

# NEW HOPE ROAD

JOELTON, TN

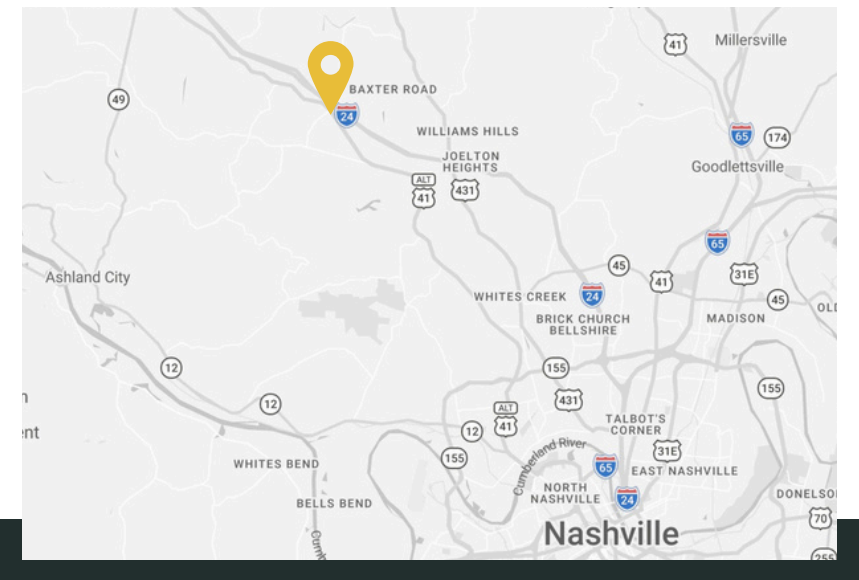


## PROPERTY DESCRIPTION

Strategically positioned along Interstate 24 in the growing Joelton submarket of Nashville, this ±5.38-acre commercial development opportunity offers premier interstate visibility within the Nashville MSA.

The property benefits from approximately 73,000 vehicles per day along I-24, with dominant westbound traffic flow delivering direct, unobstructed exposure to the site. I-24 serves as a primary commuter thoroughfare to and from Downtown Nashville and is a critical regional connector between Clarksville and Nashville, capturing daily workforce, residential, and regional traffic patterns.

The site is graded and pad-ready making it well-positioned for national and regional retail users seeking strong commuter visibility and market penetration. This property is a rare opportunity to secure a development-ready, high-exposure site along one of Middle Tennessee's most heavily traveled interstate corridors.



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## PROPERTY HIGHLIGHTS

- ±5.38 acres available
- High-visibility frontage along I-24 (~73,000 VPD)
- Strong westbound commuter traffic exposure
- Primary commuter corridor connecting Clarksville and Nashville
- Pad-ready, graded building sites
- Efficient interstate access and regional connectivity
- Suitable for QSR, fuel/convenience, medical, service retail, or neighborhood commercial

MILES	POPULATION	AVERAGE HH INCOME
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5 mi	12,220	\$93,668
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## SITE PLAN



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