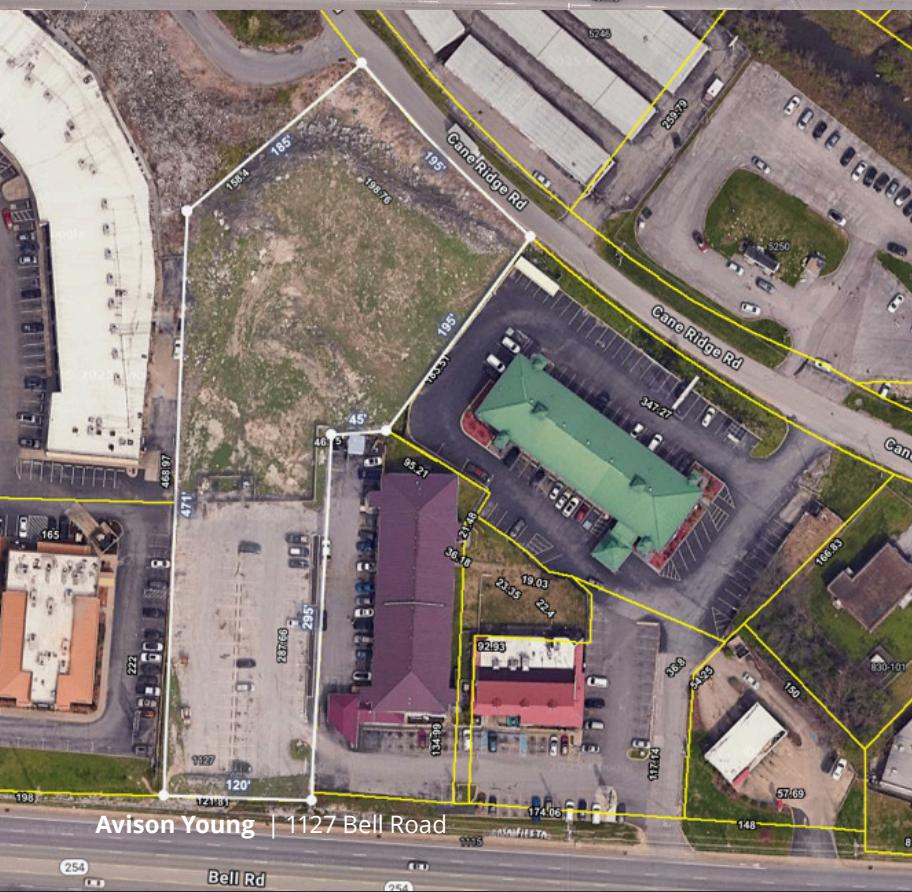


1127 Bell Road

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

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

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

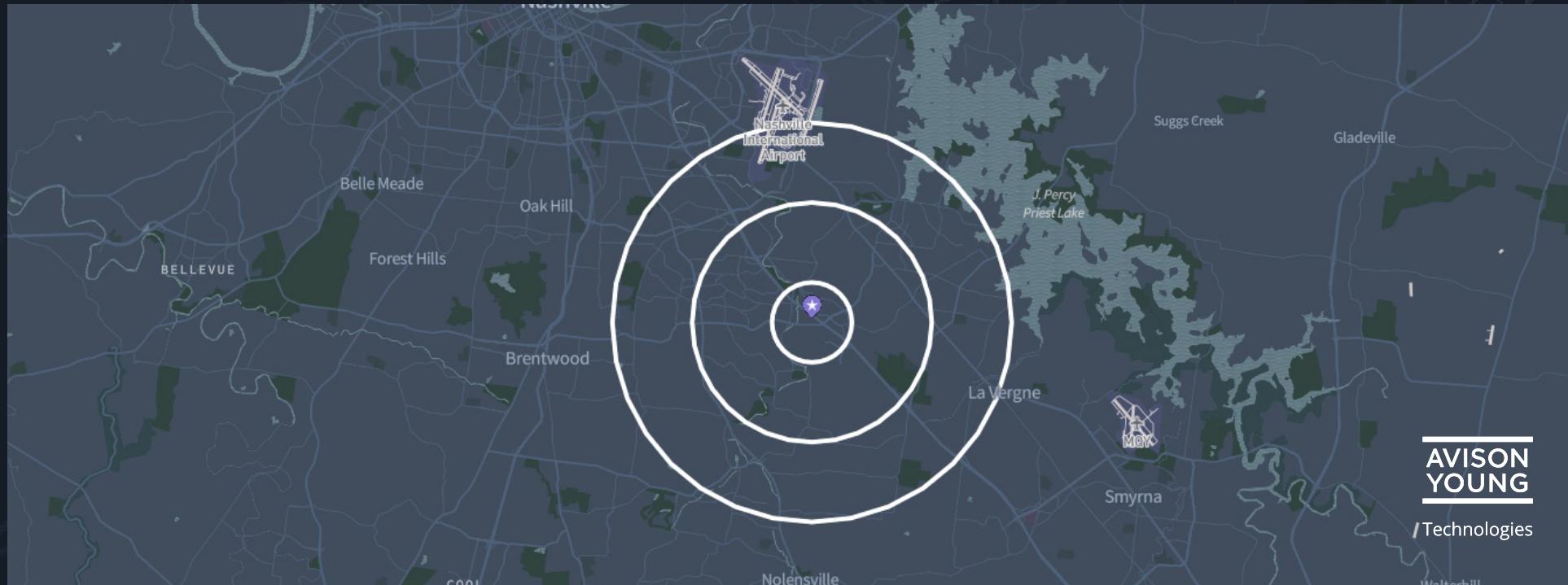


EASY ACCESS WITH WIDE FRONTAGE AND EXCELLENT INGRESS/EGRESS POTENTIAL

AREA MAP

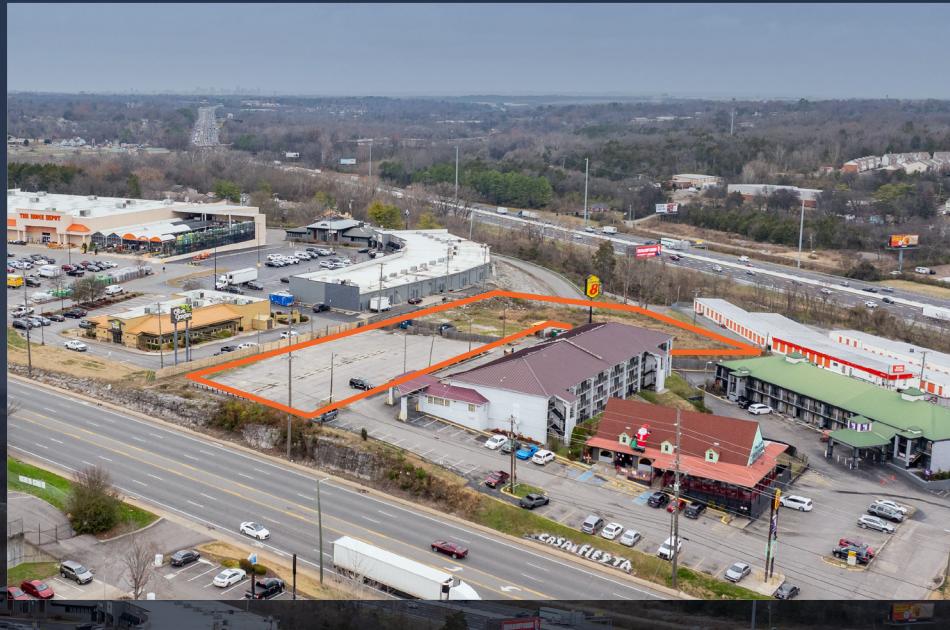


AREA DEMOGRAPHICS



	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*

3%

UNEMPLOYMENT
RATE

#3

BEST CITY IN
THE SOUTH

*Southern Living,
2024*

42.4%

GDP
GROWTH

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

#6

BEST PERFORMING CITY

Milken Institute, 2024

21.1%

POPULATION
GROWTH
SINCE 2015

#2

BEST CITY TO START
A BUSINESS

*Policygenius,
2022*

30.7%

JOB
GROWTH

#6

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

Trip Advisor, 2025

75%

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

GET IN TOUCH

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