

Two Tenant Freestanding Retail Bldgs

204 Gifford Place, Joelton TN 37080



OFFERING MEMORANDUM

Occupied by Mazatlán Mexican Restaurant & Prime Fitness Center



Two Tenant Freestanding Retail Bldgs

CONTENTS

01 **Executive Summary**
Investment Summary

02 **Location**
Location Summary

03 **Property Description**
Property Features
Aerial Map
Parcel Map
Property Images

04 **Demographics**
Demographics

05 **Company Profile**
Company Bio

Exclusively Marketed By:

Rita Anderson
Anderson Commercial Brokerage
Broker | License# 214959
(615) 754-2442
rita.acb@outlook.com



andersoncommercialbrokerage.com

CONFIDENTIALITY & DISCLAIMER

The information contained herein does not provide a complete summary of the Property or any documents related thereto. Additional information and an opportunity to inspect the Property will be made available only to interested and qualified prospective buyers. Neither Owner nor Broker nor any of their Agents or principals has made or will make any representations or warranties express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment shall arise by reason of its contents. Analysis and verification of the information contained herein is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental condition of the Property. Owner and Broker expressly reserve the right, at their sole discretion, to reject any expressions of interest or offer to purchase the Property with any entity at any time with or without notice. Owner has no legal commitment or obligations to any entity reviewing this Marketing Package unless approved by Owner in its sole discretion, and a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived. Marketing Package and its contents, except such information which is a matter of public record or provided in sources available to the public, are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat its Contents in the strictest confidence, that you will not photocopy or duplicate any contents; you will not disclose any of the Contents to any other entity (except in the case of a principal, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, without the prior authorization of the Owner or Broker, and that you will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.

Anderson Commercial Brokerage | 2442 North Mt Juliet Rd | Mt Juliet, TN 37122

andersoncommercialbrokerage.com



01 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	204 Gifford Place Joelton TN 37080
PARCEL # COUNTY	022 00 0 161.00 Davidson
MARKET	Nashville
SUBMARKET	West
BUILDING SF	11,455 SF
LAND ACRES	6.01
YEAR BUILT	1999
YEAR RENOVATED	2019
APN	022 00 0 161.00
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	742	4,148	10,614
2024 Median HH Income	\$100,200	\$93,402	\$88,219
2024 Average HH Income	\$120,441	\$125,887	\$117,394



Investment Summary Highlights

Uncover an unparalleled investment opportunity with the exclusive listing of The Gifford Family Portfolio at 204 Gifford Place, a dynamic mix of commercial real estate assets strategically located at Exit 35 Interstate 24 in Joelton, Tennessee. This expansive 22.12 acre property features a diverse range of income-generating establishments including a Hotel, Church Restaurants, RV Park with Office Building, Mini Self-Storage, Apartments, Car Wash, Laundromat, C-Store, and Three Multi-Tenant Retail Buildings.

The Two Tenant Retail Building currently housing Mazatlán Mexican Restaurant & Prime Fitness Center, underwent stylish renovations in 2019. With ample parking and excellent visibility, this property offers a multitude of revenue streams for astute investors eyeing substantial ROI potential in a burgeoning market just 14.4 miles from the vibrant heart of Downtown Nashville.



Two Tenant Freestanding
Retail Bldgs
204 Gifford Place Pl | Joelton, TN 37080



02 Location
Location Summary

Location Summary Highlights

Joelton, TN is a small, rural community located about 20 miles north of downtown Nashville. The area features a mix of businesses including local shops, restaurants, and service providers, creating potential synergies for commercial endeavors.

The property is situated in a primarily residential area, with nearby neighborhoods such as Joelton, Coopertown, and Whites Creek. Joelton is known for its tight-knit community and friendly atmosphere, offering a welcoming environment for businesses seeking local support and customer loyalty.

Gifford Place offers easy access to major highways, including Interstate 24 and Highway 431, facilitating convenient transportation for businesses and customers.

Convenient to the Downtown Nashville/Nashville BNA Airport

Proximity to:

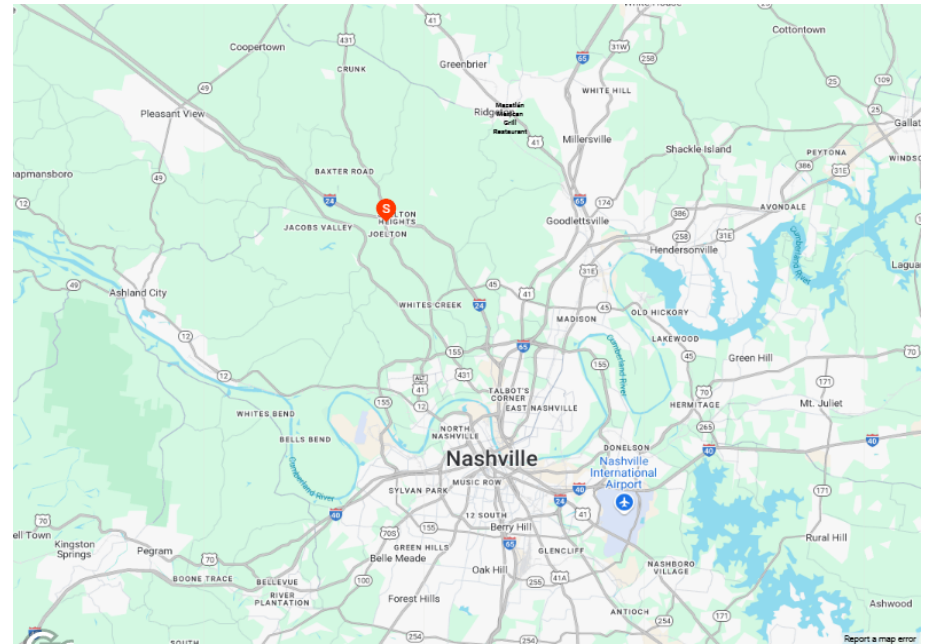
Nashville Downtown 14 miles

Nashville Int'l Airport (BNA) 22 miles

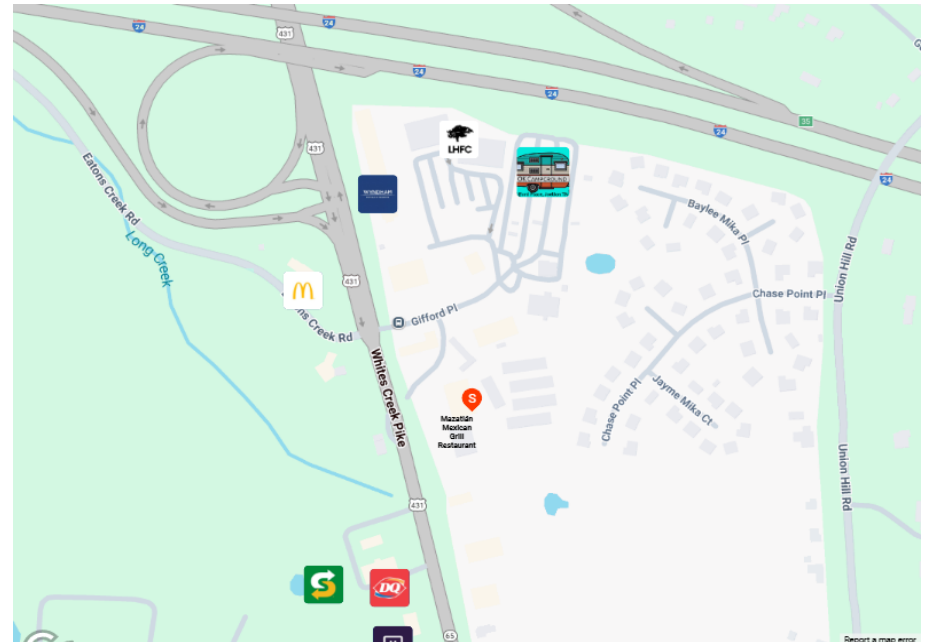
Opryland 16 miles

Vanderbilt Hospital 17 miles

Regional Map



Locator Map





03

Property Description

- Property Features
- Aerial Map
- Parcel Map
- Property Images

PROPERTY FEATURES

NUMBER OF TENANTS	2
BUILDING SF	11,455
LAND ACRES	6.01
YEAR BUILT	1999
YEAR RENOVATED	2019
# OF PARCELS	1
CEILING HEIGHT	16'
BUILDING CLASS	C
TOPOGRAPHY	Level
ZONING	CS-Commercial PUD
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	41
ROAD FRONTAGE	550' +/- Fronting Whites Creek Pike 230' +/- on Gifford PL
CROSS STREET	Whites Creek Pike
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

NEIGHBORING PROPERTIES

NORTH	Chip Quik Stop
SOUTH	Prime Fitness
EAST	OK Campground Self Storage
WEST	Coleman Tractor Company Kubota Dealer

MECHANICAL

HVAC	2-10 Ton Units
ELECTRICAL / POWER	3 Phase

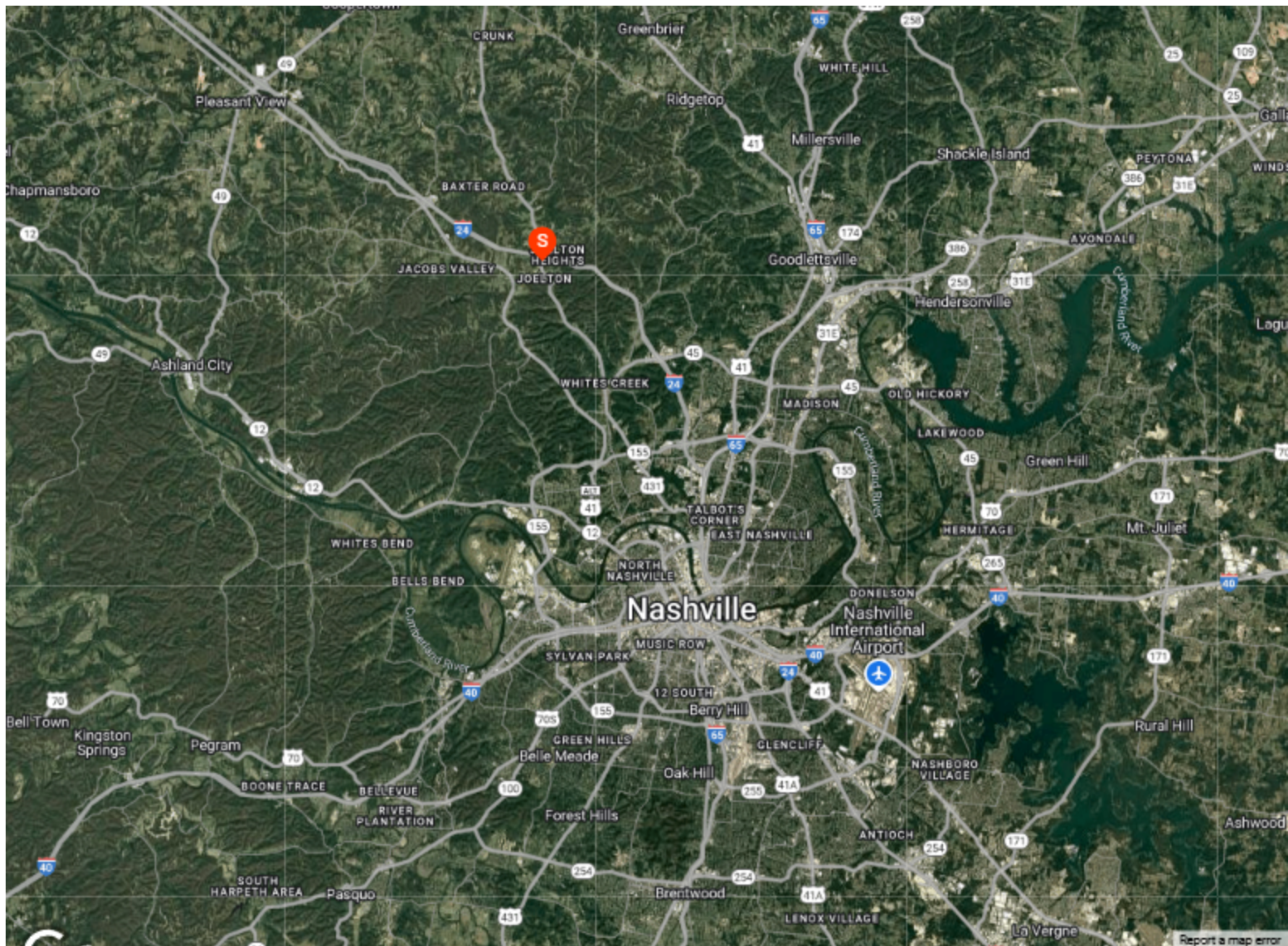
CONSTRUCTION

FOUNDATION	Slab
FRAMING	Metal
EXTERIOR	Masonry/Metal
PARKING SURFACE	Asphalt
ROOF	Metal

TENANT INFORMATION

TENANT 1	Mexican Restaurant Space
TENANT 1 ADDRESS	7246 Whites Creek Pike, Joelton, TN 37080
TENANT 2	Prime Fitness Center
TENANT 2 ADDRESS	7244 Whites Creek Pike, Joelton, TN 37080



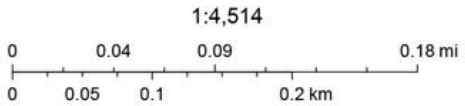


Nashville / Davidson County Parcel Viewer



September 30, 2024

- Override 1
- graphicsLayer2



Nashville Maps

Made by: Metro GIS

Rita Anderson
Broker | License# 214959
(615) 754-2442
rita.acb@outlook.com



VICINITY MAP

UNLIT: UNLIT AREAS NOT PHYSICALLY LOCATED BY UNDERGROUND UTILITIES... (c) CCPC

GENERAL NOTES

- 1. Restrictions, indications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT of THE W.C. GIFFORD LANDS COMMERCIAL, P.L.U., as recorded in Book 8302, Page 878...

NOTES

THIS AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER LA-89-22-201-8... (c) CCPC



Table with 3 columns: LINE NUMBER, POINT, ELEVATION. Lists survey points and their elevations.

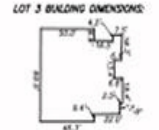
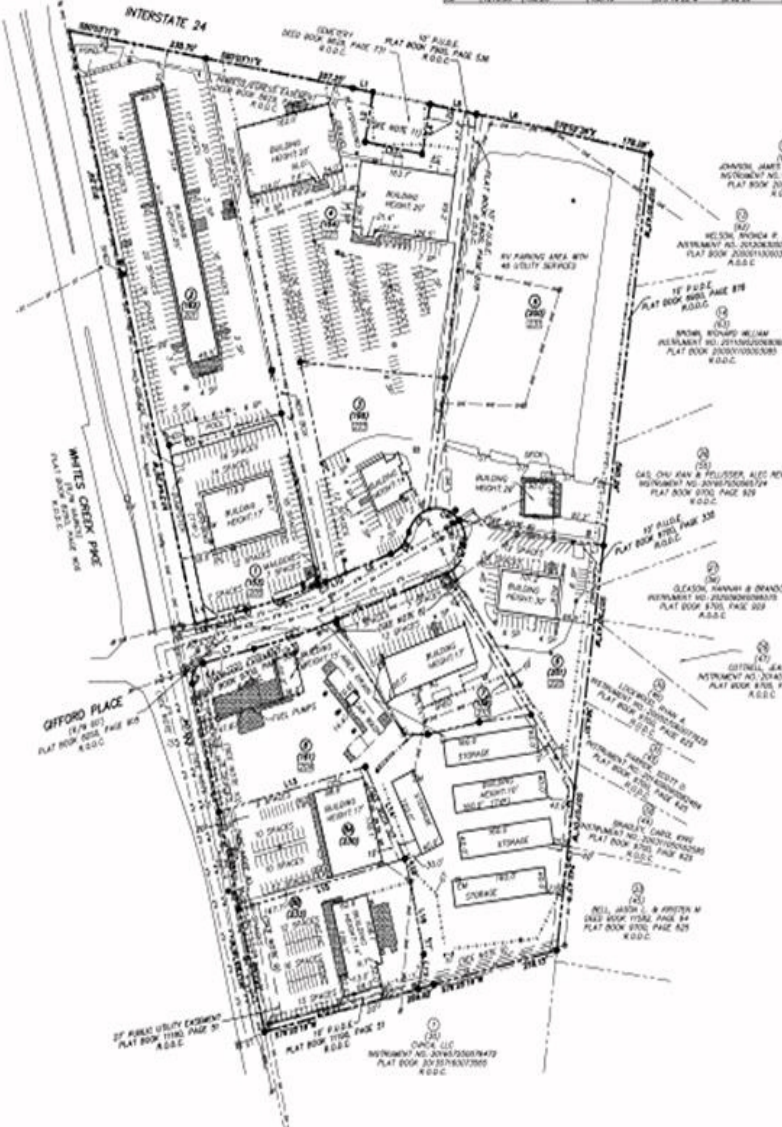


Table with 4 columns: DATE, POINT, ELEVATION, REMARKS. Lists survey dates and point details.



LEGEND table defining symbols for easements, utility lines, and other features shown on the plan.



THIS SURVEY WAS PREPARED FOR THE BENEFIT OF THE PARTY OF PARTIES NAMED HEREON AND IS INTENDED FOR THEIR SOLE USE... (c) CCPC

750 Wilbur Forwarder, 231 6th Street, Nashville, TN 37203, 615-259-0201

AREA TABLE with columns: LOT NUMBER, SQ. FEET, ACRES. Lists area data for lots 1 through 8.

LAND DESCRIPTION: Book 1 of Plat No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100...

- Beginning at the NW corner of the southwest corner of Lot B on Plan of W.C. Gifford Lands Commercial P.L.U., of record in Book 8302, Page 878...

PLAT INTEREST: BEING LOTS 1-8 ON PLAT ENTITLED FINAL PLAT OF W.C. GIFFORD LANDS COMMERCIAL P.L.U. OF RECORD IN PLAT BOOK 8302, PAGE 878, R.O.G.C.

BEING LOTS 7 & 8 ON PLAT ENTITLED FINAL PLAT OF W.C. GIFFORD LANDS COMMERCIAL P.L.U. OF RECORD IN PLAT BOOK 9700, PAGE 355, R.O.G.C.

BEING LOT 4 ON PLAT ENTITLED RE-SUB OF LOT 4 OF THE W.C. GIFFORD LANDS COMMERCIAL P.L.U. OF RECORD IN PLAT BOOK 7902, PAGE 536, R.O.G.C.

BEING LOT 88 ON PLAT ENTITLED RE-SUB OF LOT 8 OF THE W.C. GIFFORD LANDS COMMERCIAL P.L.U. OF RECORD IN PLAT BOOK 9202, PAGE 805, R.O.G.C.

BEING LOT 84 ON PLAT ENTITLED FINAL PLAT RE-SUB LOT 8 W.C. GIFFORD LANDS COMMERCIAL P.L.U. OF RECORD IN PLAT BOOK 9202, PAGE 805, R.O.G.C.

PROPERTY MAP REFERENCE: SUBJECT SITE MAY BE IDENTIFIED AS PARCELS 153, 154, 161, 162, 164, 165, 200 & 201 ON DAVIDSON COUNTY TAX MAP 22, R.O.G.C.

DEED REFERENCE: THE GIFFORD PARTNERSHIP FROM WILLIAM C. GIFFORD AND WIFE, MARY SUE GIFFORD RECORD DEED BOOK 8203, PAGE 164, R.O.G.C.

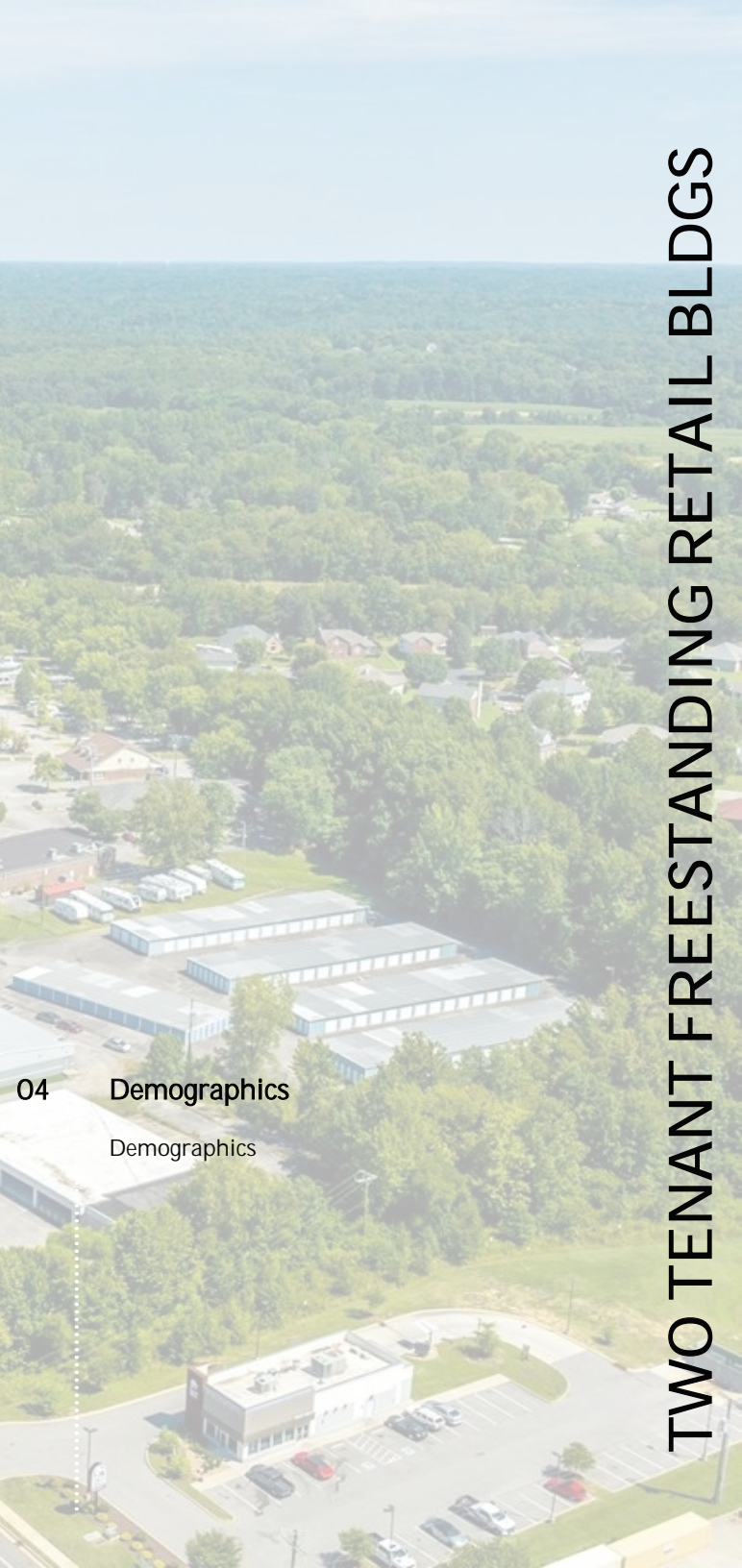
ALTA/NSPS LAND TITLE SURVEY THE GIFFORD PARTNERSHIP GIFFORD PLACE, SECOND CIVIL DISTRICT, CITY OF JOELTON, DAVIDSON COUNTY, TENNESSEE

DATE 8-9-22 CCPC JOB NO. 22-051 REVISED 9-6-22







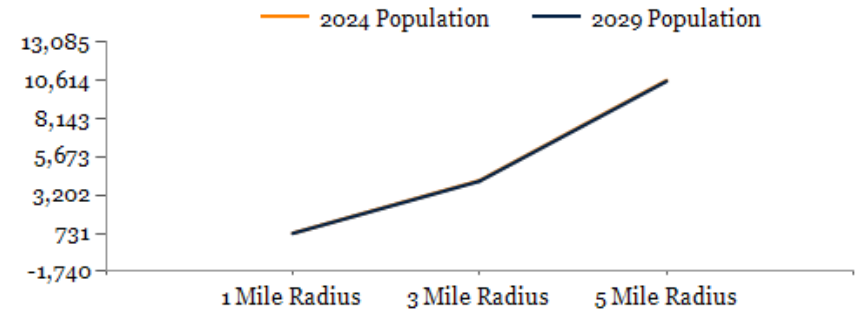


04 Demographics
Demographics

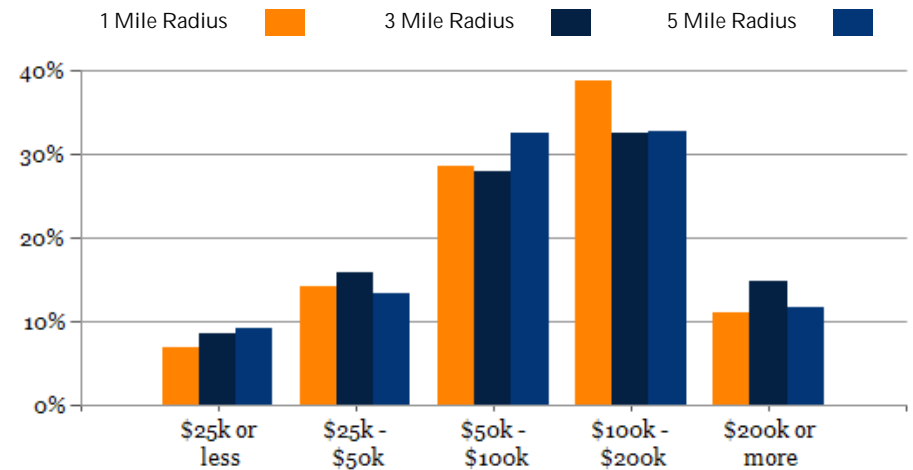
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	720	4,005	9,730
2010 Population	691	3,918	9,900
2024 Population	742	4,148	10,614
2029 Population	731	4,106	10,560
2024-2029: Population: Growth Rate	-1.50%	-1.00%	-0.50%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	9	66	189
\$15,000-\$24,999	12	85	209
\$25,000-\$34,999	11	75	136
\$35,000-\$49,999	32	201	441
\$50,000-\$74,999	48	279	816
\$75,000-\$99,999	39	207	579
\$100,000-\$149,999	74	321	846
\$150,000-\$199,999	44	245	552
\$200,000 or greater	34	257	505
Median HH Income	\$100,200	\$93,402	\$88,219
Average HH Income	\$120,441	\$125,887	\$117,394

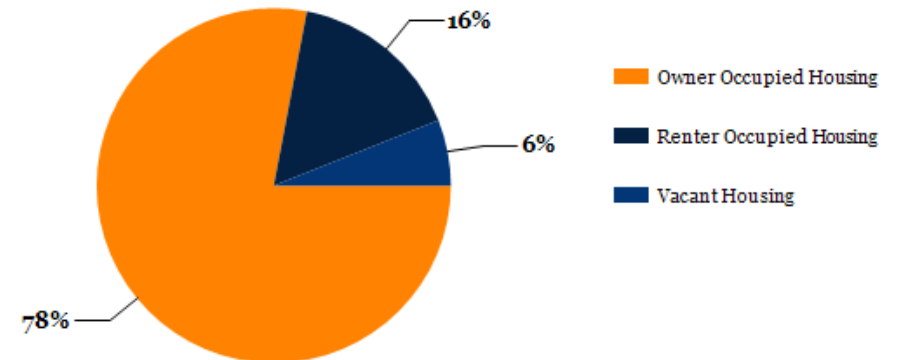
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	289	1,646	3,893
2010 Total Households	280	1,639	3,951
2024 Total Households	302	1,736	4,273
2029 Total Households	297	1,718	4,264
2024 Average Household Size	2.46	2.39	2.48
2024-2029: Households: Growth Rate	-1.65%	-1.05%	-0.20%



2024 Household Income



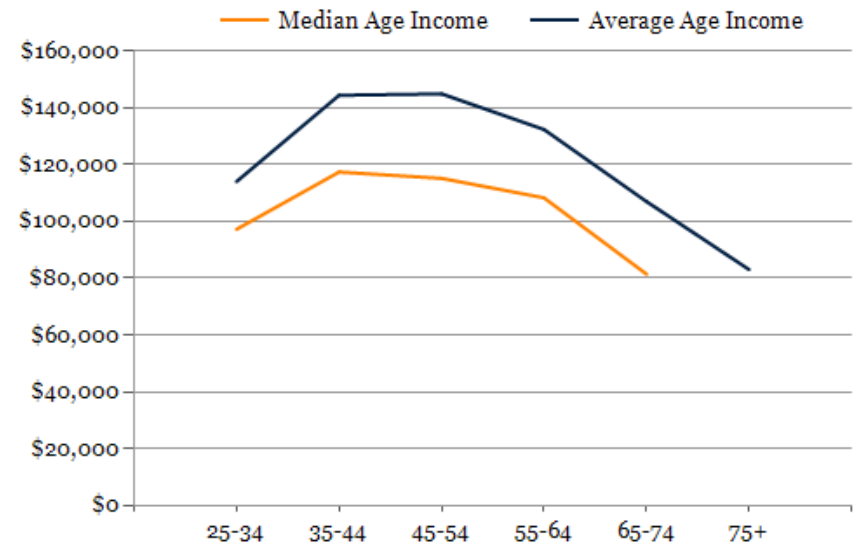
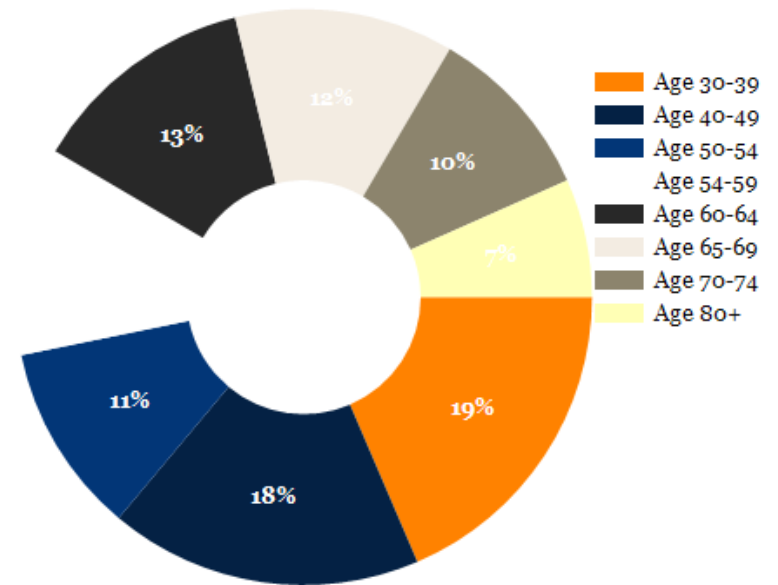
2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	45	255	663
2024 Population Age 35-39	47	264	678
2024 Population Age 40-44	45	237	663
2024 Population Age 45-49	42	232	631
2024 Population Age 50-54	53	286	713
2024 Population Age 55-59	58	321	772
2024 Population Age 60-64	63	362	878
2024 Population Age 65-69	61	349	825
2024 Population Age 70-74	49	272	633
2024 Population Age 75-79	33	195	483
2024 Population Age 80-84	19	109	260
2024 Population Age 85+	19	104	221
2024 Population Age 18+	611	3,400	8,579
2024 Median Age	48	48	46
2029 Median Age	48	48	46

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$97,235	\$95,582	\$94,644
Average Household Income 25-34	\$114,042	\$124,848	\$119,168
Median Household Income 35-44	\$117,403	\$123,113	\$113,909
Average Household Income 35-44	\$144,453	\$159,294	\$145,557
Median Household Income 45-54	\$115,174	\$119,388	\$109,316
Average Household Income 45-54	\$144,963	\$152,981	\$137,425
Median Household Income 55-64	\$108,307	\$101,050	\$93,993
Average Household Income 55-64	\$132,398	\$136,959	\$125,624
Median Household Income 65-74	\$81,401	\$79,146	\$73,188
Average Household Income 65-74	\$106,999	\$110,697	\$102,737
Average Household Income 75+	\$83,037	\$79,633	\$78,158





05 Company Profile
Company Bio

ANDERSON COMMERCIAL BROKERAGE

COMPANY PROFILE

Anderson Commercial Brokerage is a highly respected and well-established company that has been operating in the real estate industry for nearly four decades. Our team of experts specializes in providing exceptional brokerage services for a wide range of properties, including investment properties, retail development, industrial, retail, and mixed-use properties. We are renowned for our innovative and forward-thinking approach to real estate, and we take great pride in our ability to identify unique investment opportunities that produce optimal investment performance and lasting impacts on our clients, communities, and industries. Our headquarters are located in Mt Juliet, TN, and we are proud to serve clients throughout the Greater Nashville Region and the entire state of Tennessee.

"We are and can be only as successful as our clients"
- Rita Anderson, Broker

Two Tenant Freestanding Retail Bldgs



Exclusively Marketed By:

Rita Anderson
Anderson Commercial Brokerage
Broker | License# 214959
(615) 754-2442
rita.acb@outlook.com

