

SALE

711 Rivergate PKWY Gas Station

711 RIVERGATE PARKWAY

Goodlettsville, TN 37072

PRESENTED BY:

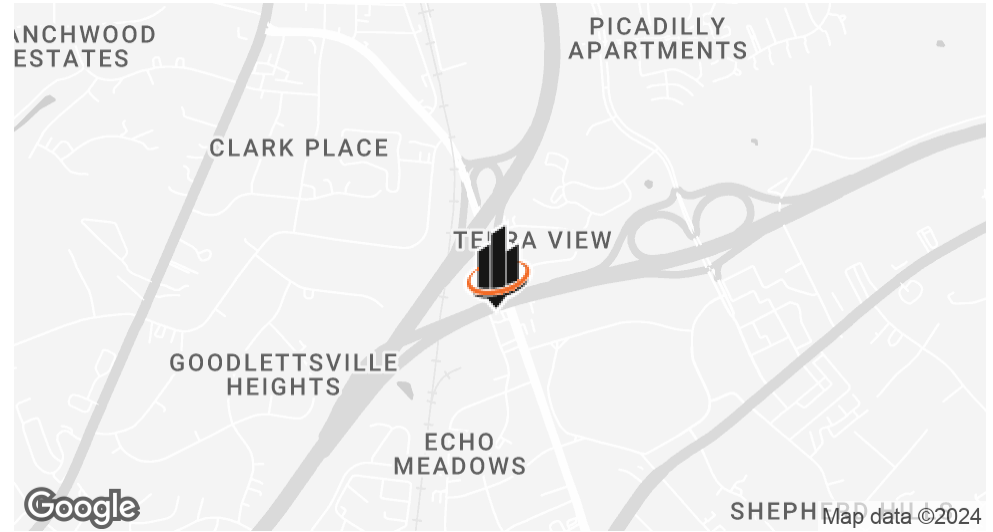
AMANDA HAYES

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,300,000
BUILDING SIZE:	1,653 SF

PROPERTY DESCRIPTION

711 Rivergate Parkway presents an exceptional opportunity for investors looking to establish a gas station in a prime location within the path of redevelopment. This expansive property boasts a large lot (.85 acres) and eight pumps, making it a standout contender in the area. Situated near a highway and several other gas stations, the property enjoys excellent visibility and access. With the area poised for redevelopment, this property offers a strategic entry point into a wave of revitalization. Don't miss the chance to capitalize on this sought-after location and establish a successful gas station in the thriving Goodlettsville area.

PROPERTY HIGHLIGHTS

- - Prime location in thriving Goodlettsville area
- - Versatile property suitable for specialized purposes
- - High visibility and convenient access

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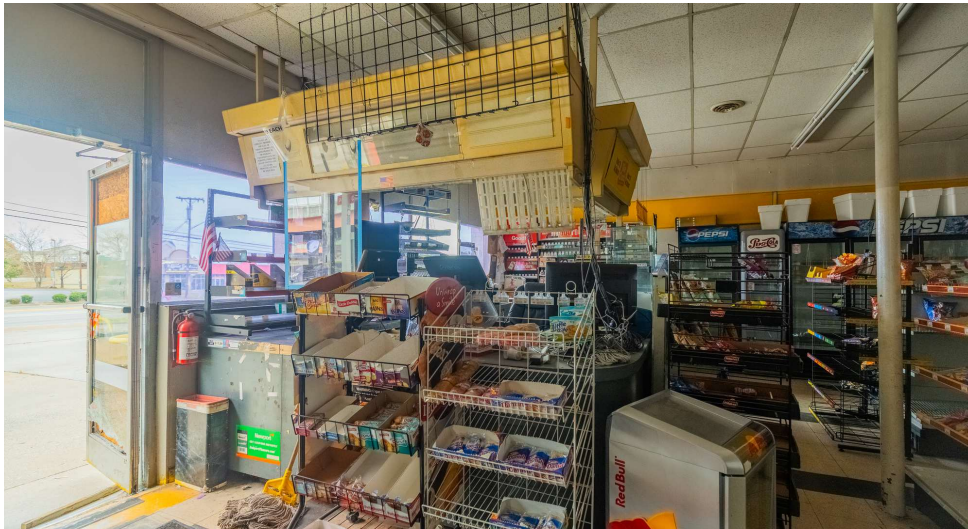
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ADDITIONAL PHOTOS



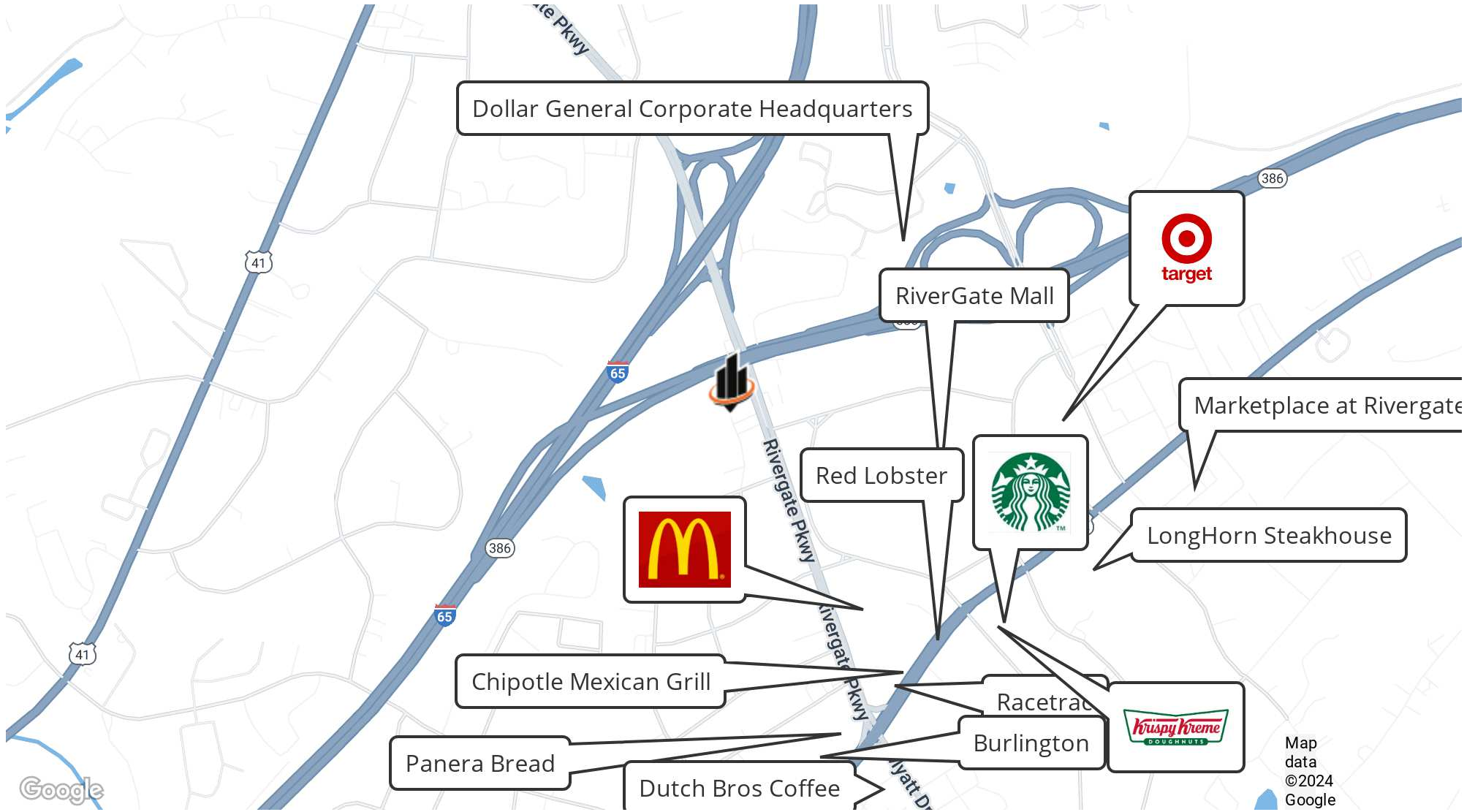
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

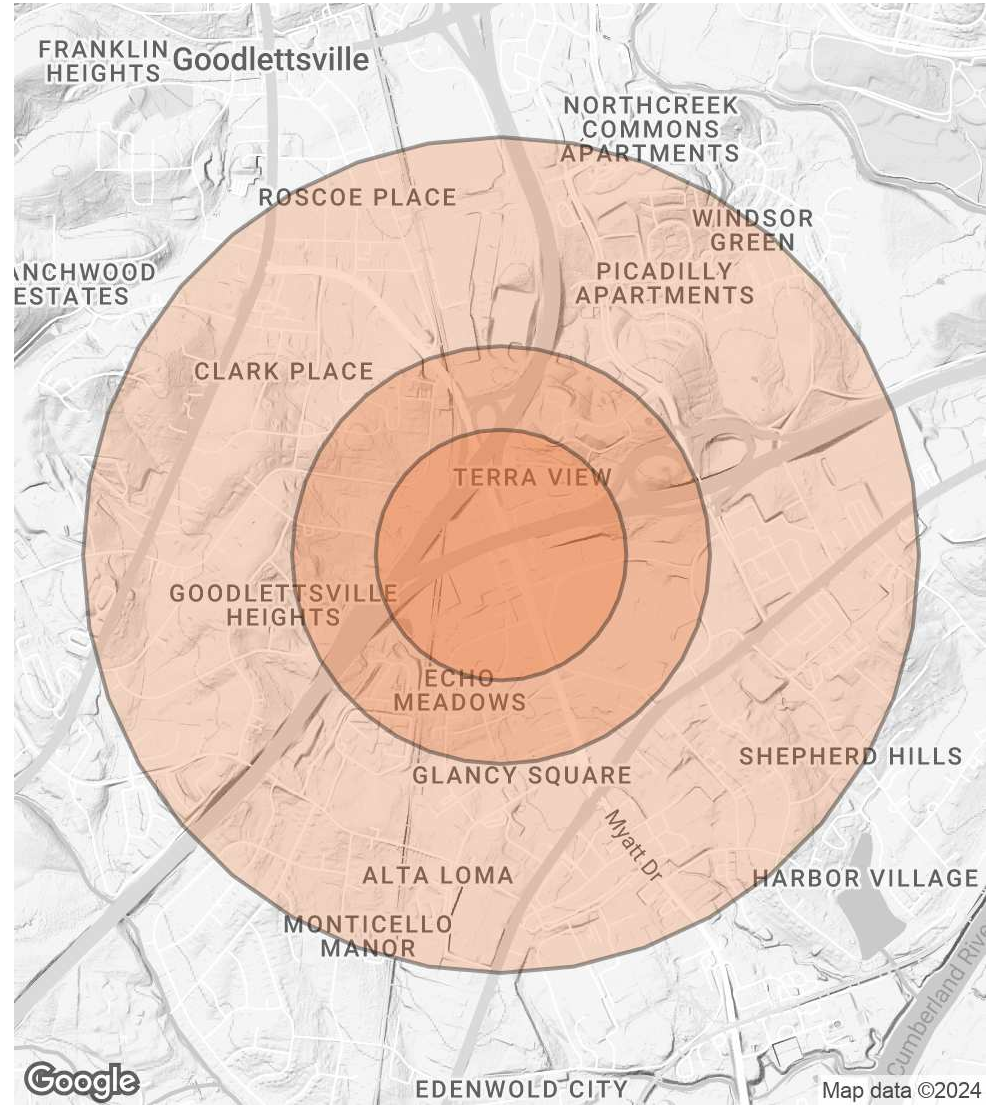
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	314	1,186	5,485
AVERAGE AGE	36	37	39
AVERAGE AGE (MALE)	35	35	37
AVERAGE AGE (FEMALE)	38	38	40

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	145	539	2,494
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$68,522	\$70,558	\$69,370
AVERAGE HOUSE VALUE	\$301,132	\$316,397	\$314,993

Demographics data derived from AlphaMap



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ADVISOR BIO 1



AMANDA HAYES

Advisor

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Direct: **929.386.4026** | Cell:

PROFESSIONAL BACKGROUND

As a dedicated Commercial Real Estate Advisor, I specialize in bringing together property owners and businesses to create mutually beneficial opportunities. My expertise encompasses all facets of commercial real estate, including strategic property marketing, lease and sales negotiations, tenant and buyer vetting, and securing optimal terms. Committed to maximizing property investments and helping businesses thrive, I provide full-service guidance tailored to each client's unique goals. Whether you're a property owner seeking to lease or sell, or a business searching for the ideal location, I am here to navigate the journey to success with you.

SVN | Accel Commercial Real Estate

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