95,470	\$100,408	\$106,642

PROPERTY PHOTOS



NASHVILLE MARKET OVERVIEW

#1

BEST LEISURE
DESTINATION
IN THE U.S.

*Global Traveler,
2024*

TOP 5

MARKET TO
WATCH

*ULI Emerging Trends in
Real Estate, 2025*

2.1M

MSA
POPULATION

#2

BEST LARGE AIRPORT

USA Today, 2024

#3

METRO ECONOMIC
STRENGTH

Policom, 2024

1.1M

REGIONAL
WORKFORCE

3%

UNEMPLOYMENT
RATE

21.1%

POPULATION
GROWTH
SINCE 2015

#6

BEST
PERFORMING
CITY

Milken Institute, 2024

#3

BEST CITY IN
THE SOUTH

*Southern Living,
2024*

#2

BEST CITY TO START
A BUSINESS

*Policygenius,
2022*

30.7%

JOB
GROWTH

42.4%

GDP
GROWTH

75%

OF U.S. MARKETS
ARE WITHIN A
TWO-HOUR FLIGHT
OF NASHVILLE

#6

TRAVELER'S CHOICE
AWARDS - BEST OF
THE BEST,
U.S. DESTINATIONS

Trip Advisor, 2025

GET IN TOUCH

Adam Dennis

Senior Associate

+1 615 727 0003

adam.dennis@avisonyoung.com

Visit us online
avisonyoung.com

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700 12th Avenue South | Suite 200 | Nashville, TN 37203