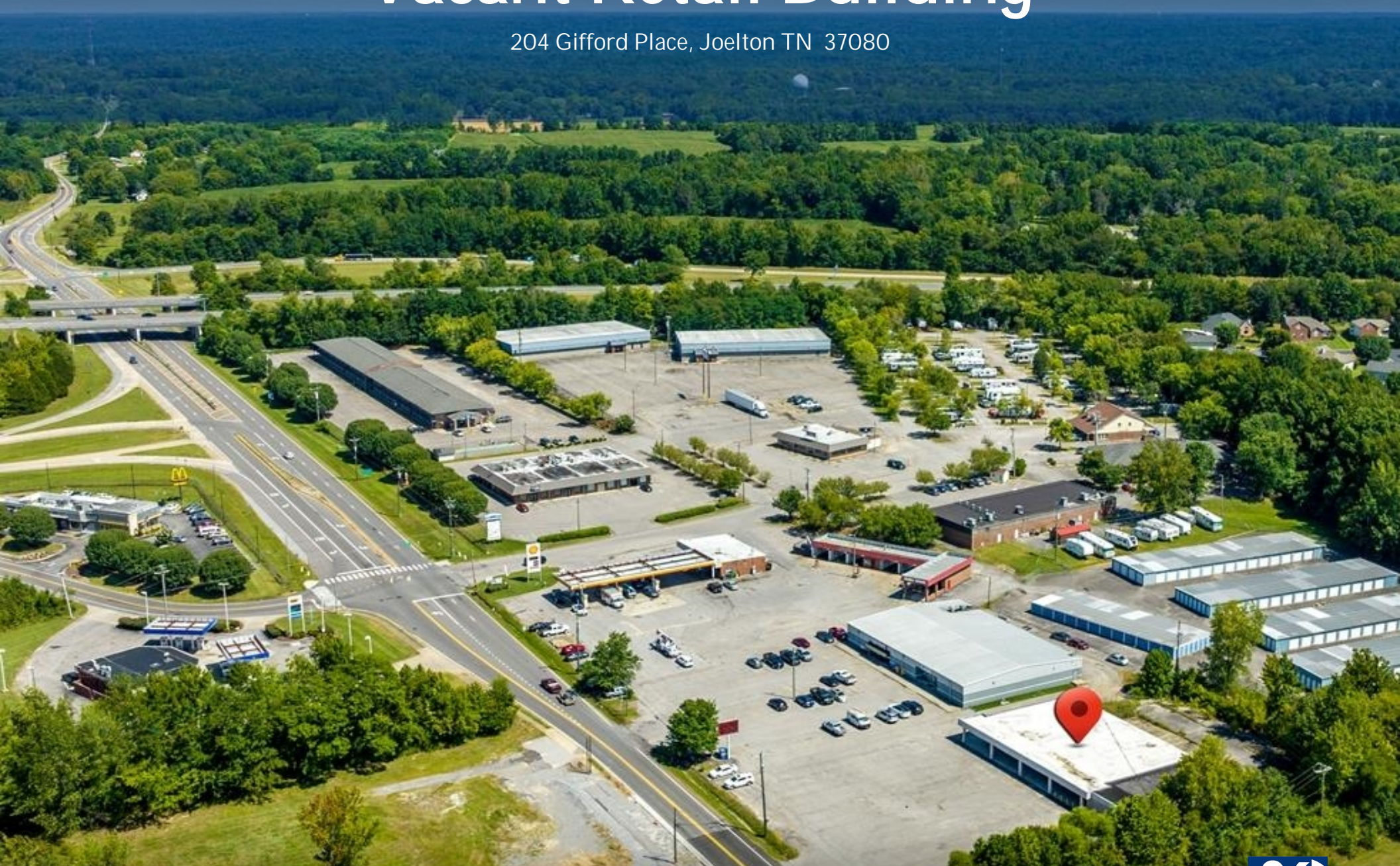


# Vacant Retail Building

204 Gifford Place, Joelton TN 37080



OFFERING MEMORANDUM

Former Use - 4 Retail Bays + Gun Range



# Vacant Retail Building

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*Exclusively Marketed By:*

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Anderson Commercial Brokerage | 2442 North Mt Juliet Rd | Mt Juliet, TN 37122  
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01 **Executive Summary**  
Investment Summary

# VACANT RETAIL BUILDING

## OFFERING SUMMARY

ADDRESS	204 Gifford Place Joelton TN 37080
PARCEL # AND COUNTY	022 00 0 161.00   Davidson
MARKET	Nashville
SUBMARKET	West
GLA (SF)	10,833 SF
LAND ACRES	6.01 (parcel-multiple buildings)
LAND SF	261,796 SF
YEAR BUILT	1985
YEAR RENOVATED	New Renovation Plans Complete
APN	022 00 0 161.00
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	Undisclosed
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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

Anderson Commercial Brokerage, as exclusive Broker, is pleased to present for sale and first time offering The Gifford Family Portfolio of Properties, Located at Exit 35 Interstate 24 and White Creeks Pike, situated on 22.12+- acre site with eight separate contiguous parcels containing a Hotel, Church, Restaurants, RV Park, Office Building, Mini Self-Storage, Apartments, Car Wash, Laundromat, C-Store with gas (Shell) and Three Multi-Tenant Retail Buildings.

This property is currently vacant, Owners have completed architectural, and construction plans for a complete remodel of the building. This creates a tremendous upside for future expansion under new ownership. Ample Parking and room for future expansion.



Vacant Retail Building  
204 Gifford Place Pl | Joelton, TN 37080

02 Location  
Location Summary





03 Property Description

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



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## PROPERTY FEATURES

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LAND SF	261,796
GLA (SF)	10,833
LAND ACRES	6.01 (parcel-multiple buildings)
YEAR BUILT	1985
YEAR RENOVATED	New Renovation Plans Complete
# OF PARCELS	1
ZONING TYPE	CS – Commercial PUD
BUILDING CLASS	C
TOPOGRAPHY	Level
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	53
ROAD FRONTAGE	550' +/- Fronting Whites Creek Pike 230' +/- on Gifford PL
CROSS STREET	Whites Creek Pike
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

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## NEIGHBORING PROPERTIES

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NORTH	Prime Fitness Center
SOUTH	Taco Bell
EAST	OK Campground Storage
WEST	Coleman Tractor Company Kubolta Dealer

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## MECHANICAL

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ELECTRICAL / POWER	3 Phase
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## CONSTRUCTION

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FOUNDATION	Slab
FRAMING	Wood
EXTERIOR	Masonry
PARKING SURFACE	Asphalt
ROOF	Concrete

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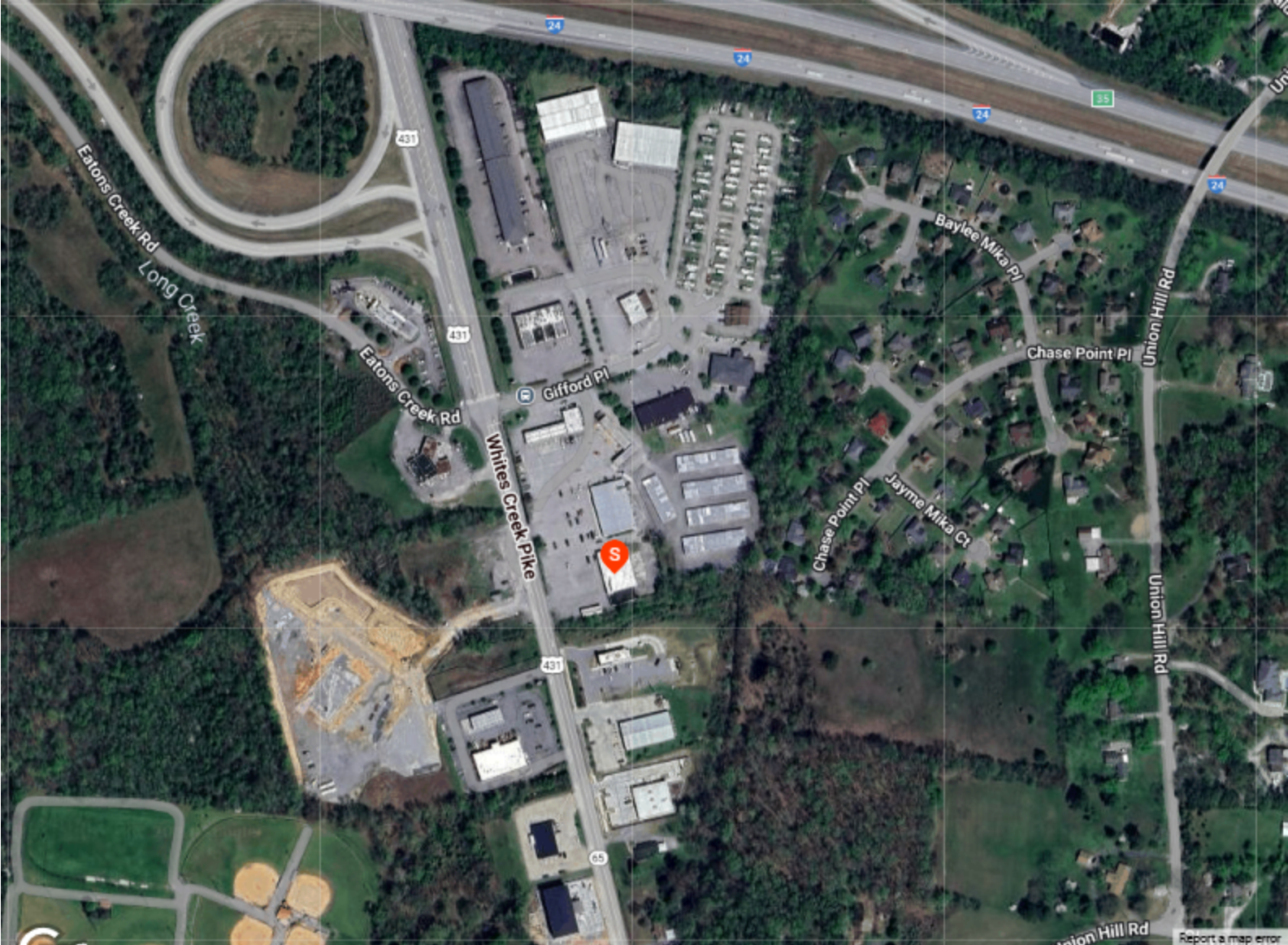
## TENANT INFORMATION

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MAJOR TENANT/S	Vacant Building
FORMER USE	Former Use- 4 Retail Bays + Gun Range

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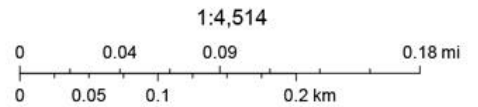


# Nashville / Davidson County Parcel Viewer



September 30, 2024

- Override 1
- graphicsLayer2



Nashville Maps

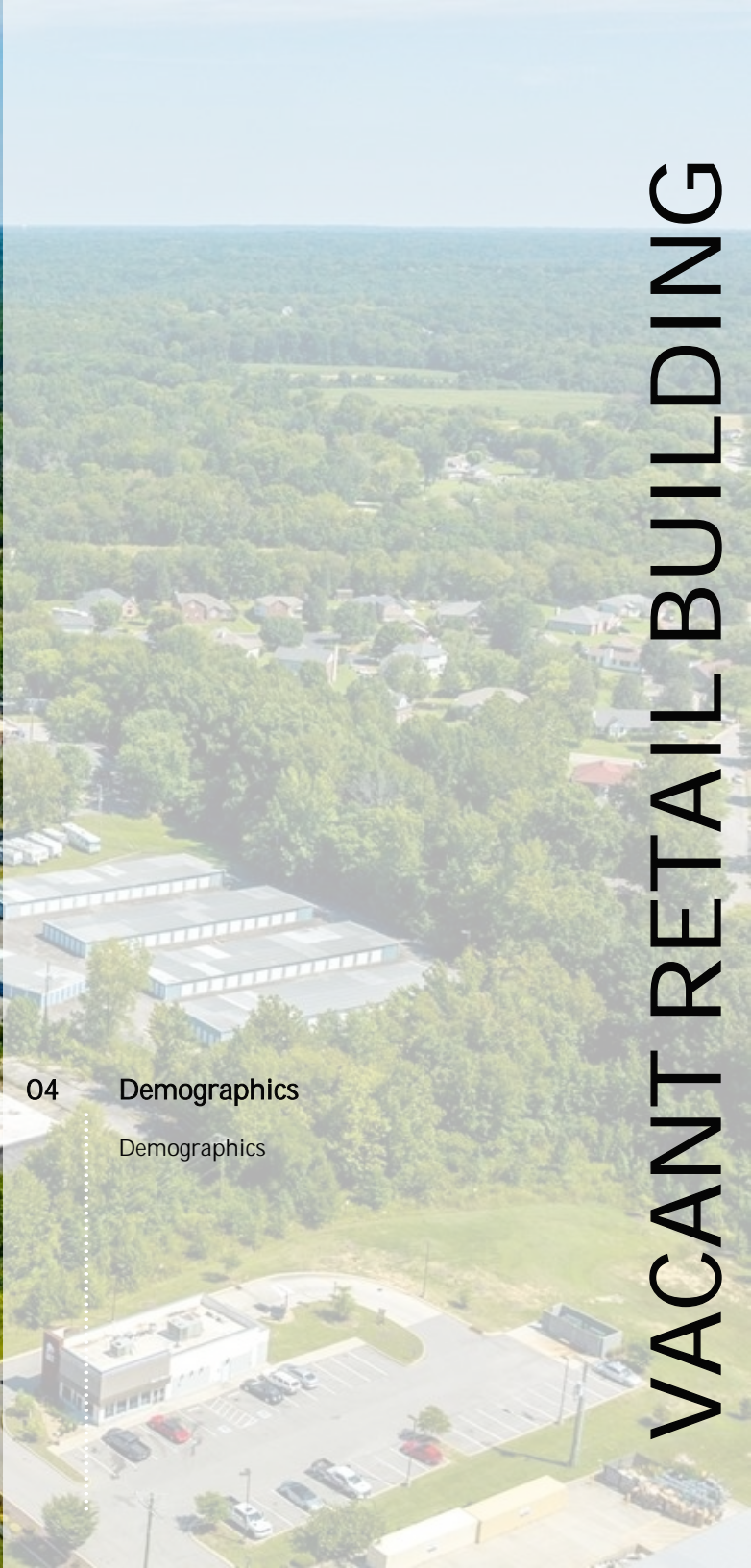
Made by: Metro GIS







04 Demographics  
Demographics

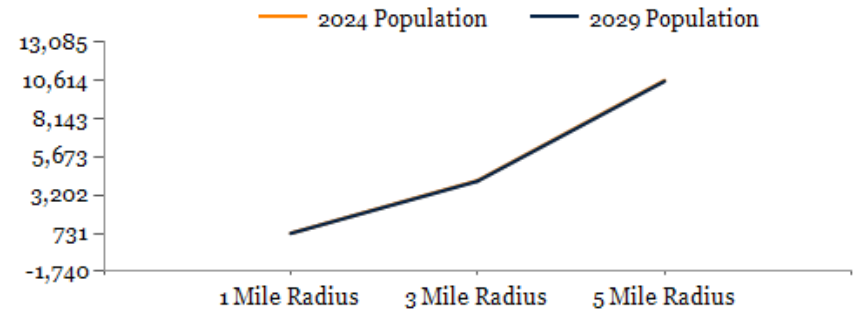


# VACANT RETAIL BUILDING

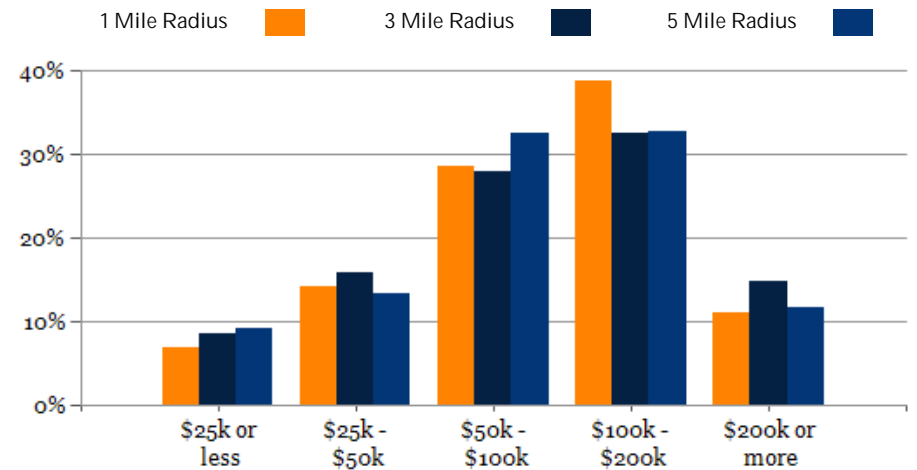
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	720	4,005	9,730
2010 Population	691	3,918	9,900
2024 Population	742	4,148	10,614
2029 Population	731	4,106	10,560
2024-2029: Population: Growth Rate	-1.50%	-1.00%	-0.50%

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

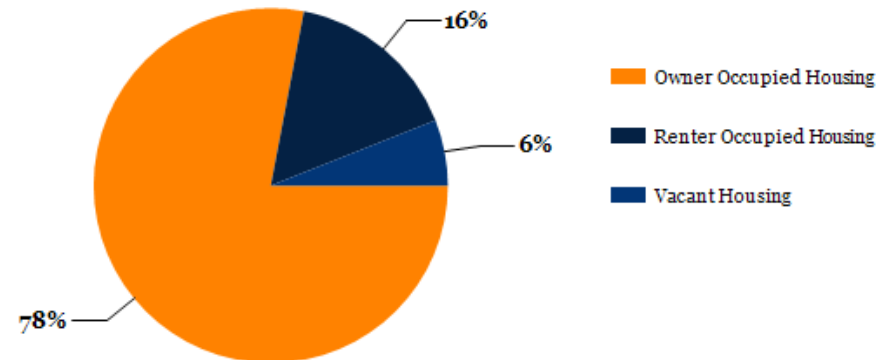
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	289	1,646	3,893
2010 Total Households	280	1,639	3,951
2024 Total Households	302	1,736	4,273
2029 Total Households	297	1,718	4,264
2024 Average Household Size	2.46	2.39	2.48
2024-2029: Households: Growth Rate	-1.65%	-1.05%	-0.20%



2024 Household Income



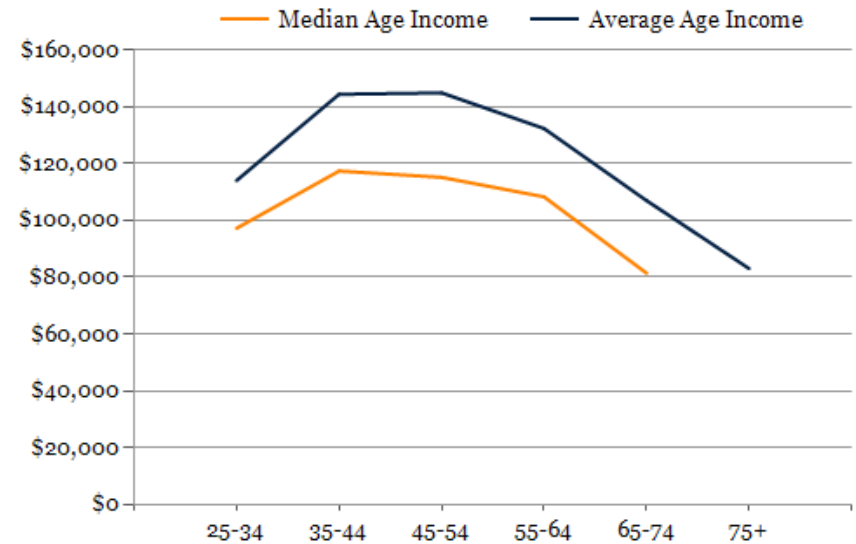
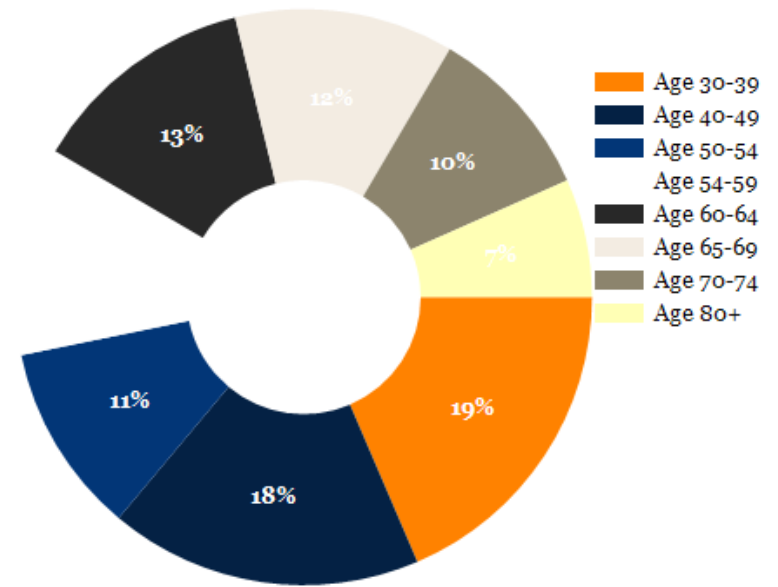
2024 Own vs. Rent - 1 Mile Radius



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

# Vacant Retail Building



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