



NOLENSVILLE MARKET SQUARE

0 Nolensville Rd, Nolensville, TN 37135, Nolensville, TN 37135



OFFERING SUMMARY

SALE PRICE:	\$8,900,000
AVAILABLE SF:	0 SF
LEASE RATE:	N/A
LOT SIZE:	12.5 Acres
ZONING:	CS/CCO Commercial Mixed Use
MARKET:	Nashville
SUBMARKET:	Nolensville
PRICE / SF:	\$16.35

PROPERTY OVERVIEW

Nolensville Market Square presents a unique opportunity to become the prime retail development site in the Town of Nolensville, TN. Located just south of Nashville in Williamson County, this 12.5 acre site is designed around a “Main Street” and promises to be a very pedestrian-oriented community with retail shops, restaurants, office space and residential condominiums, all adjacent to the town hall. It will be downtown Nolensville!

Nolensville Market Square also serves as a connector to the main highway through town. The intention is to establish a central commercial district that currently does not exist within the town.

This property has gone through a rezoning planned unit development (PUD) process, which was extended in October of 2019 and has been approved for the size and type development, which will feature the tallest buildings in town and the first condominiums.

Due to recent changes in Nolensville City Council along with some relaxation in the zoning code and the lifestyle changes in general that have occurred in 2020, we believe that the developer may be able to successfully rezone this property to achieve higher residential density by adding a fourth floor.

PROPERTY HIGHLIGHTS

- Nolensville Market Square is an approved mixed-use development for 269,344 S.F. including 85,911 sf of retail, 44,626 sf of office and 75 condos. It is a 12.5-acre site in the Town of Nolensville, Tennessee adjacent to Town Hall. Nolensville Market Square has already been approved as a mixed-use development for 269,344 square feet, which includes:
 - RETAIL: 85,911
 - OFFICE: 44,626 sf
 - RESIDENTIAL: 75 condos

KW COMMERCIAL
9175 Carothers Parkway
Franklin, TN 37067

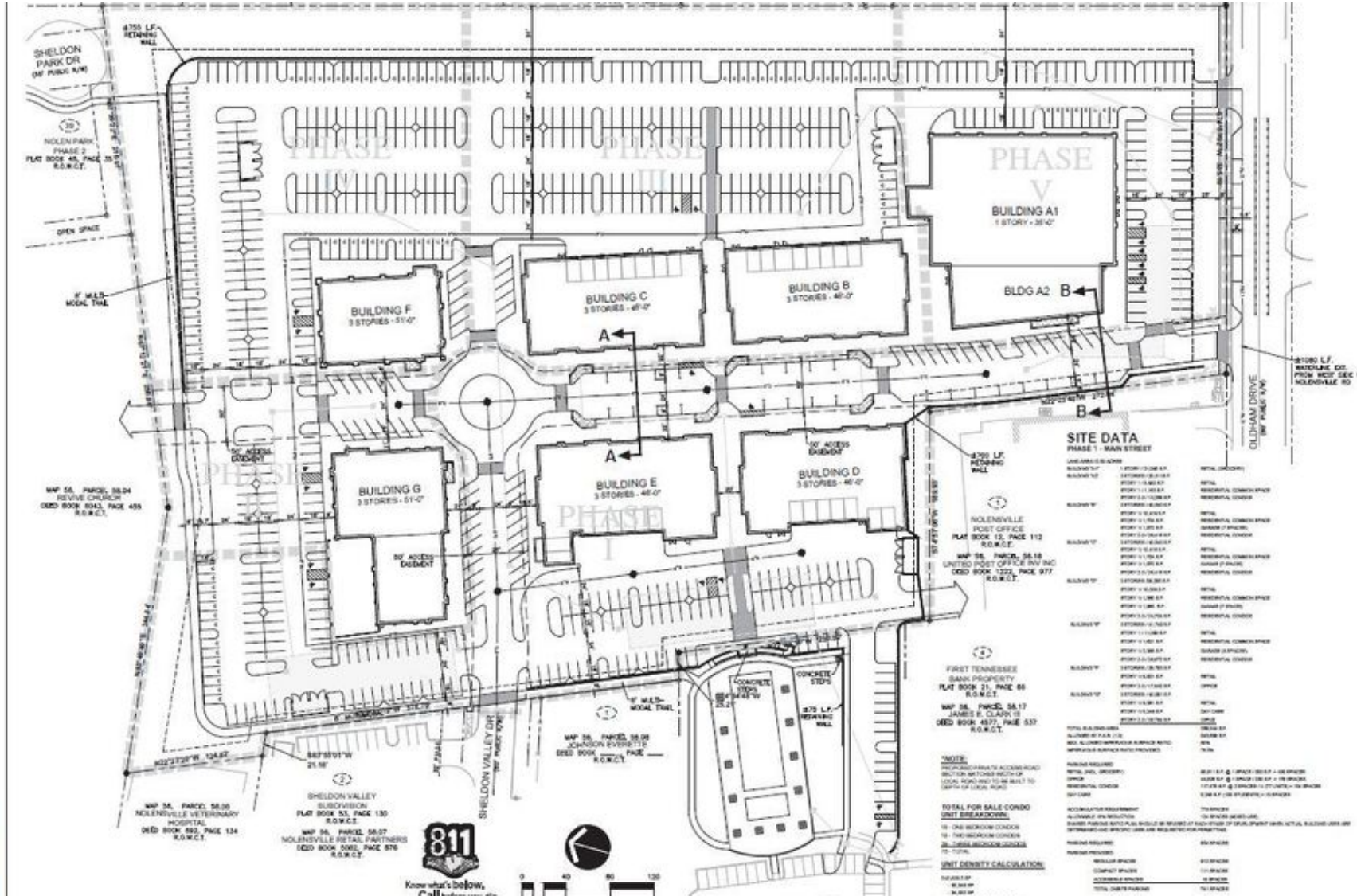
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NOLENSVILLE MARKET SQUARE
Nolensville, TN

Mill Creek Property Development, LLC
9175 Carothers Parkway, Suite 110
Franklin, Tennessee 37067

RAGAN SMITH
LAND PLANNING & CIVIL ARCHITECTURE
LANDSCAPE ARCHITECTS & SURVEYORS

REVISIONS
REVISED 8/28/2016
REVISED 7/26/2016
REVISED 6/18/2016
REVISED 10/27/2016
REVISED 11/29/2016

Drawn By: B. SPELMAN
Date: JULY 26, 2016
Drawing: SITE LAYOUT PLAN

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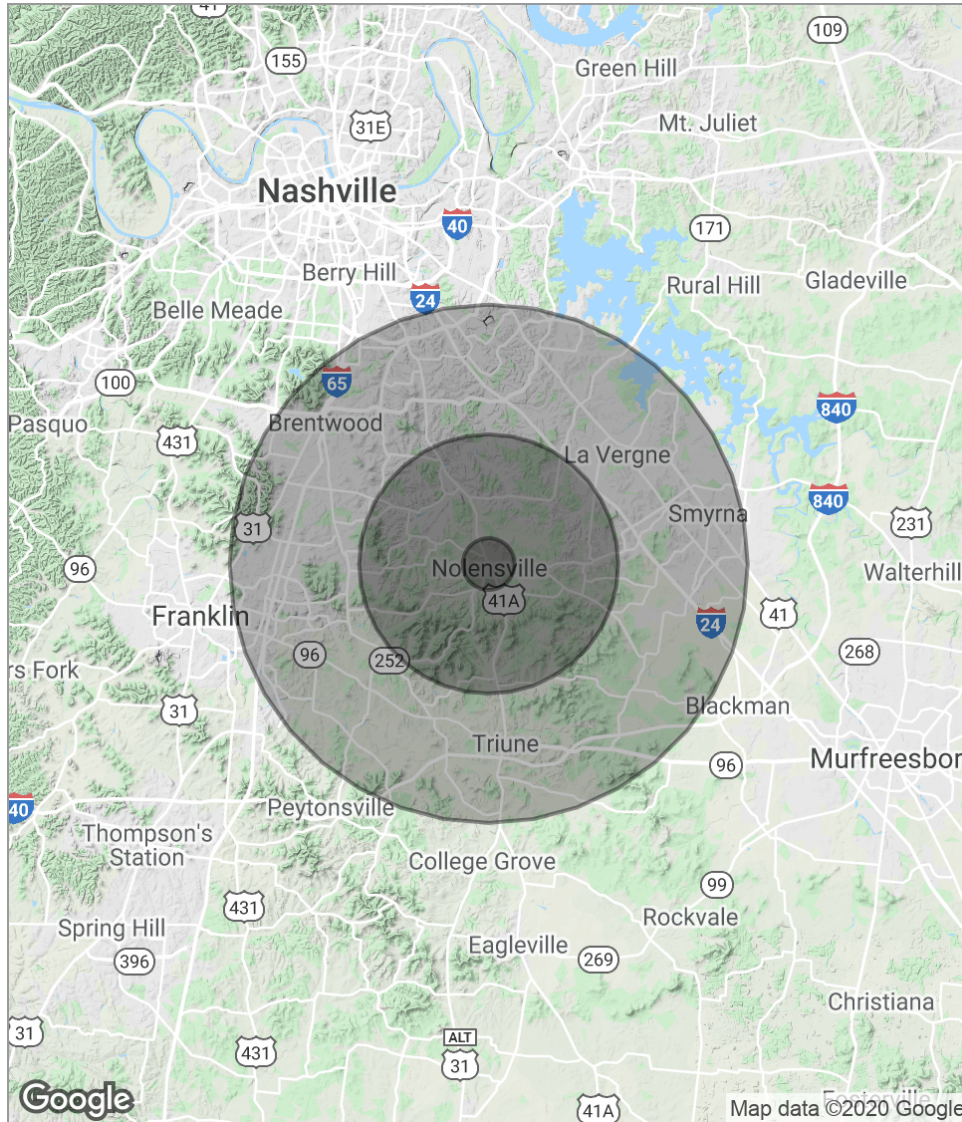
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,345	33,333	285,371
Median Age	35.7	35.5	34.0
Median Age (Male)	35.9	35.9	33.8
Median Age (Female)	35.4	35.2	34.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	426	11,728	108,878
# Of Persons Per HH	3.2	2.8	2.6
Average HH Income	\$114,157	\$108,018	\$76,961
Average House Value	\$368,869	\$367,591	\$280,636

** Demographic data derived from 2010 US Census*

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