

1660 DRAKES CREEK ROAD

HENDERSONVILLE, TN

Former Lightbridge Academy

For Sale or Lease

10,672 SF on 1.64 Acres

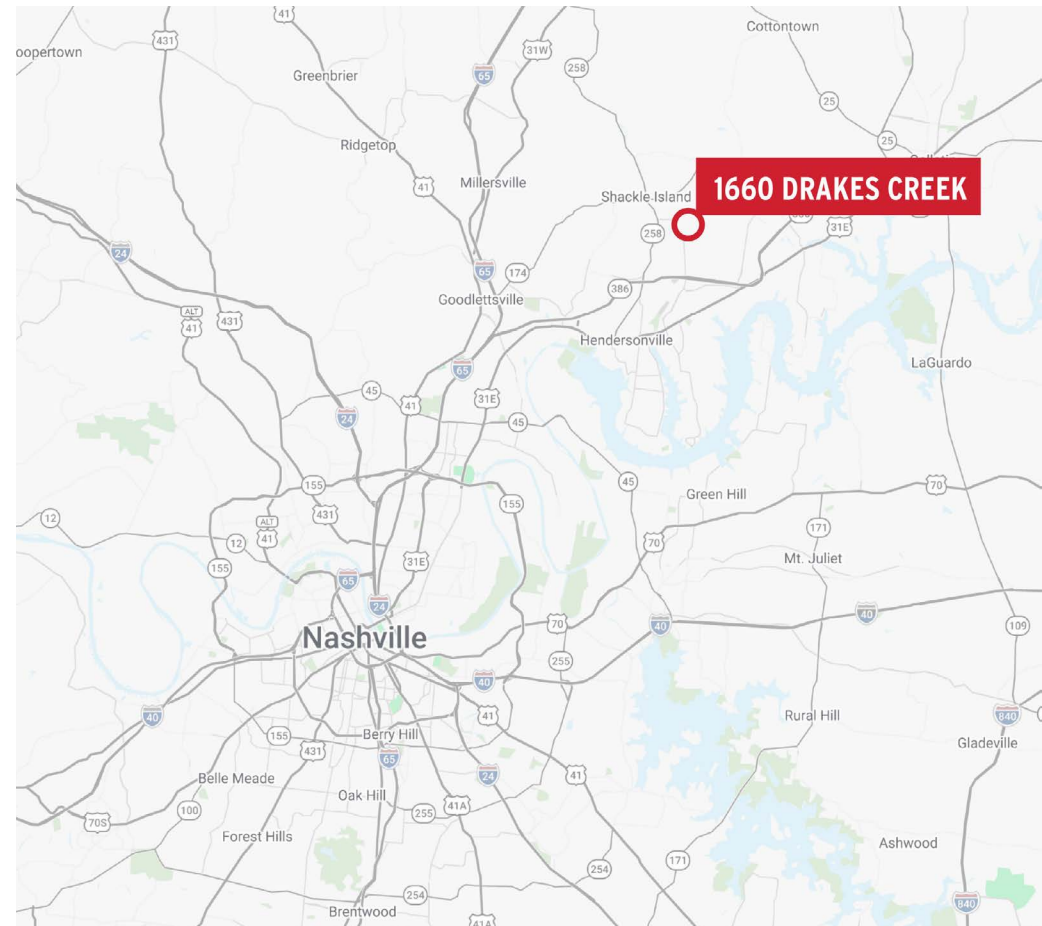


EXECUTIVE SUMMARY

1660 Drakes Creek Road is a 10,672 SF commercial building situated at the entrance to Durham Farms – one of Sumner County's most established master-planned communities. Delivered in 2022 and owned by a single owner since construction, the building was most recently operated as a childcare facility and includes an existing playground on site. The property is available immediately for an owner-user or investor seeking a well-positioned, move-in-ready commercial asset in one of Hendersonville's highest-growth corridors.

PROPERTY SUMMARY

ADDRESS	1660 Drakes Creek Road, Hendersonville, TN 37075
ASSET TYPE	Commercial Office Building
BUILDING SIZE	10,672 SF
SITE AREA	1.64 Acres
YEAR BUILT	2022
ZONING	MXR (Mixed Commercial)
PARKING	44 Spaces (4.1/1000)
OCCUPANCY	Vacant – Available Immediately
PURCHASE PRICE	\$4,700,000
LEASE RATE	\$34/SF NNN



HIGHLIGHTS

New Construction Delivered in 2022, Single Ownership Since Delivery No deferred maintenance, clean ownership history.

Located Within Durham Farms, a 472-Acre Master-Planned Community Positioned at the gateway to one of Sumner County's most established master-planned communities.

Minutes from Hendersonville's Primary Retail Corridors Direct proximity to Glenbrook Centre and The Streets of Indian Lake.

Direct Access to the Greater Nashville MSA via Vietnam Veterans Parkway Approximately 20 miles northeast of downtown Nashville via SR-386.

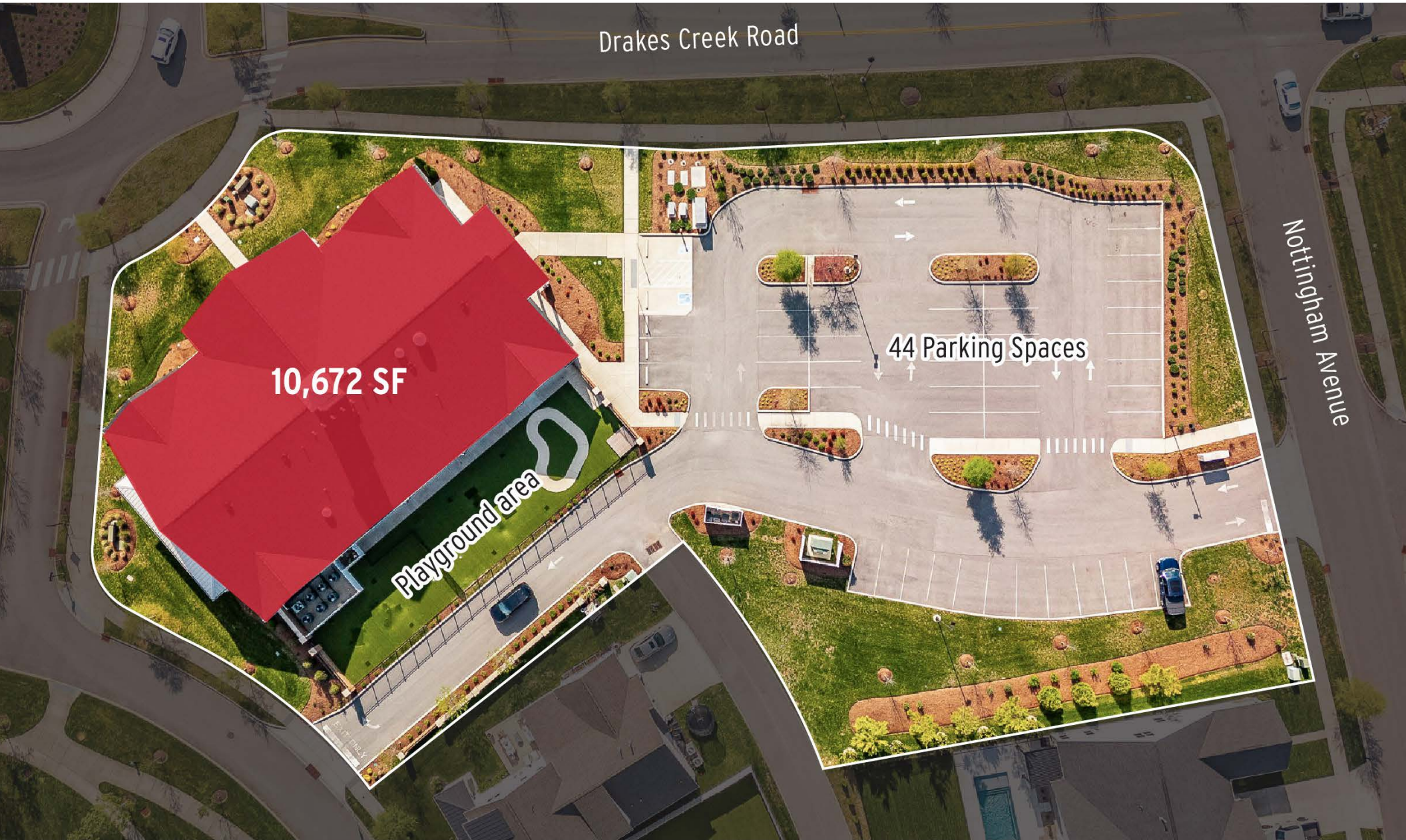
Vacant and Available for Immediate Occupancy Move-in ready for an owner-user or investor.



FLOOR PLAN



SITE PLAN



DISCOVER HENDERSONVILLE

Hendersonville is the largest city in Sumner County and one of the most established suburban markets in the Nashville MSA. Located approximately 20 miles northeast of downtown Nashville with direct freeway access via Vietnam Veterans Parkway (SR-386), the city offers a well-developed retail and services infrastructure alongside highly rated schools and access to Old Hickory Lake.

One of Tennessee's fastest-growing suburban markets

Top-rated Sumner County schools

Access to Old Hickory Lake

~20 miles to downtown Nashville; ~15 minutes to I-65



DURHAM FARMS

Durham Farms is a 472-acre master-planned community along Drakes Creek Road in Hendersonville, developed by Freehold Communities and built out by Lennar, Pulte Homes, and Schell Brothers. With homes ranging from the \$500s to over \$1 million, it has become one of Sumner County's most sought-after addresses for families relocating to the Nashville area.

Resort-Style Amenities

Miles of Walking Trails and Parks

Active Lifestyle Programming

Year-Round Community Events



Data and image sources include City of Hendersonville, TN website.

POINTS OF INTEREST

The Glenbrook and Indian Lake corridors represent the commercial spine of Hendersonville – together accounting for over 500,000 SF of retail anchored by Target, Kohl's, Kroger, HomeGoods, Ross, and a dense mix of dining and service tenants. The continued build-out of Durham Farms and surrounding residential communities has sustained demand for commercial services throughout the trade area.

Durham Farms

1660 DRAKES CREEK

GLENBROOK

INDIAN LAKE VILLAGE

COSTCO WHOLESALE

TriStar Hendersonville Medical Center

HOBBY LOBBY

CHICKEN SALAD CHICK

Vietnam Veterans Boulevard

Indian Lake Boulevard

Main Street

New Shackle Island Road

Drakes Creek Road

New Shackle Island Road

INTERIOR IMAGES





**FOR MORE
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