
Investment Summary

Property Address: [5304 Hickory Hollow Antioch TN 37013]

Property Type: Freestanding Retail

Building Size: Approximately 2,674 SF

Lot Size: 0.78 Acres

Parking: 34 Spaces

Asking Price: \$2,100,000

Current Tenant: Retail Occupant previously Fast Food

Location Highlights

- **Dense Residential Area:** Over 3,250 apartment units within a 2-mile radius.
 - **Strategic Access:** The site provides convenient access to TN State Route 254, connecting to major retail corridors.
 - **Proximity to Downtown:** Located less than 12 miles southeast of Downtown Nashville, in the heart of Tennessee Valley.
-

Market Overview

- **Projected Economic Growth:** The surrounding area is expected to see a 3.35% economic growth rate in 2024, surpassing the national average of 2.4%.
- **Upcoming Developments:**
 - **Global Mall at The Crossing (Hickory Hollow Mall Redevelopment):** A 7-10 year multi-phase project featuring a transit hub, community center, mixed-use housing with ground-floor retail, and the Ford Ice Center.
 - **Century Farms:** A 300-acre master-planned development including:
 - Tanger Outlet Mall (Opened October 2023)
 - Nashville's 1st In-N-Out Burger (Opening 2026)
 - New road infrastructure and traffic signals
 - Nashville Soccer Club Headquarters
 - Multi-family housing developments
 - Four hotels
 - National retailers such as Panera Bread, Chipotle, Whataburger, Xfinity, and more.

China Town

- Includes a total of 100,000 square feet of mixed-use buildings that will feature restaurants, retail and services, offices, and rooftop space geared toward both the local Asian community, non-Asian residents, and tourists alike. It's expected to create 300 jobs during construction and 500 jobs when completed and 27M in development.
-

Traffic & Tourism Highlights

- **Hospitality & Retail Impact:**
 - Over **660 hotel rooms** available within a 2.5-mile radius.
 - Mt. View Marketplace & Priest Lake Plaza shopping centers attract over **14,200 visitors per week**.
 - Less than **8 miles from the Nashville Zoo at Grassmere**, which draws over **1.2 million annual visitors**.
 - Within **9 miles of Nashville International Airport**, servicing over **21 million annual passengers**.
 - Close to **Percy Priest Lake**, attracting over **5 million annual visitors**.
-

Investment Highlights

- **Prime Location:** Surrounded by high-density residential and commercial growth, ensuring steady consumer traffic.
 - **Long-Term Growth Potential:** Proximity to large-scale developments positions the property for sustained appreciation.
 - **Retail Demand:** High demand for retail and service-based tenants in this expanding Nashville corridor.
 - **Excellent Visibility & Accessibility:** Easy access to major roads and highways, bolstering customer convenience.
-

Contact Information

Jeffrey Smith

Jeffrey@smithventures.com

205.767.8888

Disclaimer: This Confidential Offering Memorandum is provided solely for informational purposes and does not constitute an offer to sell or a solicitation to buy any securities, investment, or property. All information contained herein is believed to be accurate but is not warranted. Investors are encouraged to conduct their due diligence before making any investment decisions.