

FOR SALE

±5.52 Acres Available

(additional 9.96 acres assemblage opportunity)

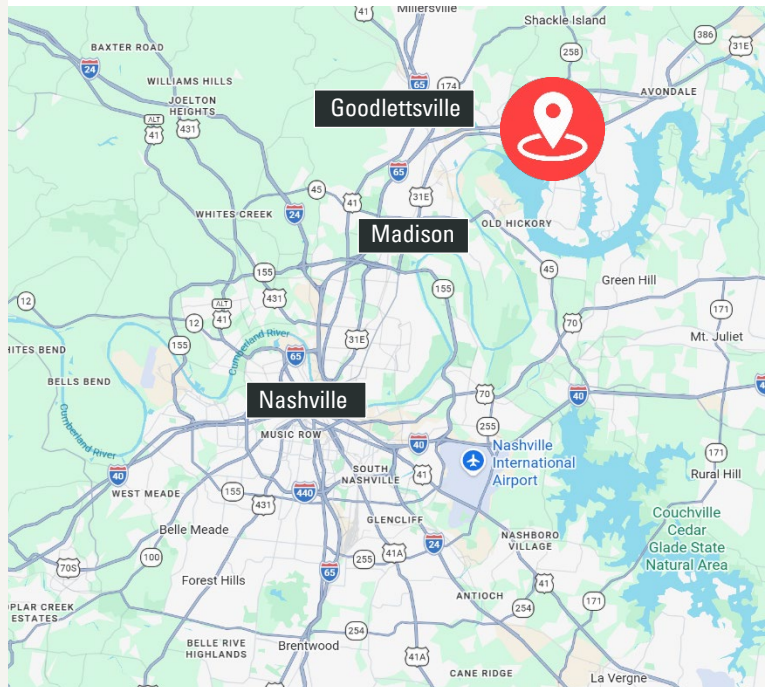
Commercial Land Redevelopment Site in the Heart of Hendersonville

412 W Main Street, Hendersonville, TN 37075



HIGHLIGHTS

- **Type:** Commercial Land Redevelopment Site in the Heart of Hendersonville
- **Size:** ±5.52 Acres
 - *(additional 9.96 acres assemblage opportunity)*
- **Sale Price:** \$7,176,000
- **Zoning:** General Commercial
- 332 Linear Feet of Road Frontage on W Main Street
- Assemblage opportunity could provide up to 15.5 acres of contiguous land
- Ideal for big box retail



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Hendersonville, TN 37075
Sumner County

CHARLES
HAWKINS CO.



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AREA OVERVIEW

Business Key Facts 412 W Main St, Hendersonville, Tennessee, 37075 2 | Rings: 5 mile radii



This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.

Key Statistics

3,934

Total Businesses

45.1K

Total Employees

\$8.30B

Total Sales

4.0%

Unemployment Rate

Largest Businesses in Area

25*

100 or More Employees

25*

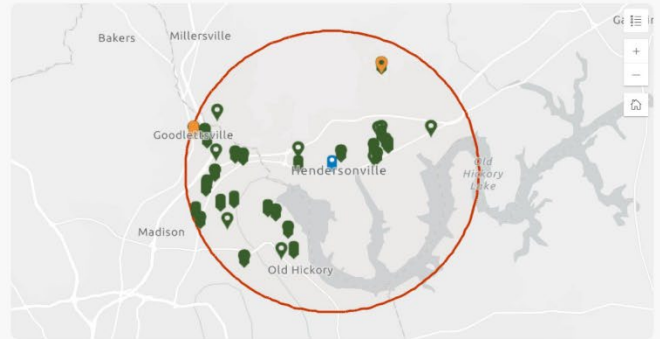
\$10M+ Annual Sales Vol

Most Employees

David Weekley Internet Sales Branch 2,000

Highest sales volume

Tyson Fresh Meats Branch \$2.82B



Daytime Population



107,213

Total Population



104,519

Total Daytime Population

Ratio of daytime to total population:

0.97

Values > 1.0 mean that more people come to the area during the day than live there.



Suburb

Dominant Urbanicity Type



5.2

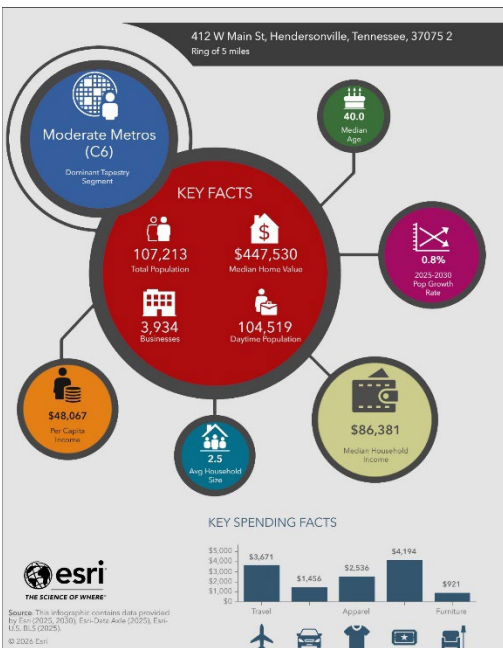
Avg Number of Employees



50

Total Businesses Per Square Mile

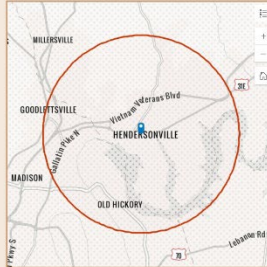
Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.



BENCHMARK DEMOGRAPHICS

412 W Main St, Hendersonville, Tennessee, 37075 2

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



AGE SEGMENTS	DRIVE TIME			GEOGRAPHY		STATES	
	5 mins	10 mins	15 mins	CBSAs Sumner County	Nashville Davidson-Murfreesboro-Franklin, TN Metropolitan Area	Tennessee	USA
0 - 4	5.47%	6.23%	6.15%	5.66%	5.97%	5.52%	5.39%
5 - 9	5.83%	6.59%	6.49%	6.23%	6.15%	5.89%	5.79%
10 - 14	6.16%	6.42%	6.44%	6.42%	6.44%	6.28%	6.47%
15 - 19	6.12%	18.29%	21.77%	18.29%	21.77%	20.07%	20.33%
20 - 34	19.34%	26.46%	26.63%	26.46%	26.63%	25.13%	25.20%
35 - 54	26.93%	22.78%	20.67%	22.78%	20.67%	23.18%	22.82%
55 - 74	22.27%	7.68%	6.33%	7.68%	6.33%	7.97%	8.03%
75+	7.88%						
HOUSEHOLD INCOME	5 mins	10 mins	15 mins	Sumner County	Nashville Davidson-Murfreesboro-Franklin, TN Metropolitan Area	Tennessee	USA
<\$15,000	5.3%	4.1%	6.0%	5.3%	5.9%	9.1%	8.3%
\$15,000-\$24,999	5.3%	6.7%	4.8%	6.7%	4.8%	6.9%	5.9%
\$25,000-\$34,999	3.3%	3.6%	4.7%	3.6%	4.7%	7.1%	6.3%
\$35,000-\$49,999	10.4%	9.4%	9.9%	10.4%	9.9%	11.3%	9.8%
\$50,000-\$74,999	18.0%	14.5%	15.9%	18.0%	15.9%	17.0%	15.6%
\$75,000-\$99,999	14.3%	14.7%	13.4%	14.3%	13.4%	13.0%	12.5%
\$100,000-\$149,999	18.0%	20.8%	20.5%	20.8%	20.5%	17.7%	17.8%
\$150,000-\$199,999	11.0%	10.9%	10.1%	11.0%	10.1%	7.7%	9.8%
\$200,000+	14.2%	15.2%	14.8%	14.2%	14.8%	10.0%	14.0%
KEY FACTS	5 mins	10 mins	15 mins	Sumner County	Nashville Davidson-Murfreesboro-Franklin, TN Metropolitan Area	Tennessee	USA
Population	107,213	214,320	2,197,569	214,320	2,197,569	7,245,884	336,887,819
Daytime Population	104,519	187,928	2,232,054	187,928	2,232,054	7,251,286	336,218,372
Employees	57,854	110,512	1,155,352	110,512	1,155,352	3,398,895	167,630,539
Households	43,419	82,986	862,265	82,986	862,265	2,922,711	132,422,916
Average HH Size	2.45	2.56	2.50	2.45	2.56	2.43	2.50
Median Age	40.0	40.2	37.5	40.0	40.2	39.8	39.6
HOUSING FACTS	5 mins	10 mins	15 mins	Sumner County	Nashville Davidson-Murfreesboro-Franklin, TN Metropolitan Area	Tennessee	USA
Median Home Value	447,530	454,002	451,640	454,002	451,640	331,079	370,578
Owner Occupied %	64.2%	72.6%	64.7%	72.6%	64.7%	66.8%	64.2%
Renter Occupied %	35.8%	27.4%	35.3%	27.4%	35.3%	33.2%	35.8%
Total Housing Units	46,021	87,737	931,095	87,737	931,095	3,230,934	146,800,552
INCOME FACTS	5 mins	10 mins	15 mins	Sumner County	Nashville Davidson-Murfreesboro-Franklin, TN Metropolitan Area	Tennessee	USA
Median HH Income	\$86,381	\$93,577	\$89,234	\$93,577	\$89,234	\$72,259	\$81,624
Per Capita Income	\$48,067	\$47,600	\$48,384	\$47,600	\$48,384	\$40,507	\$45,360
Median Net Worth	\$266,094	\$330,088	\$355,587	\$330,088	\$355,587	\$195,519	\$228,144

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AMENITIES AERIAL



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