



RETAIL PROPERTY FOR LEASE

MAPLE CORNER

206 Indian Lake Boulevard, Hendersonville, TN 37075

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**Baker Storey McDonald
Properties**

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PROPERTY DESCRIPTION

206 Indian Lake Boulevard presents a compelling retail opportunity with flexible commercial space designed to support a range of merchandising, service, or showroom uses. The property offers a professional setting that can be tailored to an investor or tenant seeking a clean, functional retail environment with strong operational efficiency. Its layout supports efficient customer flow, prominent branding, and adaptable interior planning to accommodate evolving business needs. This location is well suited for retail users looking for a polished presence and a property that can be positioned for long-term leasing stability and value creation.

PROPERTY HIGHLIGHTS

- +/- 1,188 SF and +/- 1,200 SF spaces available
- Located in the heart of the Hendersonville Retail Trade Area
- Access to over 19,000 CPD
- Average HHI exceeds \$110,000

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	13
Available SF:	1,188 - 1,200 SF
Building Size:	20,038 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,537	17,807	35,429
Total Population	6,221	43,589	88,871
Average HH Income	\$110,991	\$110,200	\$120,434

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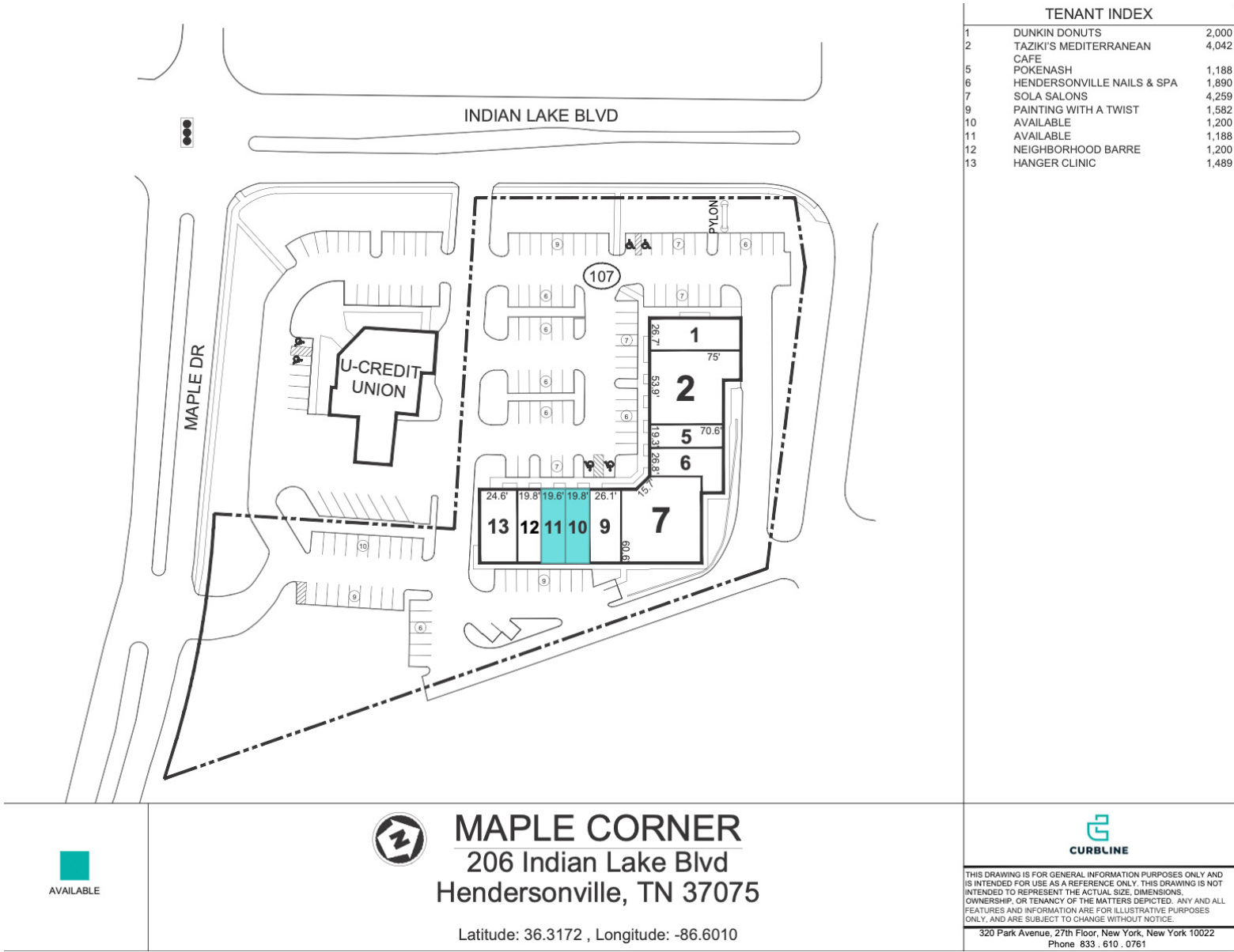
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MAPLE CORNER - SITE PLAN

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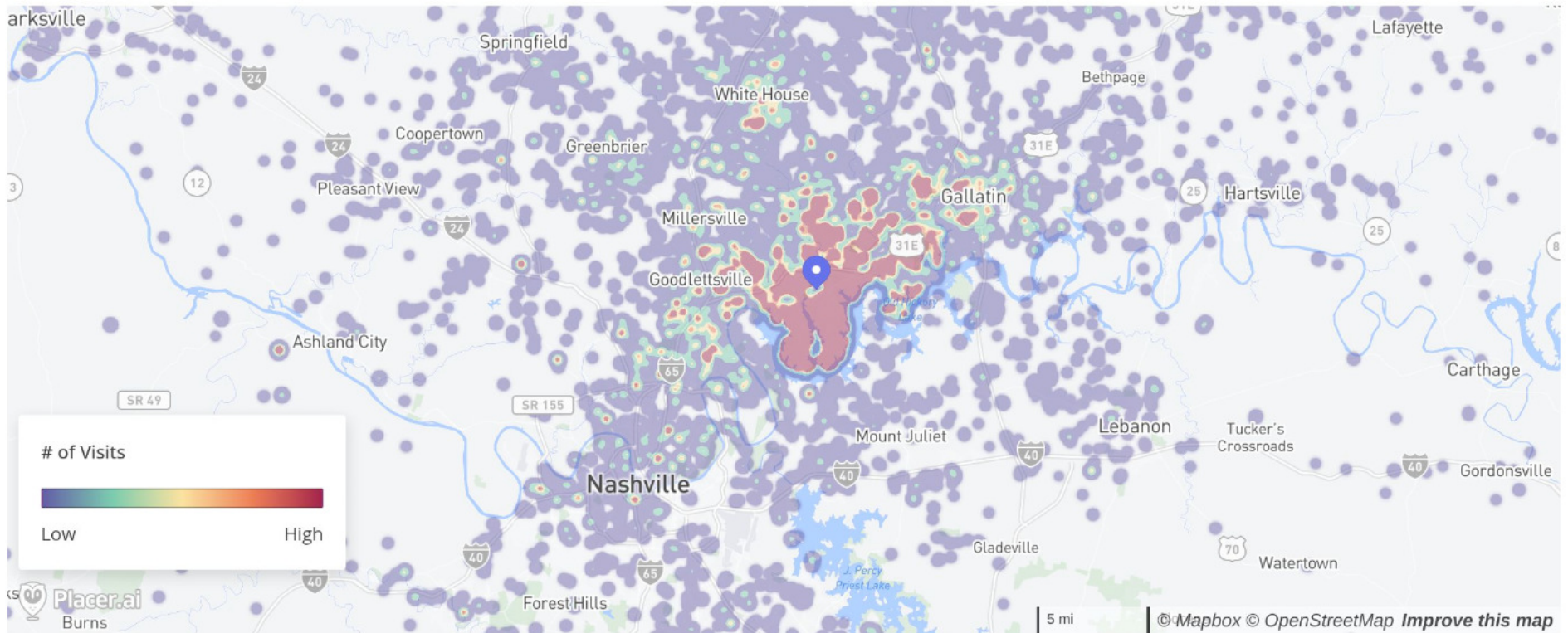
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Trade Area

Maple Corner

Indian Lake Blvd, Hendersonvill...



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Data provided by Placer Labs Inc. (www.placer.ai)



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,221	43,589	88,871
Average Age	45.5	42.7	42.4
Average Age (Male)	46.1	42.9	41.8
Average Age (Female)	43.6	42.3	42.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,537	17,807	35,429
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$110,991	\$110,200	\$120,434
Average House Value	\$426,989	\$423,779	\$460,836

2023 American Community Survey (ACS)

