

FOR LEASE

5500–5700 Old Hickory Blvd
Hermitage, TN 37076

- 10,130 sf Retail building
- 5 spaces available
- End cap with drive thru opportunity
- Kroger Anchored Center
- TriStar Summit Hospital across Old Hickory Blvd.
- Other tenants include Outback Steakhouse, Fifth Third Bank, Ascend Credit Union, Jersey Mikes, State Farm Ins., Domino's Pizza, Comcast, and others.
- ADT: 46,757
- Delivery Spring 2021
- Signalized traffic light entrance



**Rendering of center, produced by Southeast Venture. Variations to color and material have been made and are shown on elevations.*

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

Northlake Village

10,130 sf Retail

Located in a Kroger
Anchored Center

Center Information:

137,000 sq/ft

For more information, contact:

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Site Plan



Area Demographahics

Demographic Summary Report

Kroger Service Station				
5500 Old Hickory Blvd, Hermitage, TN 37076				
Building Type: General Retail	Total Available: 0 SF			
Secondary: Service Station	% Leased: 100%			
GLA: 1,000 SF	Rent/SF/Yr: -			
Year Built: 2019				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2025 Projection	10,379	57,259	102,123	
2020 Estimate	10,010	55,281	97,623	
2010 Census	8,225	49,055	89,015	
Growth 2020 - 2025	3.69%	3.58%	4.61%	
Growth 2010 - 2020	21.70%	12.69%	9.67%	
2020 Population by Hispanic Origin	853	4,053	6,159	
2020 Population	10,010	55,281	97,623	
White	6,774 67.67%	42,877 77.56%	79,128 81.05%	
Black	2,315 23.13%	8,608 15.57%	12,461 12.76%	
Am. Indian & Alaskan	60 0.60%	293 0.53%	532 0.54%	
Asian	501 5.00%	1,919 3.47%	3,023 3.10%	
Hawaiian & Pacific Island	7 0.07%	46 0.08%	63 0.06%	
Other	352 3.52%	1,540 2.79%	2,416 2.47%	
U.S. Armed Forces	2	58	86	
Households				
2025 Projection	4,625	24,361	42,225	
2020 Estimate	4,474	23,627	40,592	
2010 Census	3,767	21,334	37,657	
Growth 2020 - 2025	3.38%	3.11%	4.02%	
Growth 2010 - 2020	18.77%	10.75%	7.79%	
Owner Occupied	1,647 36.81%	13,511 57.18%	27,495 67.74%	
Renter Occupied	2,827 63.19%	10,116 42.82%	13,096 32.26%	
2020 Households by HH Income	4,476	23,624	40,592	
Income: <\$25,000	831 18.57%	3,002 12.71%	4,724 11.64%	
Income: \$25,000 - \$50,000	1,131 25.27%	5,325 22.54%	8,259 20.35%	
Income: \$50,000 - \$75,000	999 22.32%	4,851 20.53%	8,192 20.18%	
Income: \$75,000 - \$100,000	825 18.43%	4,043 17.11%	7,092 17.47%	
Income: \$100,000 - \$125,000	329 7.35%	2,597 10.99%	4,485 11.05%	
Income: \$125,000 - \$150,000	128 2.86%	1,664 7.04%	3,283 8.09%	
Income: \$150,000 - \$200,000	127 2.84%	1,338 5.66%	2,782 6.85%	
Income: \$200,000+	106 2.37%	804 3.40%	1,775 4.37%	
2020 Avg Household Income	\$65,545	\$80,253	\$86,152	
2020 Med Household Income	\$55,476	\$67,125	\$72,132	