

AVAILABLE

COMMERCIAL LAND OPPORTUNITY

687 OLD HICKORY BOULEVARD • BRENTWOOD, TN 37027



CBRE





PROPERTY OVERVIEW

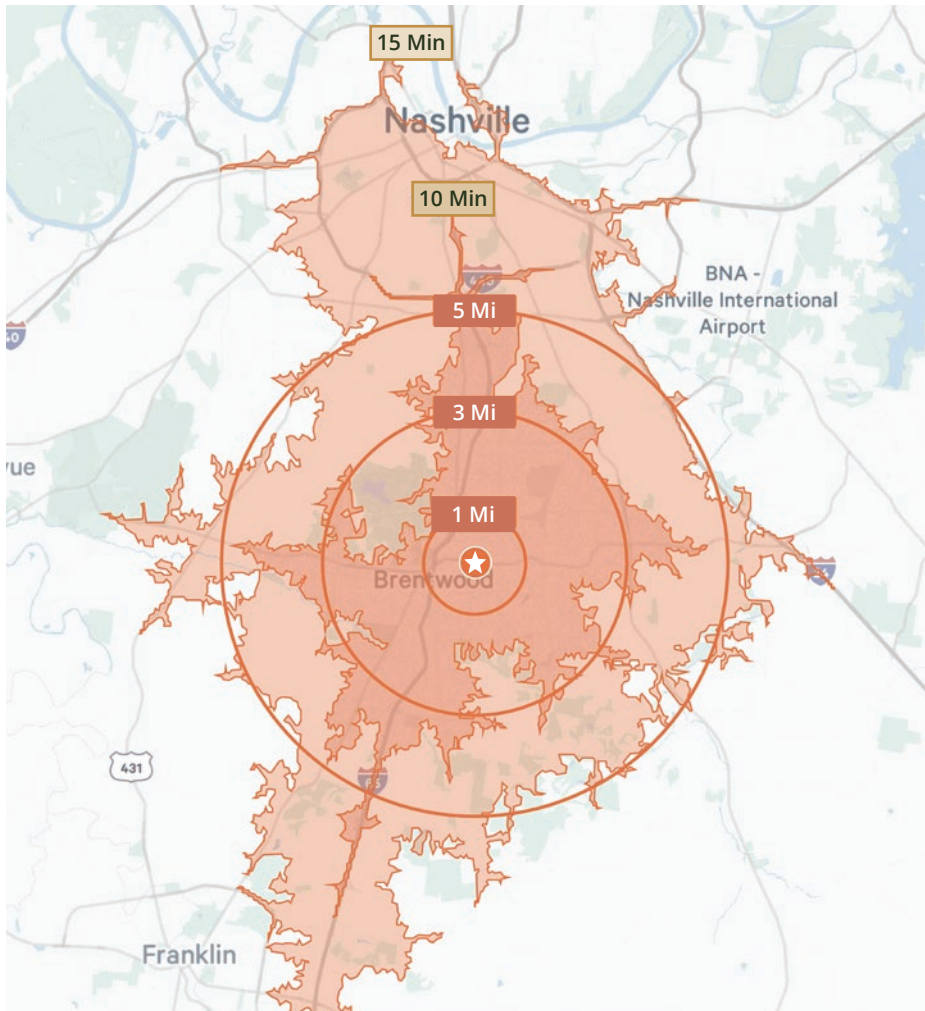
PRIME RETAIL LOCATION

The subject property is located in Brentwood, TN, which is a submarket within the Nashville MSA, and it is situated along Old Hickory Blvd (50,674 VPD) with excellent visibility to the main road as well as convenient access to I-65. The property is surrounded by established Retail, Restaurants, Class A Office and affluent residential neighborhoods, and the positioning at the signalized intersection of Old Hickory Boulevard and Cloverland Road makes the site an ideal option for a variety of commercial uses.

- Land 52,708 sq. ft.
- 1.21 Acres available
- Parcel #16000008200
- Zoning Code: R40
- Signalized Intersection
- High traffic intersection

DEMOGRAPHICS

 2024 ESTIMATES	 TOTAL POPULATION	 DAYTIME POPULATION	 MEDIAN HH INCOME	 TOTAL HOUSEHOLDS	 MEDIAN AGE
1 Mile	6,762	10,138	\$118,915	3,398	40.8
3 Miles	53,278	69,818	\$114,418	22,140	37.7
5 Miles	158,174	170,374	\$108,225	60,301	36.5
5 Minutes	9,354	15,964	\$122,531	4,429	41.2
10 Minutes	61,165	89,465	\$112,248	25,410	37.4
15 Minutes	300,134	511,672	\$96,814	126,058	33.7



BUSINESSES (5 MI)

- 5,672

EMPLOYEES (5 MI)

- 93,946

MAJOR EMPLOYERS

- United Health Care
- Tractor Supply Company
- Comdata

MAJOR TRAFFIC GENERATORS

- Cool Spring Commons
- Hill Center

AREA HOTELS

- 56 Hotels / 1,214 Rooms

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