

FOR SALE

± 7.96 ACES

LAND
HENDERSONVILLE,
TENNESSEE



POWELL
COMMERCIAL REAL ESTATE



Property Description:

Introducing a prime re-development opportunity spanning 7.96 acres, perfectly positioned along the primary corridor of West Main Street in Hendersonville. Zoned General Commercial - ideal for a variety of uses including Retail and Restaurants. A rare opportunity to own a pad ready site, with ample parking, in a thriving, accessible location. Don't miss your chance to invest where business meets convenience.

Prime Re-Development Site

503 Feet Road Frontage

**Prior Building Demolished
and Site is Pad Ready**

**Zoned General Commercial
under Dockside District**

Pizza Ranch Not Included



Lisa M. Curtis

Partner | Managing Broker

C 615.504.7812

lisa@powellcre.com



JP Powell | SIOR

Partner | Principal Broker

C 615.533.5682

jp@powellcre.com



Steven Fox

Partner | Affiliate Broker

C 615.715.4825

steven@powellcre.com

460 WEST MAIN STREET HENDERSONVILLE, TENNESSEE

KEY INFORMATION:

2024 Population 65,521

5-Year Population Growth Projection 6.8%

Tennessee's 10th Largest City

2023 Median Household Income \$91,503

Owner Occupied Housing Units 71.1%

Median Value of Owner Occupied Housing \$396,500

Median Age 40 Years Old

Population with High School Degree or Higher 95.4%

Population with Bachelor's Degree or Higher 43.6%

Prime Re-Development Opportunity West Main Street - 25,427 AADT

