

**±3.05 Acres Available**  
 Divisible to 1-2 Acre Lots  
 Adjacent to New AutoZone  
 For Sale, Ground Lease, or  
 Build-To-Suit Opportunity

E. Main Street  
 Hendersonville, TN

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# Overall Site Plan

**NOTE:**  
THE PARCEL CONFIGURATION AND PROPOSED LAYOUT SHOWN HEREON IS BASED ON INFORMATION DERIVED FROM AERIAL IMAGERY, MUNICIPAL G.I.S. DATA OR OTHER UNCONFIRMED SOURCES. THIS PLAN SHOULD BE CONSIDERED AS APPROXIMATE AND SUBJECT TO CHANGE BASED ON RECEIPT OF MORE ACCURATE INFORMATION.

**GENERAL INFORMATION:**  
ADDRESS: 520 E MAIN STREET  
PARCEL ID: 159E A 001.00 000  
PARCEL AREA: ±1.34 AC (TOTAL - 4.39 AC)  
ZONING: 'GC' (GENERAL COMMERCIAL)  
USE PERMITTED: YES

**SIGNAGE REQUIREMENTS PER ORDINANCE:**

**BUILDING SIGNAGE:**  
WALL SIGN - 2 PER PARCEL @ 1SF PER 1 LF OF WALL LENGTH

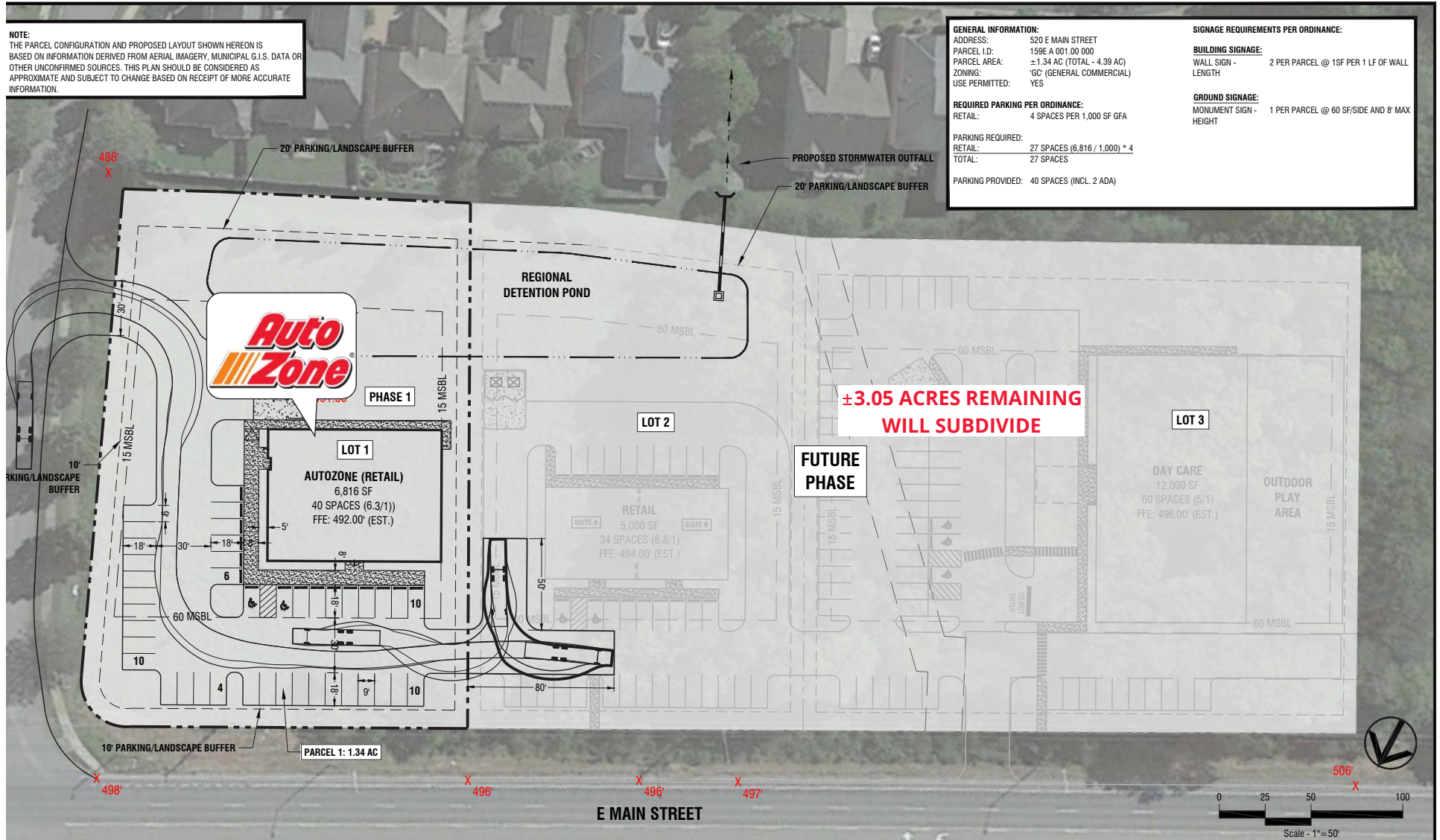
**GROUND SIGNAGE:**  
MONUMENT SIGN - 1 PER PARCEL @ 60 SF/SIDE AND 8' MAX HEIGHT

**REQUIRED PARKING PER ORDINANCE:**

RETAIL: 4 SPACES PER 1,000 SF GFA

PARKING REQUIRED:  
RETAIL: 27 SPACES (6,816 / 1,000) \* 4  
TOTAL: 27 SPACES

PARKING PROVIDED: 40 SPACES (INCL. 2 ADA)



**PROPOSED MULTI-TENANT DEVELOPMENT**  
520 E MAIN STREET  
HENDERSONVILLE, TENNESSEE

SCALE:	1"=50'
DATE:	08/07/23
REV:	MCA
DMG Project No:	22270

**PRELIMINARY SITE PLAN**  
**SP-01 (PH.1)**



## Site Features

- AutoZone anchored development with ±3.05 acres remaining
- Can be subdivided into 1-2 acre lots
- Site offers frontage on a major East/West artery
- Available for sale, ground lease, or build-to-suit opportunities
- Currently zoned GCS
- Located in one of the fastest growing areas of Middle Tennessee
- Projected 6% increase in households by 2027 within 5 miles
- Approximately 25 miles from downtown Nashville
- Adjacent to a new 9,000 SF Dollar General
- Excess of 25,600 vehicles per day on E. Main Street

**Contact Agent For Pricing Details**

## Demographics (2025)

	1 MI	3 MI	5 MI
Population	6,364	43,548	93,732
Households	2,514	17,000	36,995
Average HH Income	\$138,756	\$133,314	\$133,163
Retail Expenditure	\$150 M	\$1.0 B	\$2.2 B



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