

1127 Bell Road

OPPORTUNITY FOR HOTEL / RETAIL DEVELOPMENT



AVISON
YOUNG



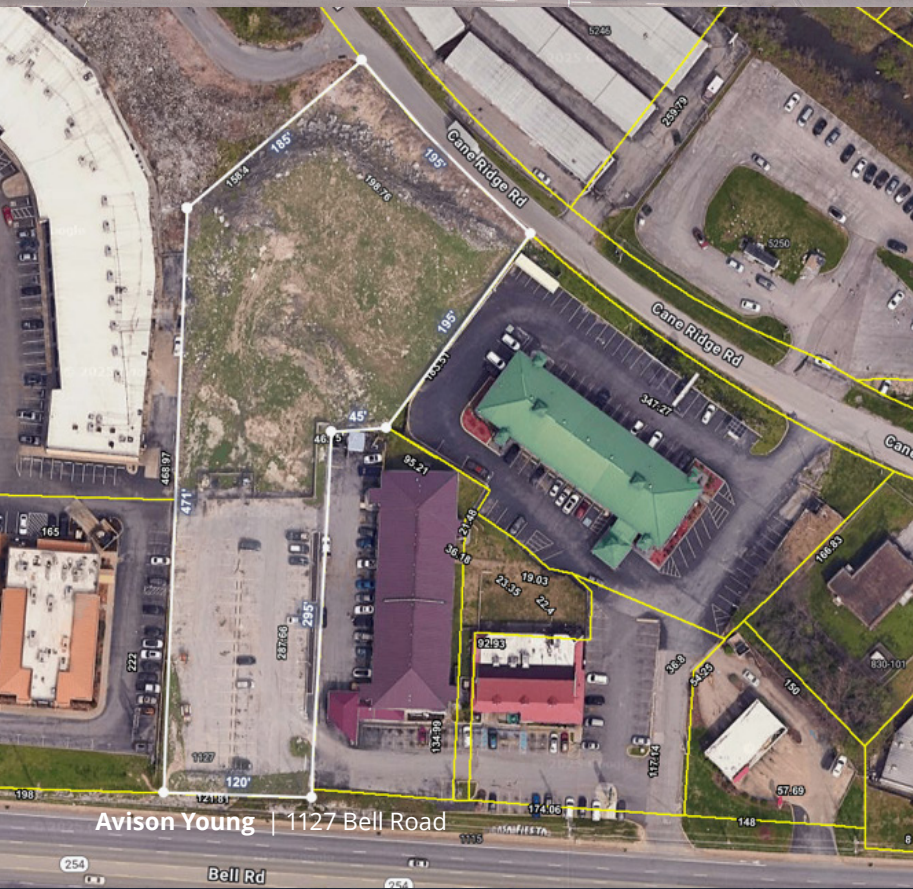
PROPERTY OVERVIEW

1127 Bell Road
Antioch, TN 37013

±2
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

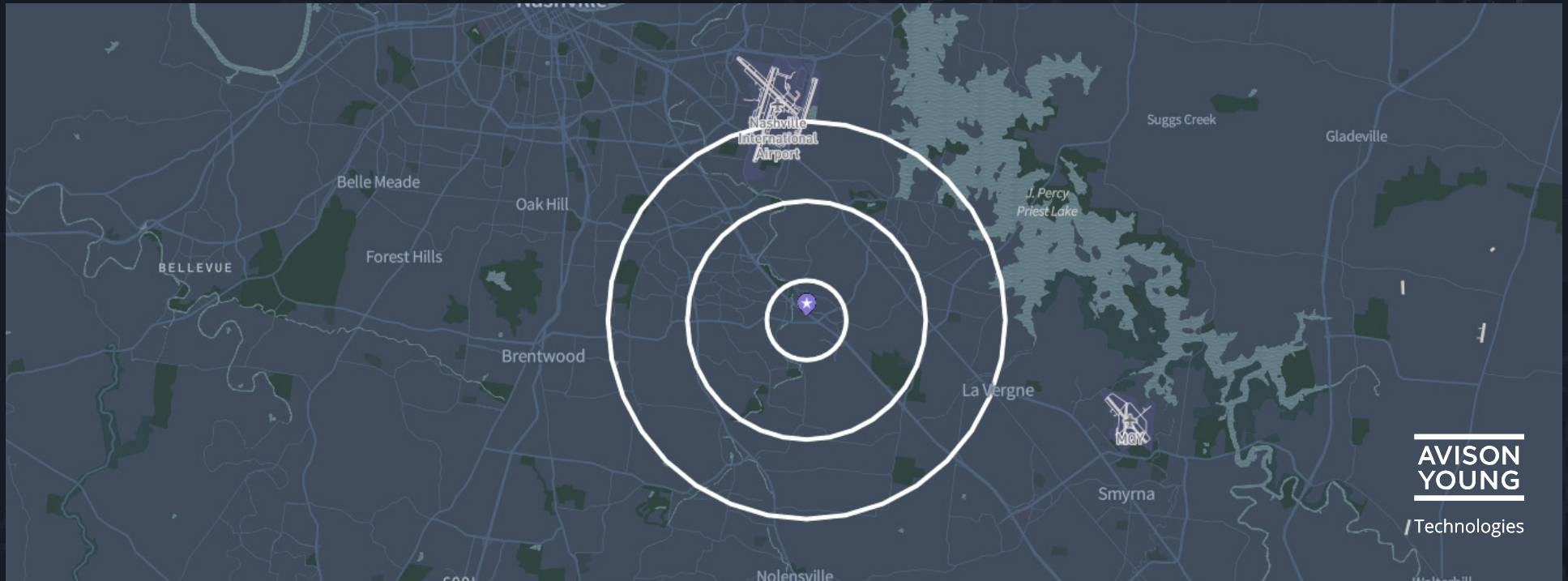


EASY ACCESS WITH WIDE FRONTAGE AND EXCELLENT INGRESS/EGRESS POTENTIAL

AREA MAP



AREA DEMOGRAPHICS

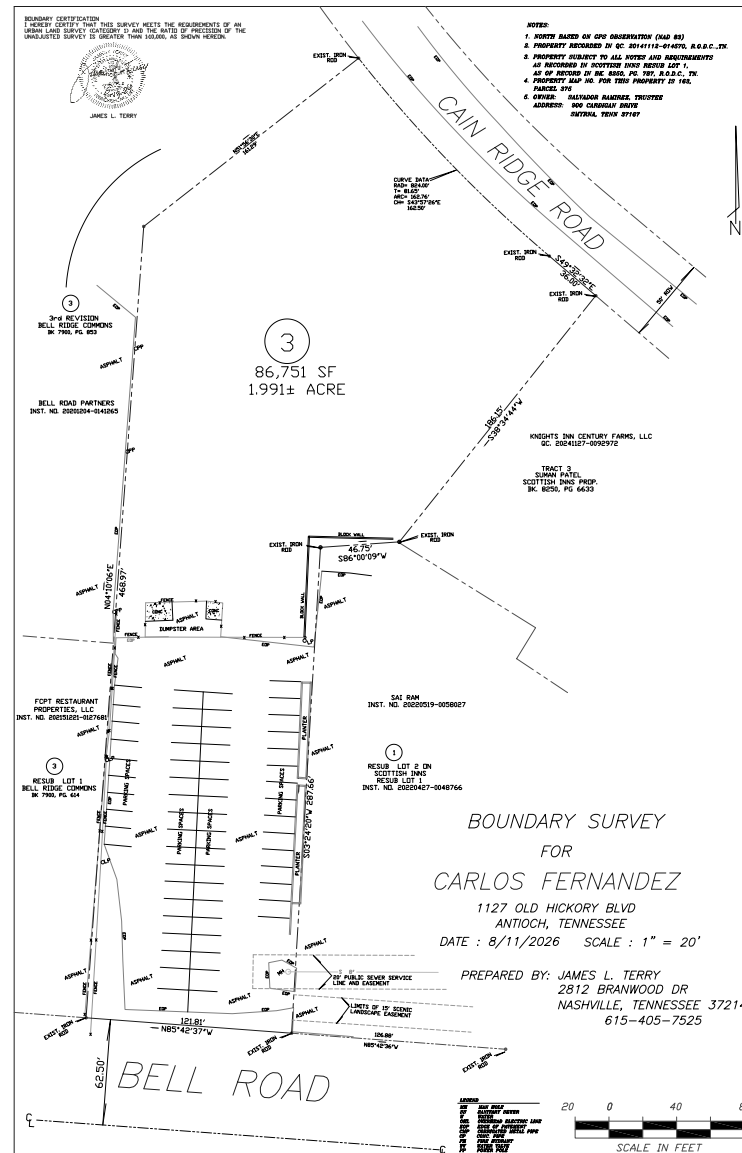


	1 mile	3 miles	5 miles
Population	10,692	84,872	183,364
Population (2029)	10,025	85,150	180,364
Daytime population	6,095	49,412	122,645
Median age	30	32	33
Household size	2	3	3
Average household income	\$91,347	\$95,691	\$101,510
Average household income (2029)	\$95,470	\$100,408	\$106,642

PROPERTY PHOTOS



PROPERTY SURVEY



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

**AVISON
YOUNG**

© 2026 Avison Young – Tennessee, LLC. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

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