

# Granwood Village

GRANWOOD VILLAGE

4331 Old Hickory Blvd  
Nashville, TN 37138



## Mark Robbins

Principal

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# ROBBINS PROPERTIES

LEASING • PROPERTY MANAGEMENT • INVESTMENT SALES

# THE SPACE

Location	4331 Old Hickory Blvd, Nashville, TN, 37138
COUNTY	Davidson
Cross Street	Granwood Blvd
Traffic Count	24,000
Square Feet	1200
Annual Rent PSF	\$16.00
Lease Type	NNN

## HIGHLIGHTS

- Excellent Access at signalized intersection
- Anchored by Urban Air Adventure Park
- Nicely built-out space
- Excellent Signage on Old Hickory Blvd with 24,000 Cars per day
- Growing population



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
4,250	42,846	120,289



### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$84,091	\$85,271	\$87,620



### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,687	17,388	49,739

## PROPERTY FEATURES

TOTAL TENANTS	6
BUILDING SF	44,698
GLA (SF)	44,698
LAND SF	229,126
LAND ACRES	5.26
YEAR BUILT	1999
ZONING TYPE	Commercial PUD
TOPOGRAPHY	Flat
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	253
PARKING RATIO	6.36/1000
CORNER LOCATION	yes
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

## NEIGHBORING PROPERTIES

NORTH	vacant land
SOUTH	residential
EAST	residential
WEST	residential

## MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	Yes
LIGHTING	Yes

## TENANT INFORMATION

MAJOR TENANT/S	Urban Air
LEASE TYPE	NNN





## Growing Population

- The property is in rapidly growing Nashville, Tennessee. The population in the trade area, know as the Hermitage/Old Hickory area, is also growing

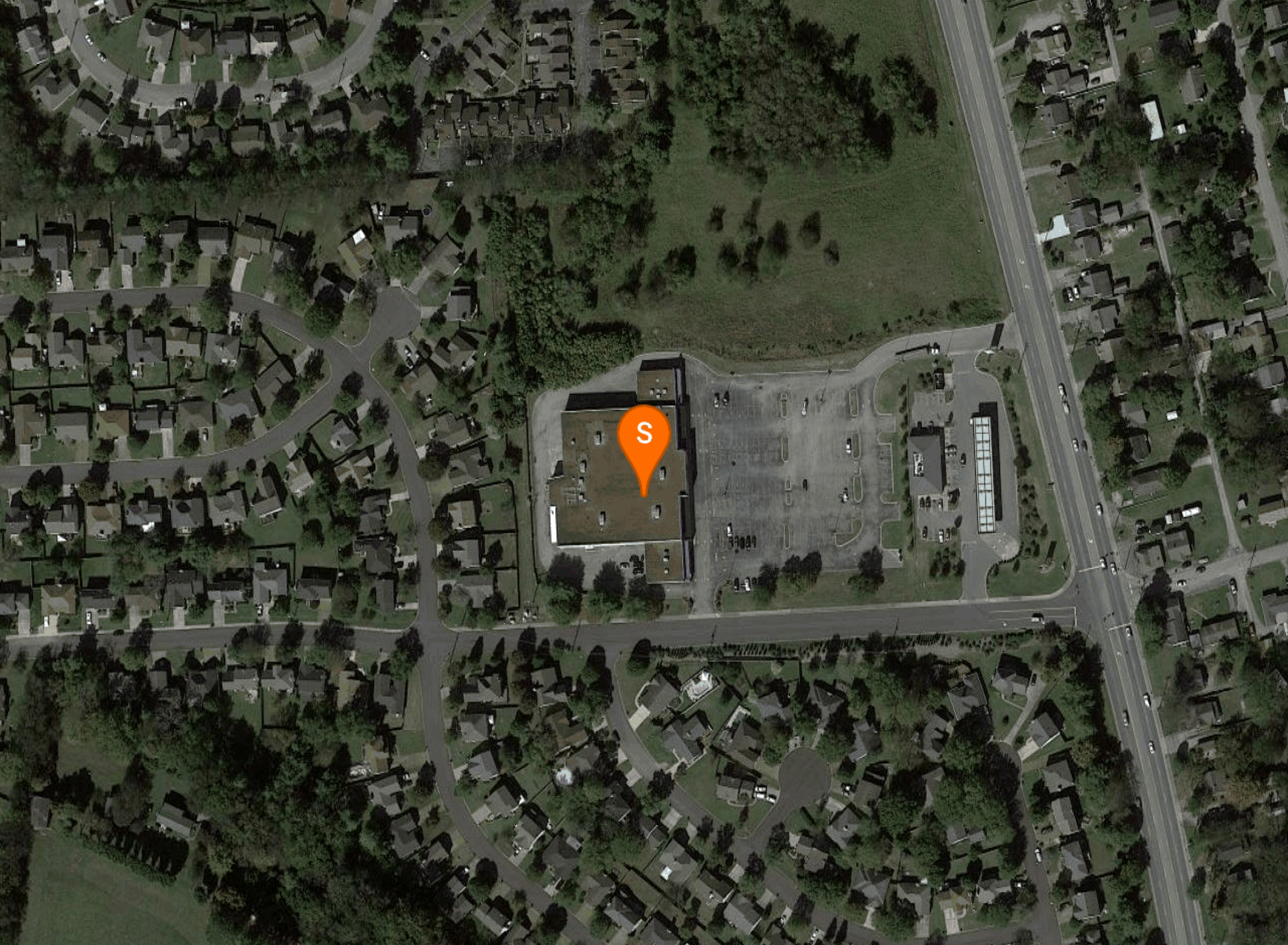
Locator Map



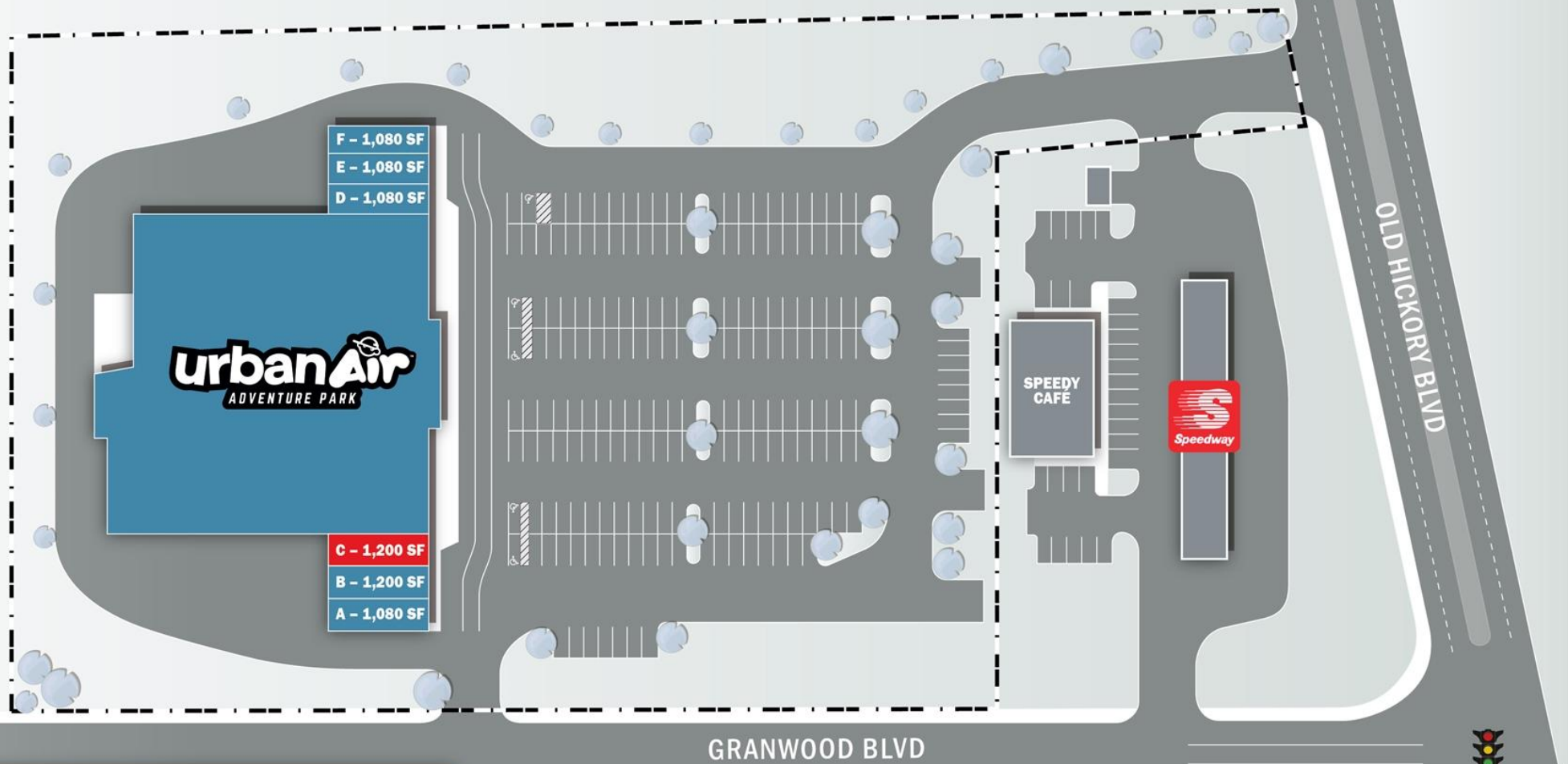
Regional Map











SPACE	TENANT	SF
A	UNITED MARTIAL CONCEPTS	1,080 SF
B	TNT NAIL SPA	1,200 SF
<b>C</b>	<b>VACANT</b>	<b>1,200 SF</b>
IGA	URBAN AIR	37,978 SF
D	CORDELL INSURANCE	1,080 SF
E & F	CARE DRY CLEANERS	2,160 SF



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,737	36,592	97,968
2010 Population	4,036	39,538	108,905
2021 Population	4,250	42,846	120,289
2026 Population	4,406	44,602	127,717
2021 African American	679	5,926	16,251
2021 American Indian	21	185	573
2021 Asian	111	1,013	3,157
2021 Hispanic	415	3,785	8,887
2021 Other Race	169	1,781	3,915
2021 White	3,091	32,527	92,673
2021 Multiracial	179	1,393	3,659
2021-2026: Population: Growth Rate	3.60 %	4.05 %	6.05 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	76	918	2,580
\$15,000-\$24,999	121	1,194	3,056
\$25,000-\$34,999	159	1,582	3,936
\$35,000-\$49,999	227	2,160	6,398
\$50,000-\$74,999	400	3,596	10,033
\$75,000-\$99,999	207	2,876	8,375
\$100,000-\$149,999	340	3,077	9,283
\$150,000-\$199,999	64	1,130	3,485
\$200,000 or greater	93	854	2,592
Median HH Income	\$63,724	\$67,945	\$71,081
Average HH Income	\$84,091	\$85,271	\$87,620

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,515	15,493	42,267
2010 Total Households	1,609	16,178	45,332
2021 Total Households	1,687	17,388	49,739
2026 Total Households	1,741	18,043	52,596
2021 Average Household Size	2.52	2.46	2.40
2000 Owner Occupied Housing	1,099	10,418	27,641
2000 Renter Occupied Housing	366	4,246	12,540
2021 Owner Occupied Housing	1,337	12,997	35,017
2021 Renter Occupied Housing	350	4,391	14,722
2021 Vacant Housing	119	1,549	3,328
2021 Total Housing	1,806	18,937	53,067
2026 Owner Occupied Housing	1,401	13,553	37,018
2026 Renter Occupied Housing	340	4,491	15,578
2026 Vacant Housing	117	1,571	3,312
2026 Total Housing	1,858	19,614	55,908
2021-2026: Households: Growth Rate	3.15 %	3.70 %	5.60 %





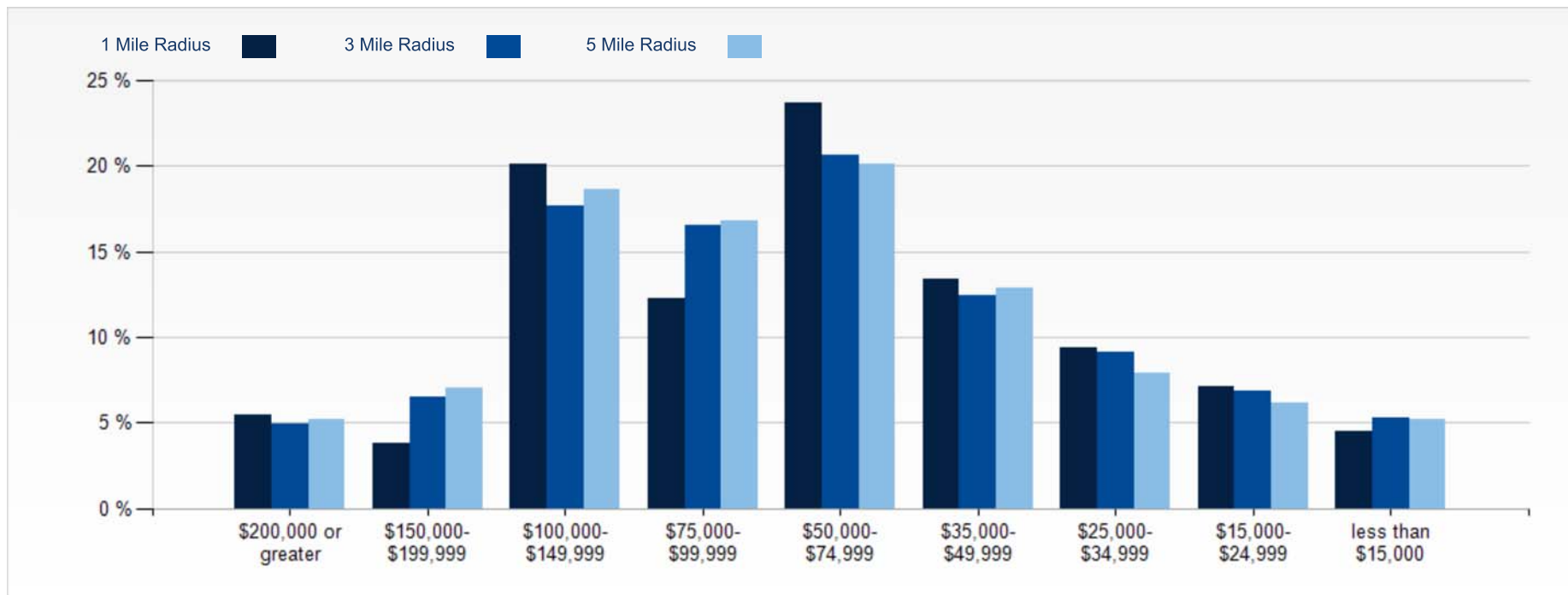
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	284	2,610	8,155
2021 Population Age 35-39	358	3,242	8,966
2021 Population Age 40-44	283	3,064	8,462
2021 Population Age 45-49	270	2,794	8,235
2021 Population Age 50-54	261	2,727	7,819
2021 Population Age 55-59	322	2,947	8,252
2021 Population Age 60-64	289	2,910	7,860
2021 Population Age 65-69	218	2,401	6,553
2021 Population Age 70-74	199	1,961	5,248
2021 Population Age 75-79	110	1,287	3,529
2021 Population Age 80-84	75	854	2,289
2021 Population Age 85+	56	867	2,152
2021 Population Age 18+	3,247	33,359	94,436
2021 Median Age	39	41	40

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,675	\$67,847	\$68,860
Average Household Income 25-34	\$86,981	\$80,788	\$79,490
Median Household Income 35-44	\$73,972	\$81,598	\$82,643
Average Household Income 35-44	\$96,814	\$95,679	\$95,656
Median Household Income 45-54	\$76,343	\$78,873	\$83,418
Average Household Income 45-54	\$91,589	\$95,545	\$100,945
Median Household Income 55-64	\$68,115	\$75,269	\$77,987
Average Household Income 55-64	\$91,224	\$94,071	\$97,318
Median Household Income 65-74	\$51,011	\$59,314	\$62,884
Average Household Income 65-74	\$68,439	\$80,626	\$84,129
Average Household Income 75+	\$52,677	\$57,195	\$61,809

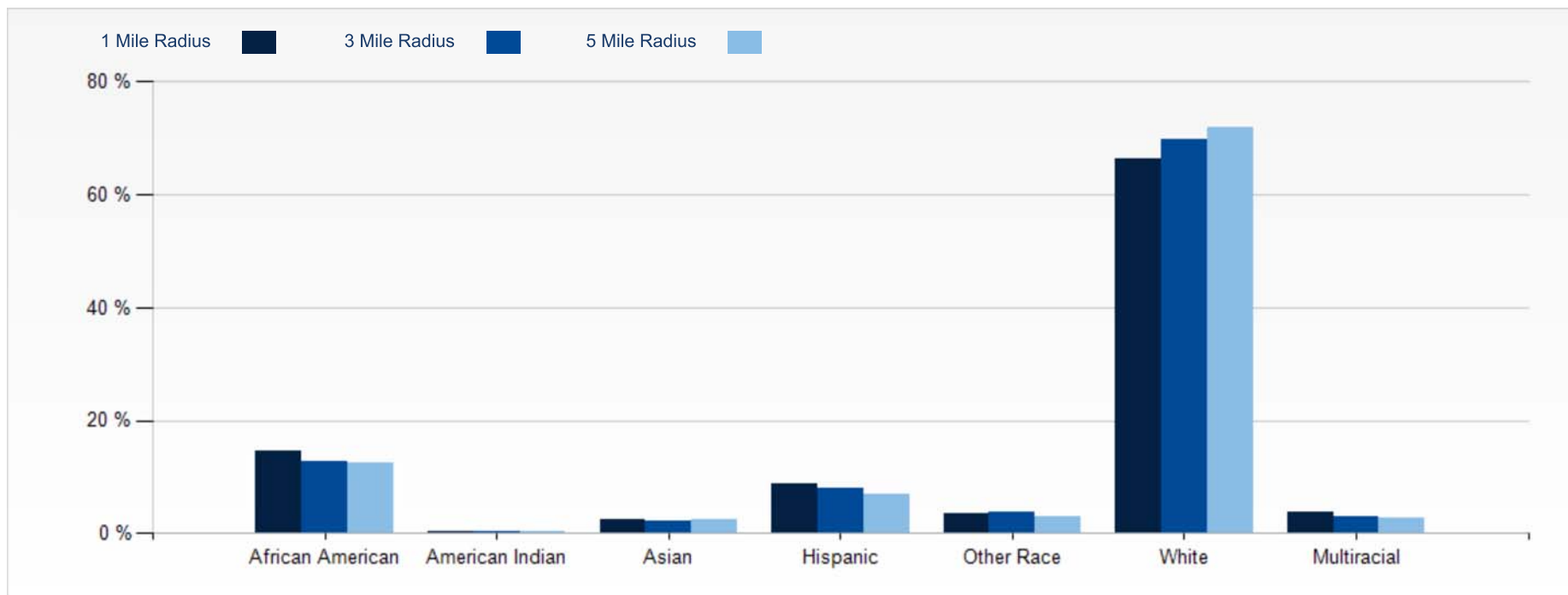
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	280	2,852	8,734
2026 Population Age 35-39	298	2,829	8,772
2026 Population Age 40-44	350	3,301	9,125
2026 Population Age 45-49	278	3,049	8,664
2026 Population Age 50-54	265	2,781	8,250
2026 Population Age 55-59	257	2,722	7,881
2026 Population Age 60-64	300	2,891	8,166
2026 Population Age 65-69	267	2,713	7,497
2026 Population Age 70-74	198	2,211	6,133
2026 Population Age 75-79	171	1,630	4,642
2026 Population Age 80-84	86	1,002	2,834
2026 Population Age 85+	69	966	2,493
2026 Population Age 18+	3,365	34,829	100,597
2026 Median Age	41	42	41

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,144	\$76,286	\$76,770
Average Household Income 25-34	\$95,555	\$90,772	\$89,207
Median Household Income 35-44	\$90,282	\$90,741	\$90,447
Average Household Income 35-44	\$111,236	\$107,812	\$106,503
Median Household Income 45-54	\$88,757	\$85,593	\$90,490
Average Household Income 45-54	\$103,892	\$108,067	\$112,053
Median Household Income 55-64	\$78,411	\$82,074	\$85,335
Average Household Income 55-64	\$104,779	\$106,848	\$110,180
Median Household Income 65-74	\$53,573	\$67,149	\$71,480
Average Household Income 65-74	\$78,159	\$92,564	\$96,505
Average Household Income 75+	\$60,754	\$67,277	\$72,470

## 2021 Household Income

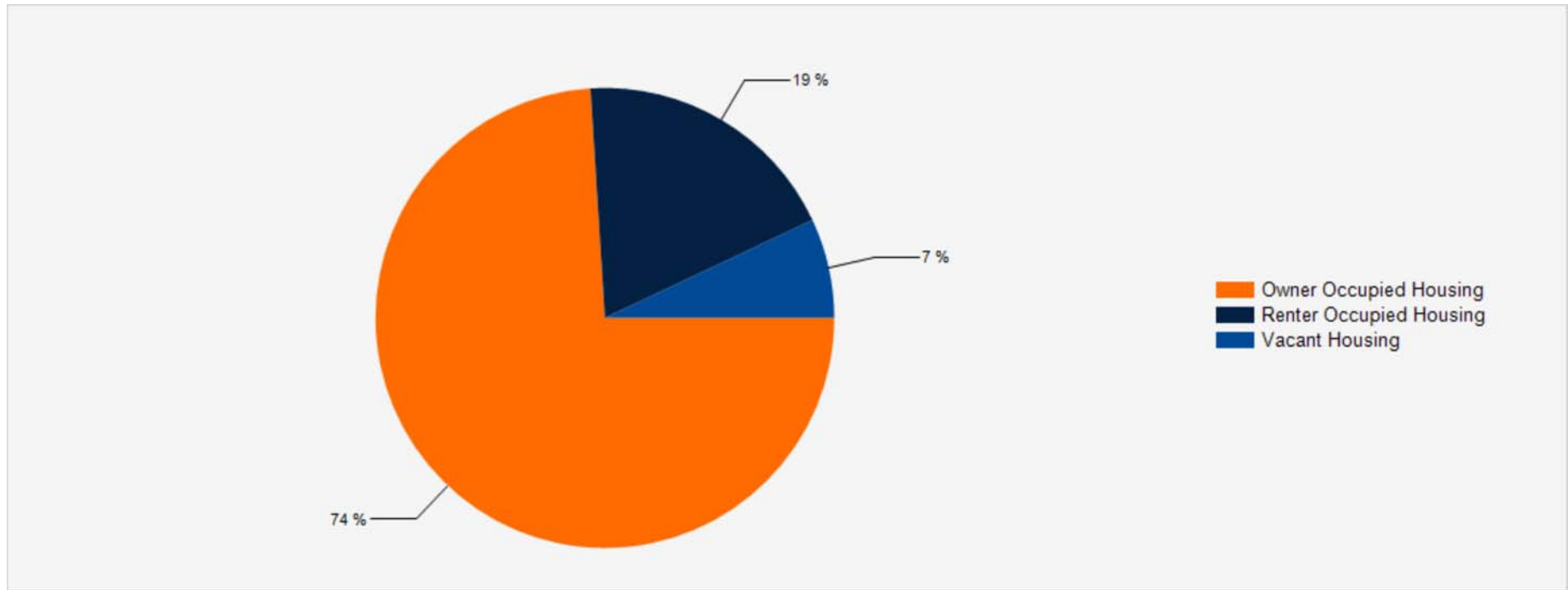


## 2021 Population by Race

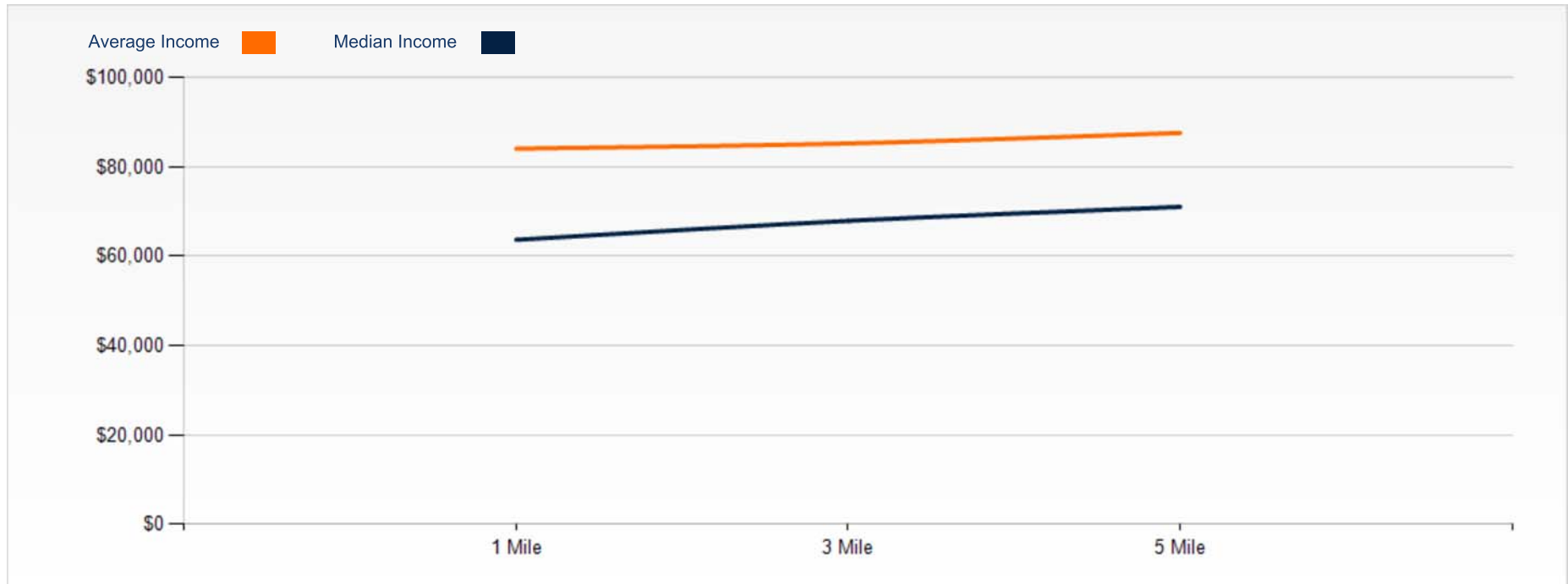




## 2021 Household Occupancy - 1 Mile Radius



## 2021 Household Income Average and Median



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