



ROBBINS PROPERTIES

LEASING • PROPERTY MANAGEMENT • INVESTMENT SALES

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FOR LEASE



THE HILLTOP CENTER

5538 CLARKSVILLE HWY, NASHVILLE TN 37203

HIGHLIGHTS

- Hilltop Center is located at 5538-5548 Clarksville Hwy, Nashville, TN in the Joelton area.
- This 15,471 SF center is attached to Joelton Plaza and shares parking with this adjacent center.
- The property is situated just off the intersection of Clarksville Hwy and Old Hickory Blvd. There are approximately 13,760 persons in the five mile vicinity with average household incomes of \$67,700.
- Additional retailers in the area are: Dollar General, Foodland Grocery Store, BP Service Station.



Suite	Tenant	Floor	Square Feet	Lease Type
5538	Joelton Hardware , Feed and Farmacy	1	7,671	Modified Gross
5540	VACANT	1	1,950	Modified Gross
5544	Titan Nail Spa	1	1,950	Modified Gross
5546	Henosis	1	1,950	Modified Gross
5548	Further Farms	1	1,950	Modified Gross

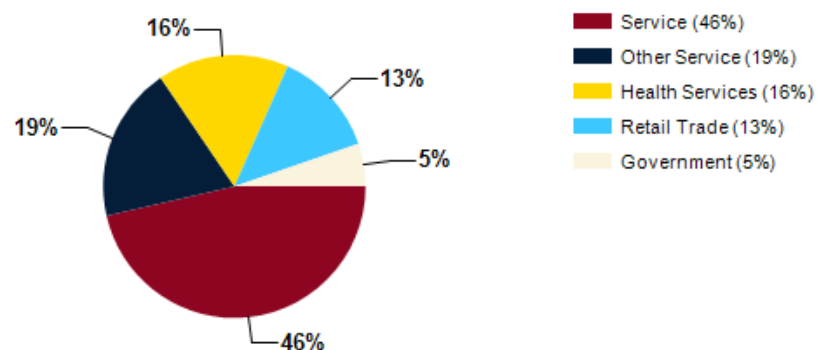
PROPERTY FEATURES	
CURRENT OCCUPANCY	87.40%
TOTAL TENANTS	5
BUILDING SF	15,417

NEIGHBORING PROPERTIES	
NORTH	Land
SOUTH	Commerical
EAST	Commerical
WEST	Commercial



- The property is situated on Clarksville Highway in Nashville, TN, a bustling commercial corridor known for its mix of retail stores, restaurants, and service providers.
- The property benefits from its proximity to major transportation routes, with easy access to interstates and highways, facilitating convenient commuting for employees and customers.
- The neighborhood is characterized by a diverse demographic mix, providing a broad customer base for businesses in the area.
- Clarksville Highway has seen ongoing development and revitalization efforts, making it a prime location for businesses seeking growth opportunities in a dynamic commercial environment.

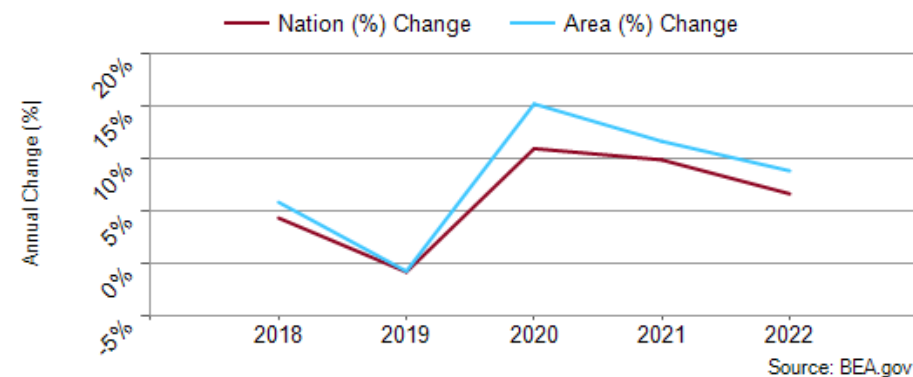
Major Industries by Employee Count

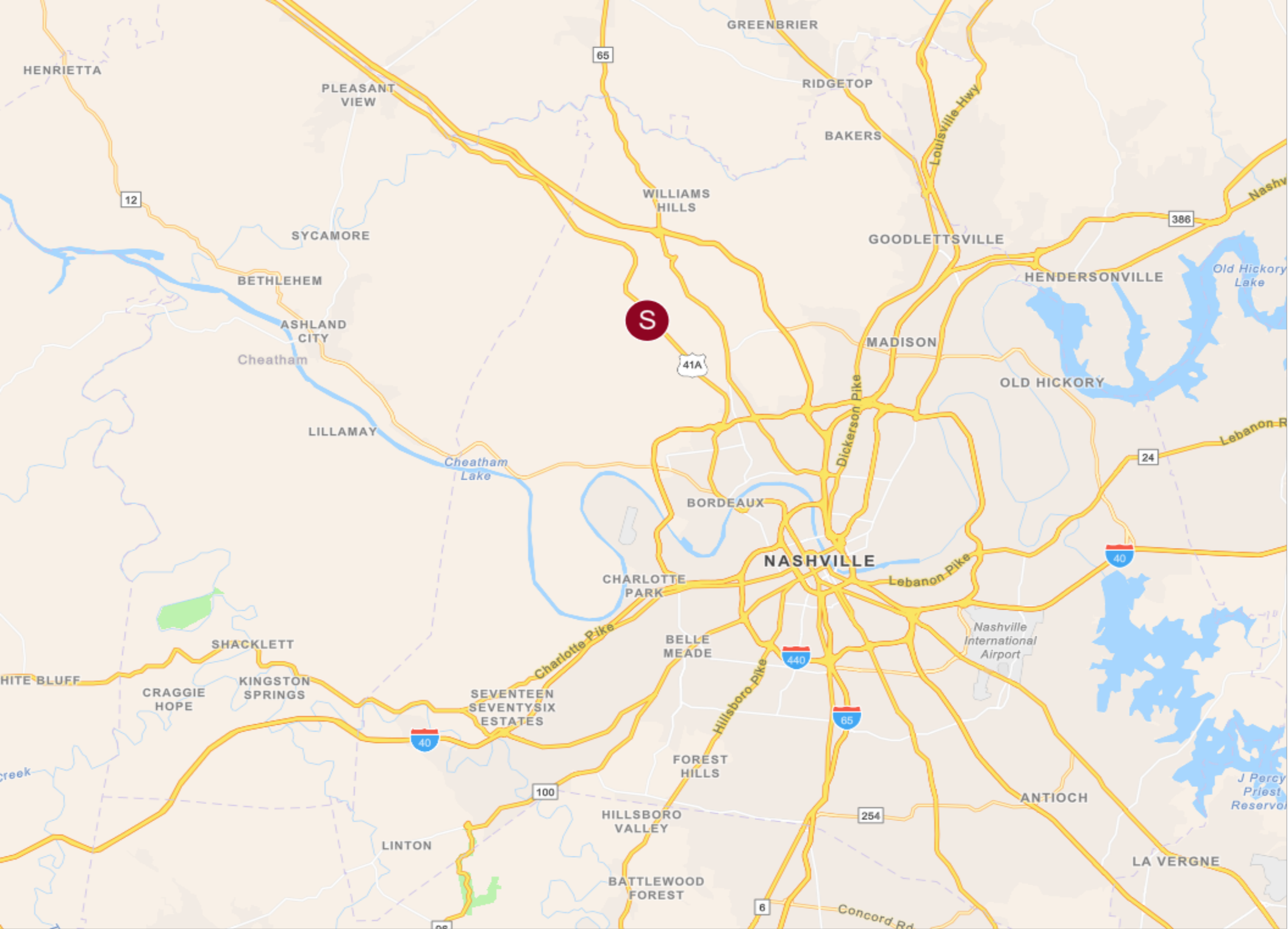


Largest Employers

Vanderbilt University Medical Center	28,300
State of Tennessee	26,733
U.S. federal government	13,707
HCA Healthcare	10,600
Metropolitan Nashville Public Schools	10,281
Vanderbilt University	8,822
Metropolitan Government of Nashville and Davidson County	8,700
Ascension Saint Thomas	8,335

Davidson County GDP Trend





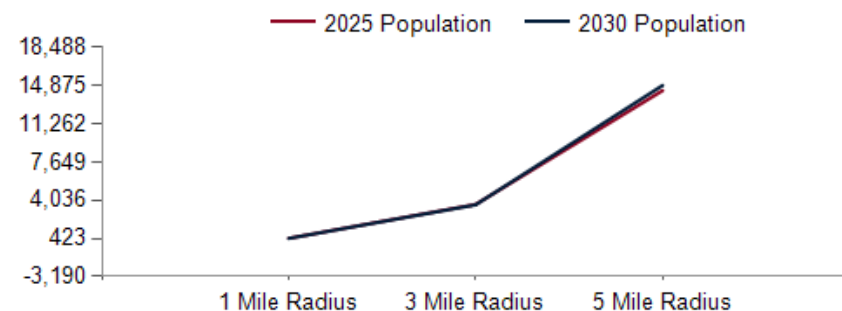




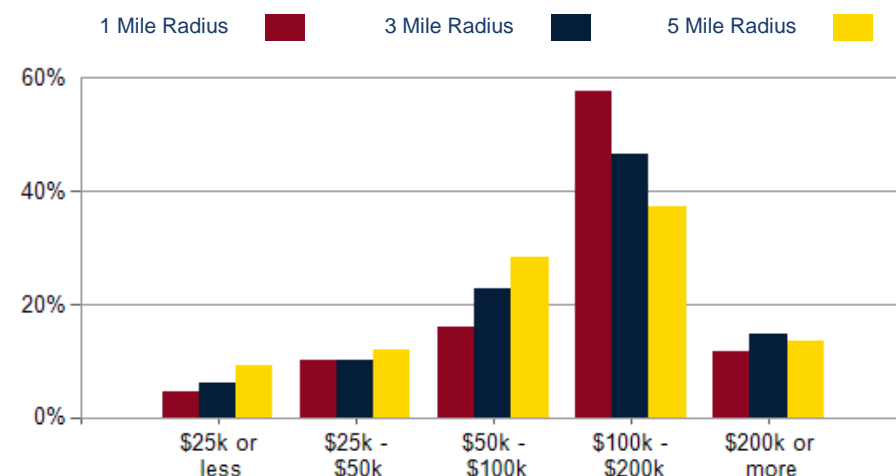
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	459	3,568	13,181
2010 Population	431	3,550	13,761
2025 Population	433	3,631	14,390
2030 Population	423	3,599	14,875
2025-2030: Population: Growth Rate	-2.35%	-0.90%	3.35%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3	35	240
\$15,000-\$24,999	6	57	292
\$25,000-\$34,999	2	20	168
\$35,000-\$49,999	18	134	512
\$50,000-\$74,999	24	209	901
\$75,000-\$99,999	7	139	716
\$100,000-\$149,999	90	500	1,472
\$150,000-\$199,999	23	211	656
\$200,000 or greater	23	223	765
Median HH Income	\$111,754	\$111,318	\$100,712
Average HH Income	\$120,969	\$131,472	\$123,806

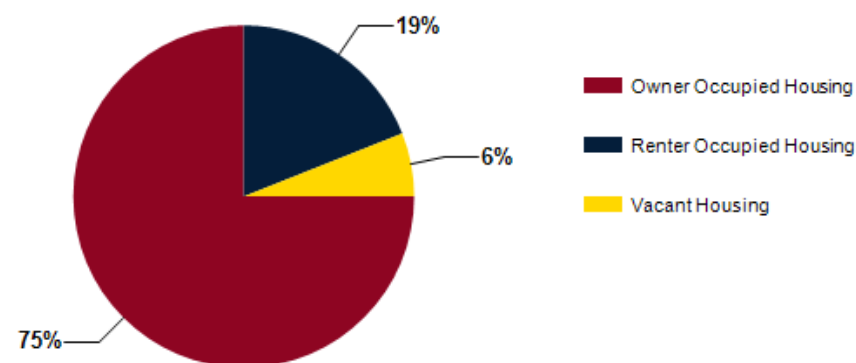
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	193	1,461	5,175
2010 Total Households	195	1,480	5,411
2025 Total Households	196	1,527	5,722
2030 Total Households	190	1,506	5,886
2025 Average Household Size	2.21	2.38	2.51
2025-2030: Households: Growth Rate	-3.10%	-1.40%	2.85%



2025 Household Income



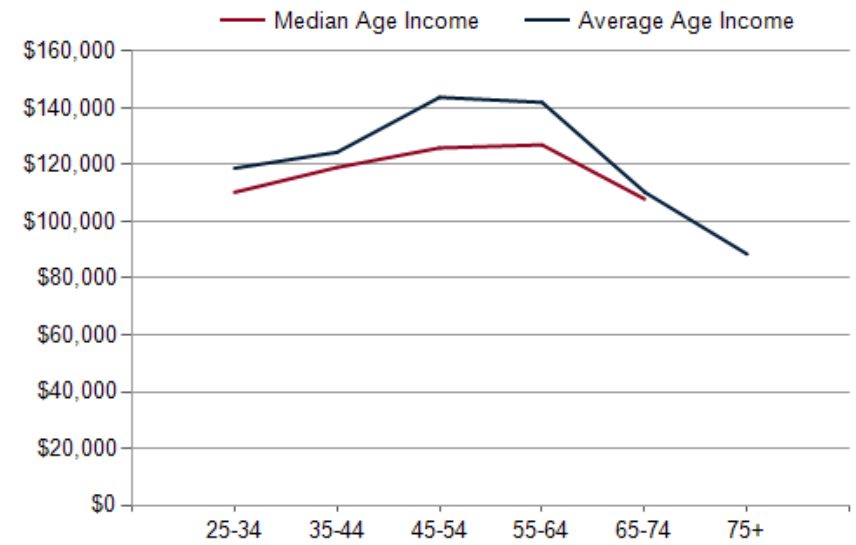
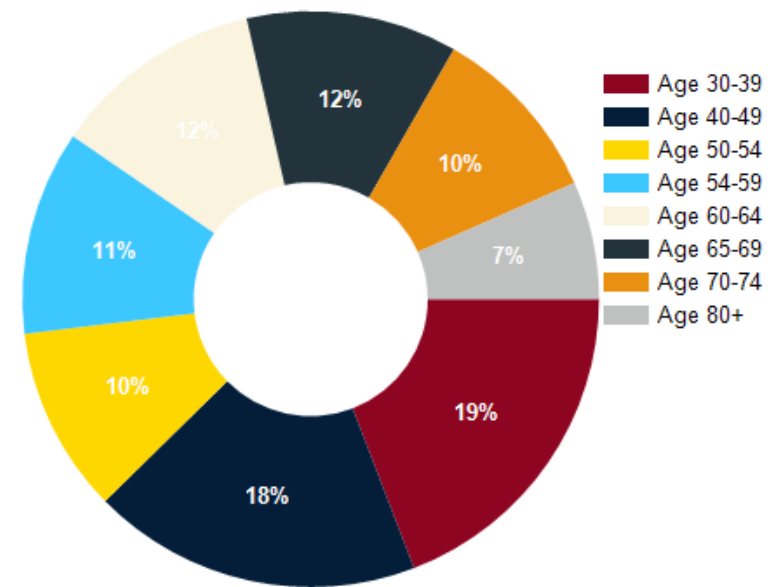
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	27	233	908
2025 Population Age 35-39	28	241	977
2025 Population Age 40-44	28	220	930
2025 Population Age 45-49	25	218	905
2025 Population Age 50-54	30	243	922
2025 Population Age 55-59	33	263	922
2025 Population Age 60-64	34	271	1,013
2025 Population Age 65-69	34	310	1,095
2025 Population Age 70-74	29	237	902
2025 Population Age 75-79	19	182	723
2025 Population Age 80-84	12	103	423
2025 Population Age 85+	10	81	327
2025 Population Age 18+	355	2,974	11,747
2025 Median Age	47	47	45
2030 Median Age	47	47	46

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$110,253	\$113,409	\$106,797
Average Household Income 25-34	\$118,732	\$133,688	\$131,264
Median Household Income 35-44	\$119,005	\$124,540	\$116,523
Average Household Income 35-44	\$124,351	\$149,648	\$149,709
Median Household Income 45-54	\$125,891	\$130,645	\$119,702
Average Household Income 45-54	\$143,722	\$157,687	\$153,269
Median Household Income 55-64	\$126,971	\$119,856	\$105,736
Average Household Income 55-64	\$141,939	\$149,874	\$133,652
Median Household Income 65-74	\$107,888	\$102,467	\$81,652
Average Household Income 65-74	\$110,359	\$117,046	\$107,740
Average Household Income 75+	\$88,479	\$89,781	\$81,113



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Exclusively Marketed by:

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