

FOR LEASE

0.40 ACRES DOCKSIDE ZONING

HENDERSONVILLE TENNESSEE



POWELL

COMMERCIAL REAL ESTATE



177 WEST MAIN ST HENDERSONVILLE, TN

Property Description:

Prime ground lease opportunity in a highly visible location, ideal for a full-service restaurant and carryout or quick-service restaurant, medical office, or dental practice. The site accommodates up to a two-story building, providing the flexibility to design and construct a custom facility tailored to your business needs in a premier commercial corridor.

PRIME LOCATION

**73ft West Main Road
Frontage**

Multiple Permitted Uses

Ground Lease Opportunity

42,199 AADT (2025)

Lisa M. Curtis

Partner | Managing Broker

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Exclusively Listed By:

Powell Commercial Real Estate

139 Maple Row Blvd, Suite 104

Hendersonville, TN 37075

615.388.2558

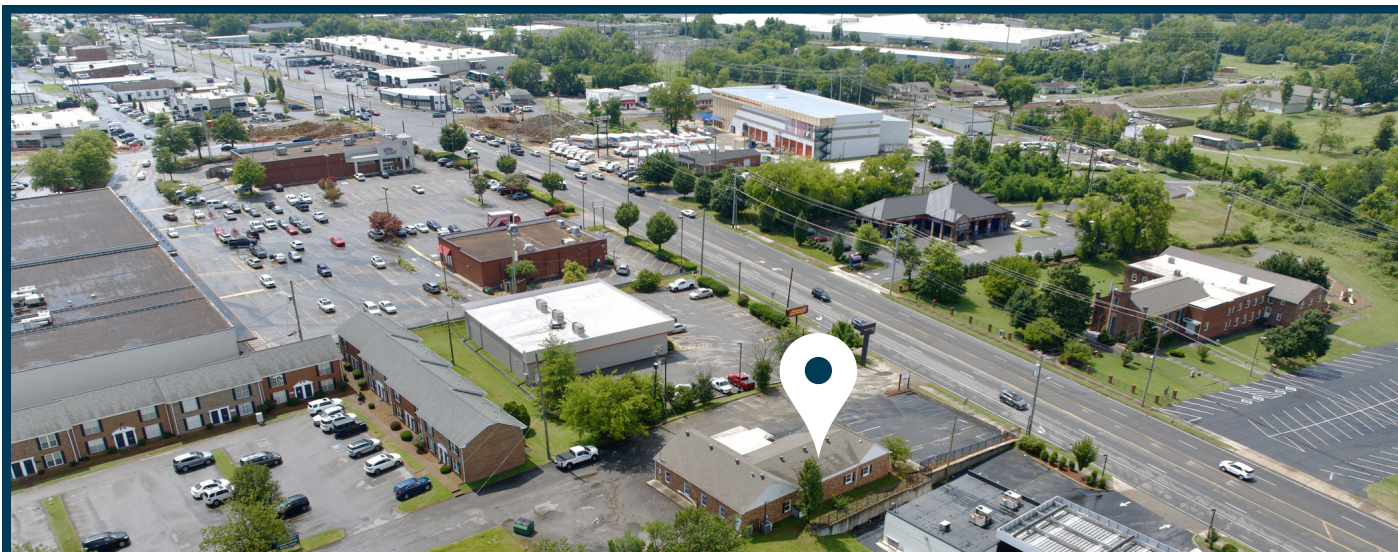
Erin Roach

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177 WEST MAIN ST HENDERSONVILLE, TENNESSEE



DOCKSIDE NEIGHBORHOOD ZONING

- Animal Hospital
- Art Gallery
- Contractor Office
- Cultural Facility
- Financial Institution
- General Business Services
- Health/Fitness Center
- Medical/Dental Clinic
- Medical/Dental Laboratory
- Office
- Personal Services Establishment
- Restaurant - Full Service/Carry-Out
- Restaurant - Quick Serve
- Retail

This is only a few of the permitted uses under this zoning. Please contact us for the full list of Permitted and Conditional Uses under this Zoning Plan.

177 WEST MAIN STREET PROPERTY MAP AND DEMOGRAPHICS



Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	8,278	51,122	106,739
Current Year Estimate	7,801	48,554	101,137
2020 Census	7,297	47,291	97,589
Annual Growth 2025-2030	1.2%	1.1%	1.1%
Annual Growth 2020-2025	1.4%	0.5%	0.7%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,634	20,421	42,279
Current Year Estimate	3,416	19,365	40,025
2020 Census	3,160	18,784	38,736
Annual Growth 2025-2030	1.3%	1.1%	1.1%
Annual Growth 2020-2025	2.2%	1.4%	2.2%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$93,915	\$112,529	\$117,527