

COMMERCIAL FOR SALE

4471 NASHVILLE HWY CHAPEL HILL, TN

FOR SALE



FOR SALE

KW COMMERCIAL MIDDLE TENNESSEE

5083 Main Street
Spring Hill, TN 37174



Each Office Independently Owned and Operated

PRESENTED BY:

JENNY ADCOX

Broker

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332169, TN

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PROPERTY SUMMARY

4471 NASHVILLE HIGHWAY



Property Summary

Address1: 4471 Nashville Highway Chapel Hill, TN 37034
APN: 026 125.00
Cross Streets: US-270
Lot Size: 1.82 Acres
Price: \$980,000
Zoning: A1

Property Overview

Discover an exceptional opportunity with this 1.82-acre parcel, now available for sale in the thriving community of Chapel Hill. The property sits at the corner of Highway 270 and Nashville Highway, this prime property boasts unparalleled roadside visibility featuring an impressive 215 feet of road frontage on Nashville Highway and an additional 302 feet along highway 270. Embracing an A-1 zoning designation, the potential is boundless, as it allows for a diverse range of uses from mixed-use developments to residential income properties. Property is currently in county jurisdiction. Annexation is possible.

Highlights

- Over 500 feet of combined road frontage along Nashville Highway and Highway 270
- Approximately 8500 cars per day
- Adjacent to national gas station and retail chains
- 6" force main across street
- 6" water line along property at Nashville Hwy

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PROPERTY PHOTOS

4471 NASHVILLE HIGHWAY



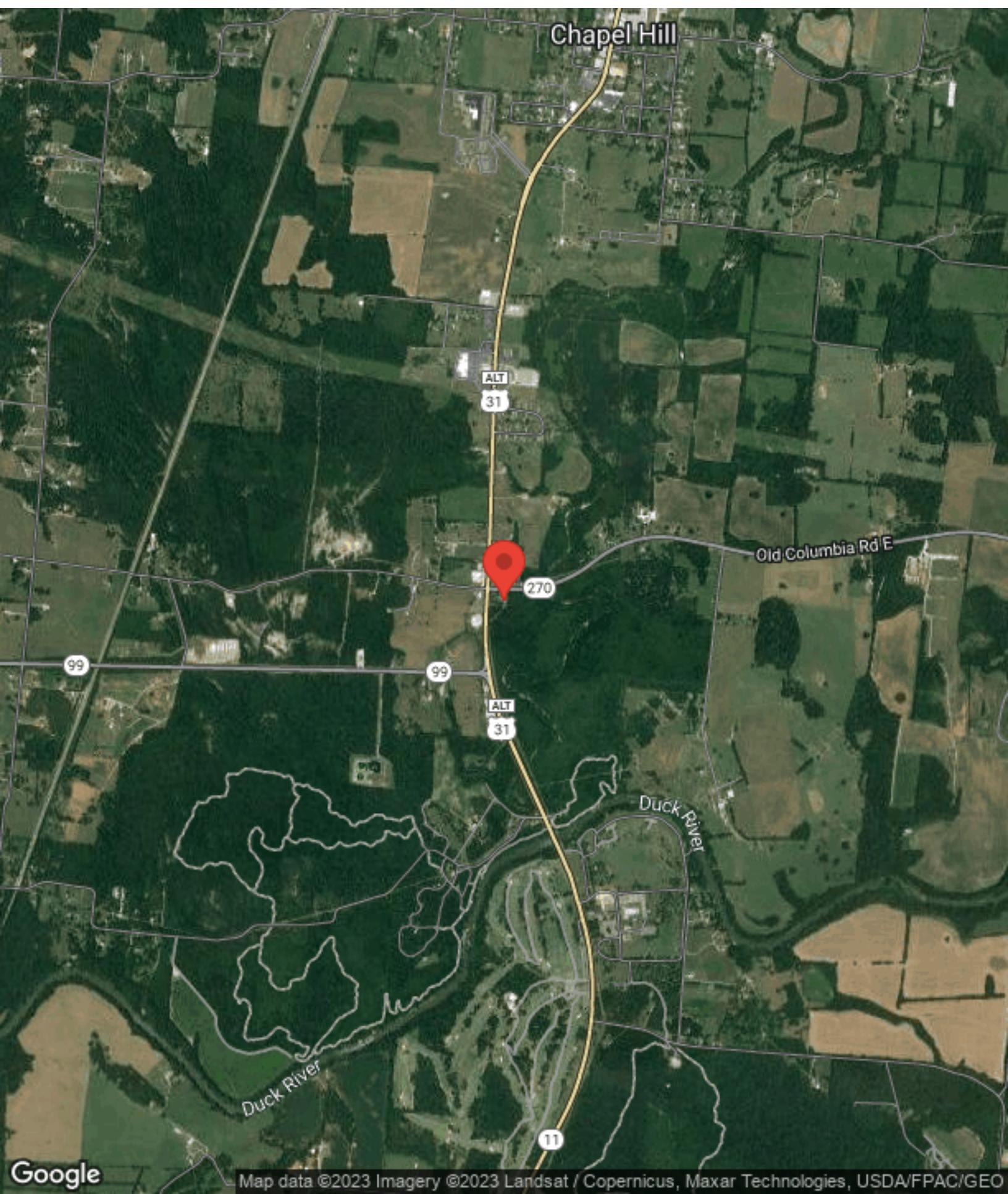
Facing Southwest



Facing Southeast

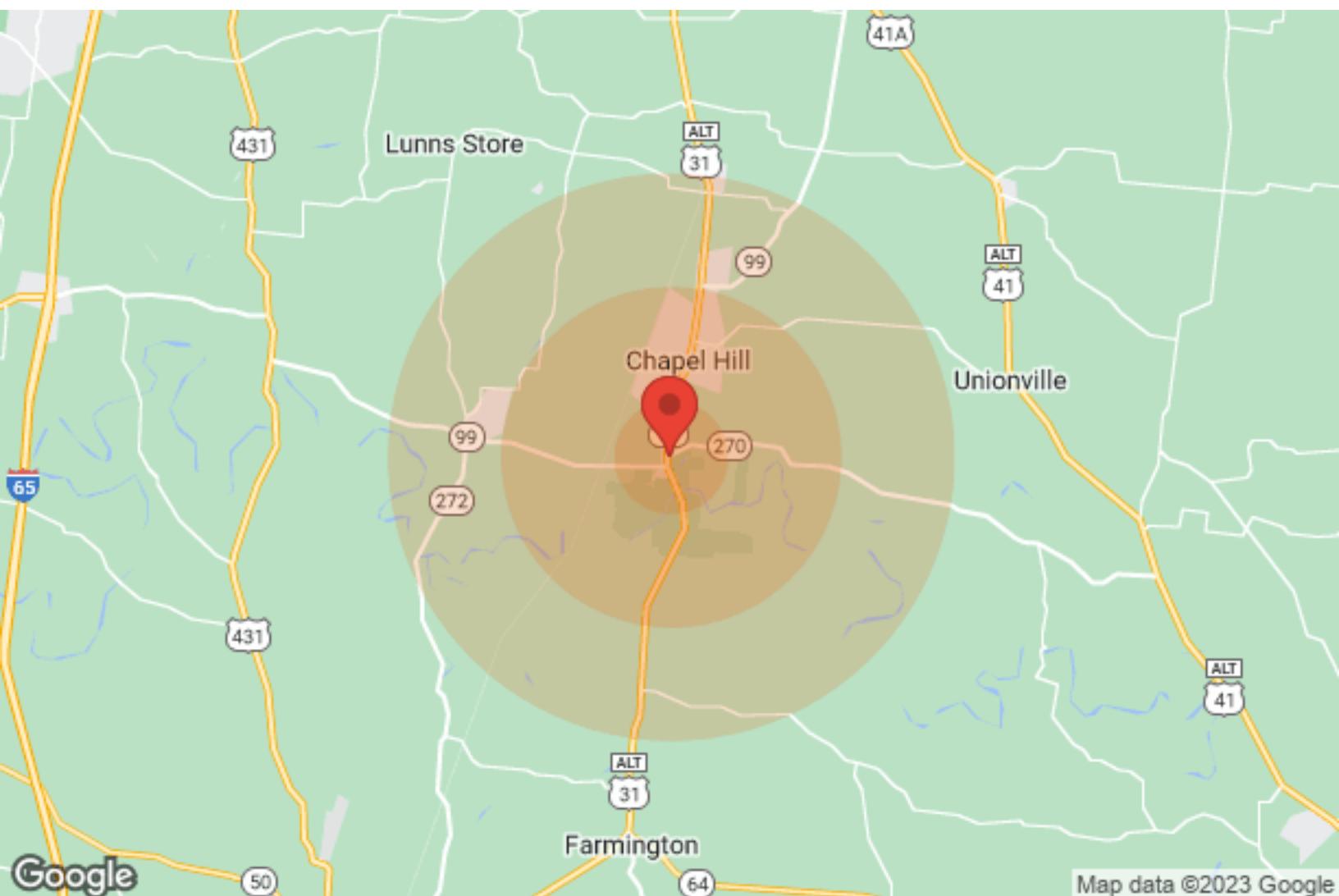
REGIONAL MAP

4471 NASHVILLE HIGHWAY



DEMOCRAPHICS

4471 NASHVILLE HIGHWAY



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	N/A	1,033	4,499	Median	N/A	\$42,844	\$54,404
Female	N/A	1,120	4,534	< \$15,000	N/A	176	278
Total Population	N/A	2,153	9,033	\$15,000-\$24,999	N/A	96	254
				\$25,000-\$34,999	N/A	84	372
				\$35,000-\$49,999	N/A	135	583
				\$50,000-\$74,999	N/A	189	871
				\$75,000-\$99,999	N/A	89	527
				\$100,000-\$149,999	N/A	43	337
				\$150,000-\$199,999	N/A	24	67
				> \$200,000	N/A	8	18
Age	1 Mile	3 Miles	5 Miles				
Ages 0-14	N/A	421	1,889				
Ages 15-24	N/A	290	1,336				
Ages 25-54	N/A	834	3,614				
Ages 55-64	N/A	281	1,075				
Ages 65+	N/A	327	1,119				
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	N/A	2,083	8,832	Total Units	N/A	1,040	3,725
Black	N/A	29	71	Occupied	N/A	945	3,438
Am In/AK Nat	N/A	N/A	7	Owner Occupied	N/A	740	2,893
Hawaiian	N/A	4	4	Renter Occupied	N/A	205	545
Hispanic	N/A	49	188	Vacant	N/A	95	287
Multi-Racial	N/A	74	238				

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