

1039 Glenbrook  
Way



1039 Glenbrook Way  
Hendersonville, TN 37075

**Mark Robbins**

Principal

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**ROBBINS PROPERTIES**

LEASING • PROPERTY MANAGEMENT • INVESTMENT SALES

# THE SPACE

Location	1039 Glenbrook Way, Hendersonville, TN, 37075
COUNTY	Sumner
APN	144 104.02 000
Cross Street	New Shackle Island Road
Traffic Count	21,700
Square Feet	7387
Lease Type	NNN

**Notes** Former Texas Roadhouse



# HIGHLIGHTS

- Excellent ingress and egress
- Excellent Visibility from Vietnam Veterans Blvd
- Established Restaurant site
- Ample parking on lot and shared with surrounding parcel
- Growing population



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
7,202	40,982	87,644



## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$97,985	\$102,606	\$109,596



## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,898	16,273	33,892

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## PROPERTY FEATURES

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TOTAL TENANTS	1
GLA (SF)	7,387
LAND SF	82,895
LAND ACRES	1.903
YEAR BUILT	2006
ZONING TYPE	GCS-General Commercial Shopping
BUILDING CLASS	A-
TOPOGRAPHY	Flat
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	146
PARKING RATIO	19.77 spaces/1000 SF
NUMBER OF PADS	1
CORNER LOCATION	No
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

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## MECHANICAL

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HVAC	Yes
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	Yes
LIGHTING	Yes

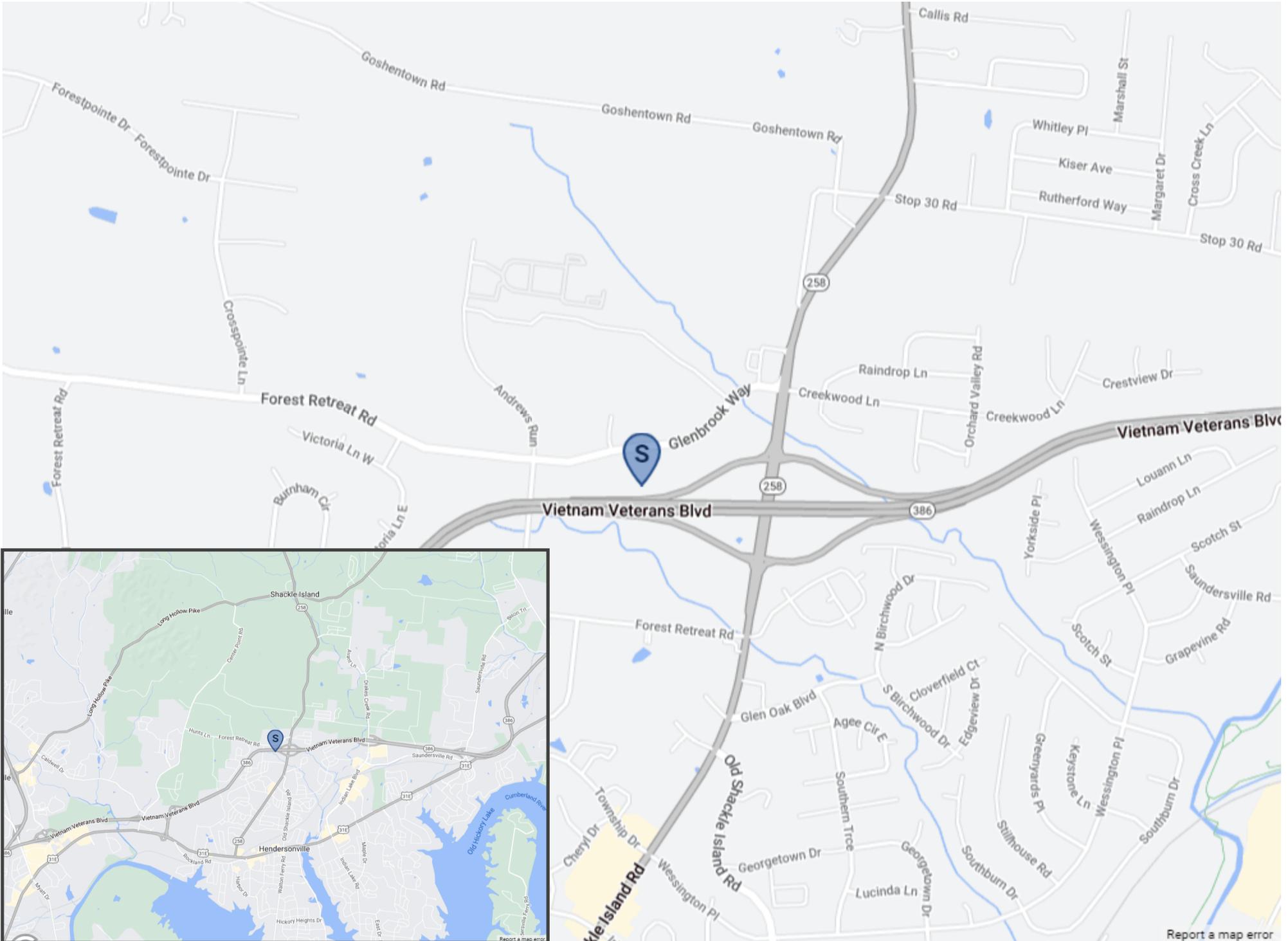
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## TENANT INFORMATION

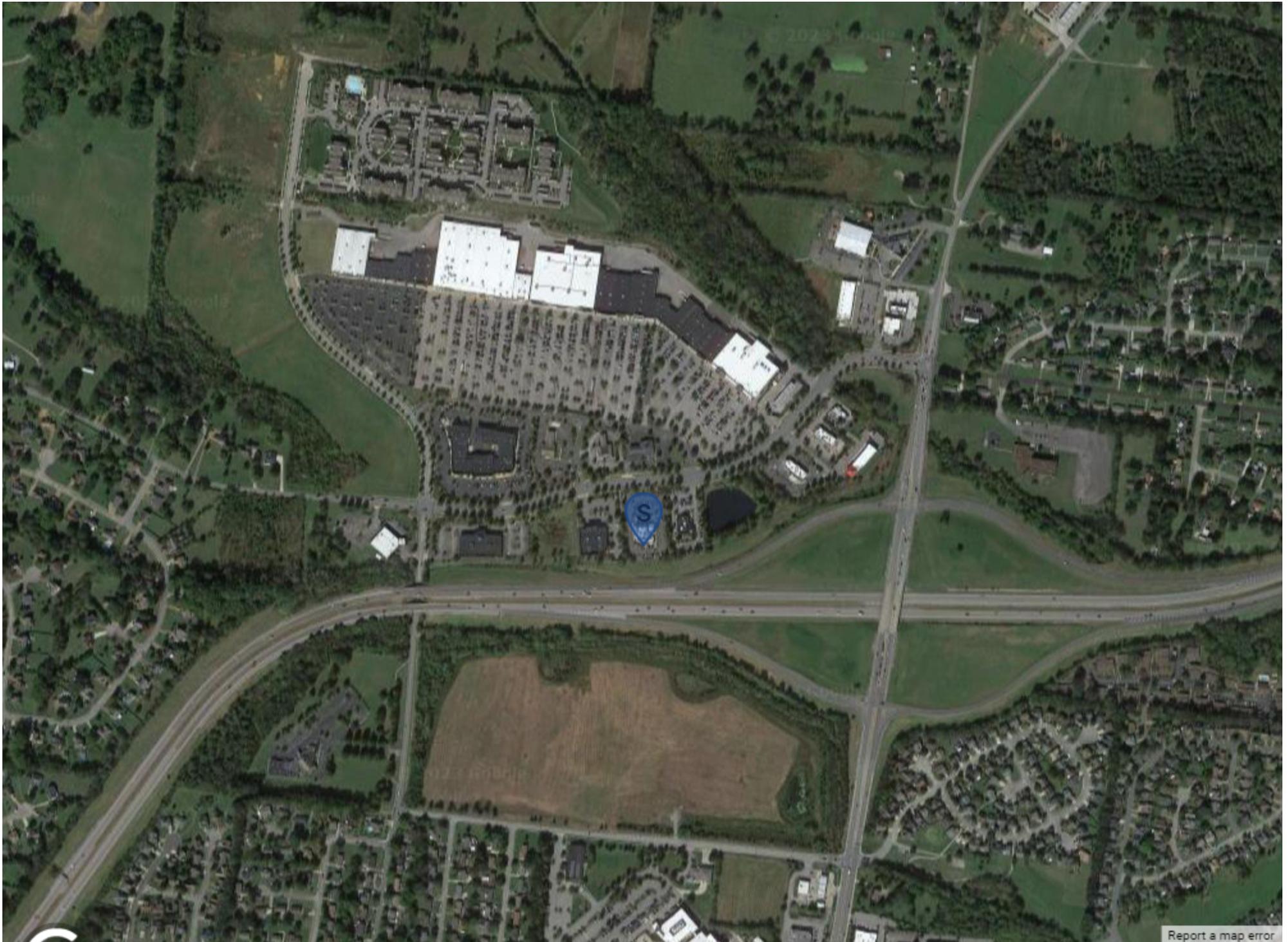
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SHADOW ANCHOR	Target/Kroger/ HomeGoods
LEASE TYPE	NNN

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Report a map error



Report a map error

Old Hickory Lake



To Nashville

Forest Retreat Road

Vietnam Veterans Blvd

New Shackle Island Road

To Gallatin

Site

Target

Kohl's

Kroger





Old Hickory Lake

To Gallatin

New Shackle Island Road

Vietnam Veterans Blvd

To Nashville

Kroger

Site

Kohl's

Target



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,767	27,340	55,933
2010 Population	6,675	33,409	69,727
2022 Population	7,202	40,982	87,644
2027 Population	7,338	42,886	91,624
2022 African American	563	3,967	8,700
2022 American Indian	37	141	311
2022 Asian	100	958	2,036
2022 Hispanic	705	3,089	5,844
2022 Other Race	291	1,229	2,301
2022 White	5,491	31,317	67,555
2022 Multiracial	708	3,331	6,652
2022-2027: Population: Growth Rate	1.85 %	4.55 %	4.45 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	98	620	1,108
\$15,000-\$24,999	140	633	1,263
\$25,000-\$34,999	201	1,075	2,381
\$35,000-\$49,999	383	2,424	4,316
\$50,000-\$74,999	704	3,362	6,351
\$75,000-\$99,999	504	2,647	5,321
\$100,000-\$149,999	421	2,821	6,744
\$150,000-\$199,999	246	1,400	3,267
\$200,000 or greater	200	1,291	3,141
Median HH Income	\$71,072	\$75,152	\$80,685
Average HH Income	\$97,985	\$102,606	\$109,596

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,272	11,391	22,649
2010 Total Households	2,611	13,548	27,549
2022 Total Households	2,898	16,273	33,892
2027 Total Households	2,958	17,040	35,386
2022 Average Household Size	2.46	2.50	2.57
2000 Owner Occupied Housing	1,514	7,247	15,566
2000 Renter Occupied Housing	684	3,641	6,070
2022 Owner Occupied Housing	2,062	10,978	23,560
2022 Renter Occupied Housing	836	5,295	10,332
2022 Vacant Housing	136	1,014	2,175
2022 Total Housing	3,034	17,287	36,067
2027 Owner Occupied Housing	2,136	11,697	25,076
2027 Renter Occupied Housing	822	5,343	10,310
2027 Vacant Housing	173	1,229	2,723
2027 Total Housing	3,131	18,269	38,109
2022-2027: Households: Growth Rate	2.05 %	4.65 %	4.35 %



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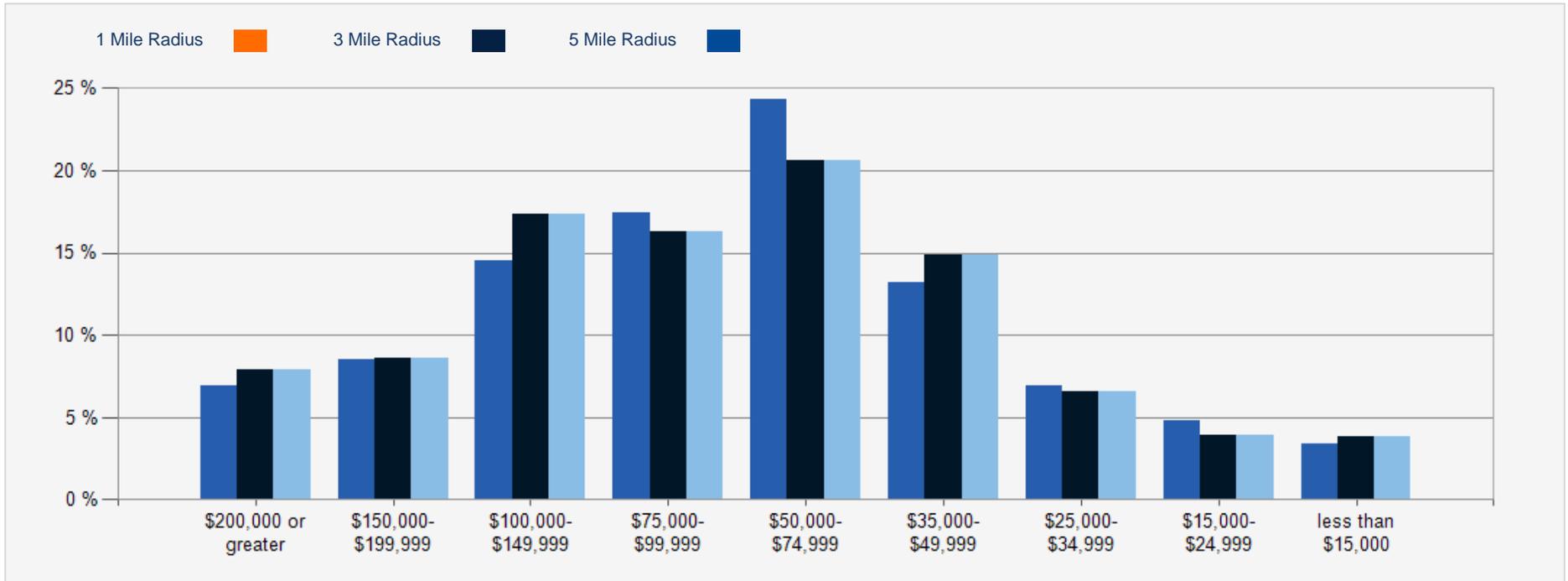
<b>2022 POPULATION BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2022 Population Age 30-34	510	2,604	5,315
2022 Population Age 35-39	498	2,668	5,773
2022 Population Age 40-44	486	2,782	5,900
2022 Population Age 45-49	455	2,695	6,072
2022 Population Age 50-54	461	2,661	6,072
2022 Population Age 55-59	512	2,747	6,113
2022 Population Age 60-64	413	2,381	5,425
2022 Population Age 65-69	390	2,157	4,872
2022 Population Age 70-74	311	1,810	4,010
2022 Population Age 75-79	225	1,300	2,769
2022 Population Age 80-84	121	865	1,765
2022 Population Age 85+	106	907	1,701
2022 Population Age 18+	5,641	31,768	68,059
2022 Median Age	39	40	41

<b>2022 INCOME BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
Median Household Income 25-34	\$69,230	\$70,684	\$74,619
Average Household Income 25-34	\$91,713	\$90,795	\$95,114
Median Household Income 35-44	\$86,466	\$91,526	\$99,967
Average Household Income 35-44	\$115,663	\$119,057	\$125,313
Median Household Income 45-54	\$85,803	\$97,584	\$105,350
Average Household Income 45-54	\$117,118	\$125,863	\$135,228
Median Household Income 55-64	\$78,002	\$82,926	\$90,503
Average Household Income 55-64	\$107,581	\$115,124	\$121,286
Median Household Income 65-74	\$59,355	\$62,858	\$69,139
Average Household Income 65-74	\$81,978	\$92,432	\$98,375
Average Household Income 75+	\$56,302	\$64,576	\$69,827

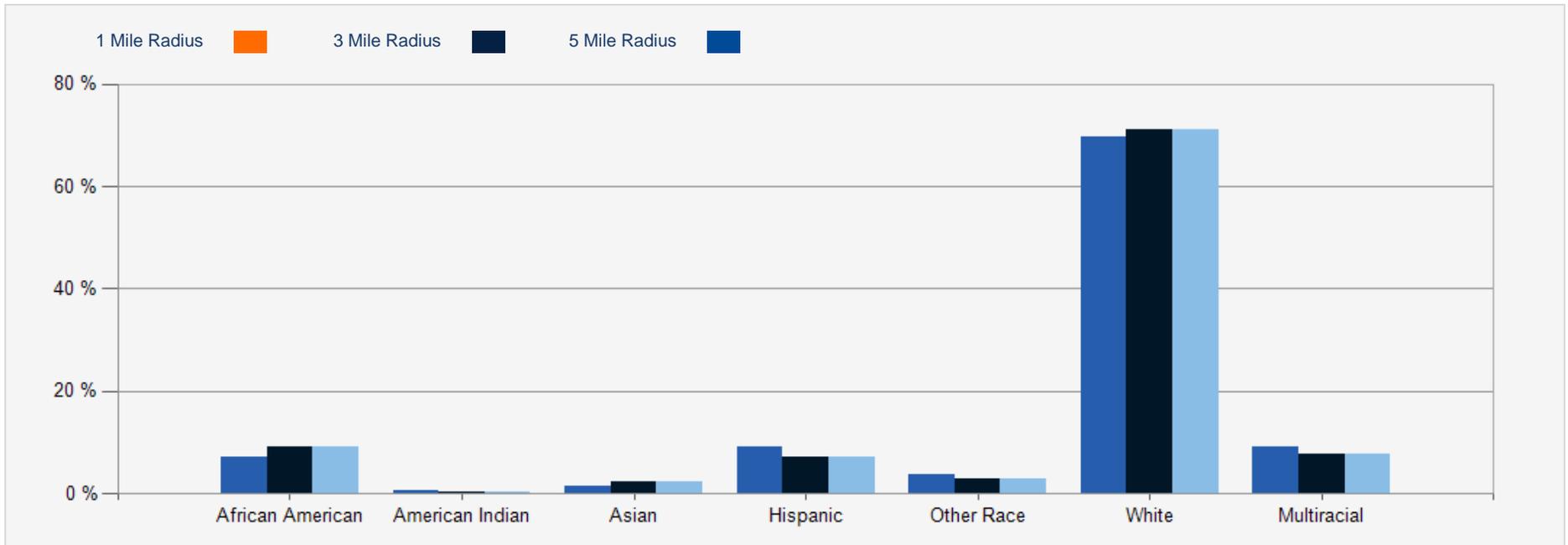
<b>2027 POPULATION BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2027 Population Age 30-34	562	3,102	6,013
2027 Population Age 35-39	533	2,853	6,072
2027 Population Age 40-44	483	2,704	6,078
2027 Population Age 45-49	467	2,782	6,093
2027 Population Age 50-54	424	2,591	6,063
2027 Population Age 55-59	431	2,590	5,940
2027 Population Age 60-64	459	2,599	5,780
2027 Population Age 65-69	371	2,281	5,210
2027 Population Age 70-74	341	1,999	4,473
2027 Population Age 75-79	263	1,619	3,537
2027 Population Age 80-84	180	1,110	2,291
2027 Population Age 85+	130	1,086	2,040
2027 Population Age 18+	5,784	33,508	71,837
2027 Median Age	39	40	41

<b>2027 INCOME BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
Median Household Income 25-34	\$78,466	\$79,823	\$84,187
Average Household Income 25-34	\$103,036	\$105,735	\$111,748
Median Household Income 35-44	\$98,023	\$101,677	\$108,369
Average Household Income 35-44	\$132,436	\$134,506	\$141,971
Median Household Income 45-54	\$96,015	\$106,464	\$115,111
Average Household Income 45-54	\$133,186	\$142,799	\$152,590
Median Household Income 55-64	\$89,759	\$96,732	\$105,482
Average Household Income 55-64	\$126,689	\$134,837	\$141,868
Median Household Income 65-74	\$68,758	\$73,547	\$81,493
Average Household Income 65-74	\$99,737	\$109,432	\$117,242
Average Household Income 75+	\$69,788	\$78,096	\$84,793

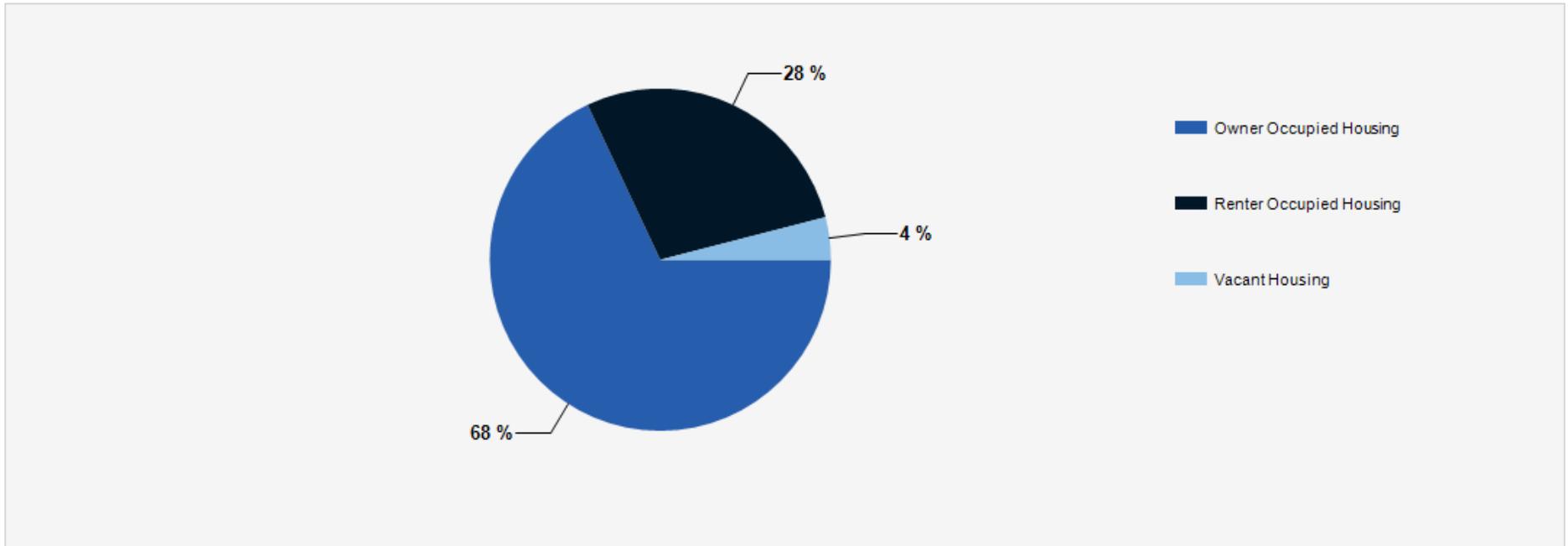
## 2022 Household Income



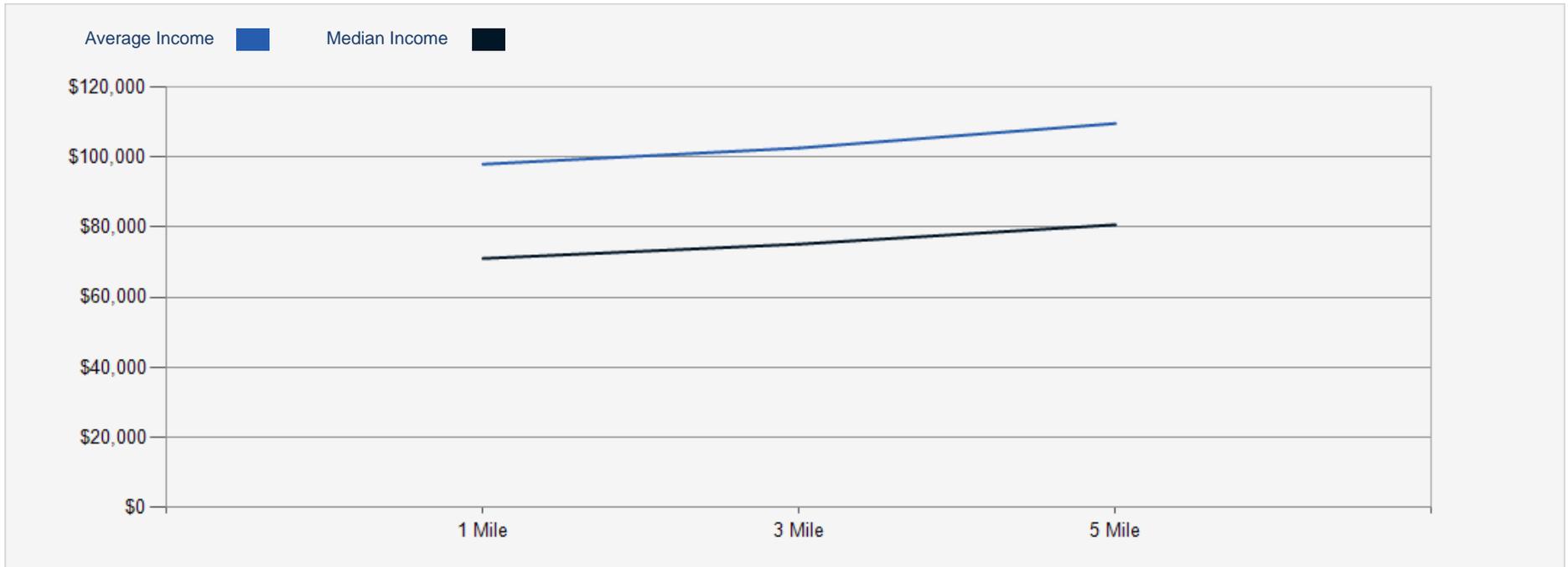
## 2022 Population by Race



## 2022 Household Occupancy - 1 Mile Radius



## 2022 Household Income Average and Median



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*Exclusively Marketed by:*

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