

ROBBINS PROPERTIES

Leasing Opportunity at Hilltop Center
5538 - 5548 Clarksville Hwy, Joelton (Nashville), TN 37080



AVAILABLE SPACE FOR LEASE 7,615 SQUARE FEET

TENANTS:

TITIAN NAILS, FRIENDS BAR & GRILL, SHIRLEY'S
UPHOSTERY SHOP, FURTHER FARMS



ROBBINS PROPERTIES
Leasing • Property Management • Investment Sales

Mark Robbins, Principal

Phone: 615.301.6571

Mobile: 615.473.7731

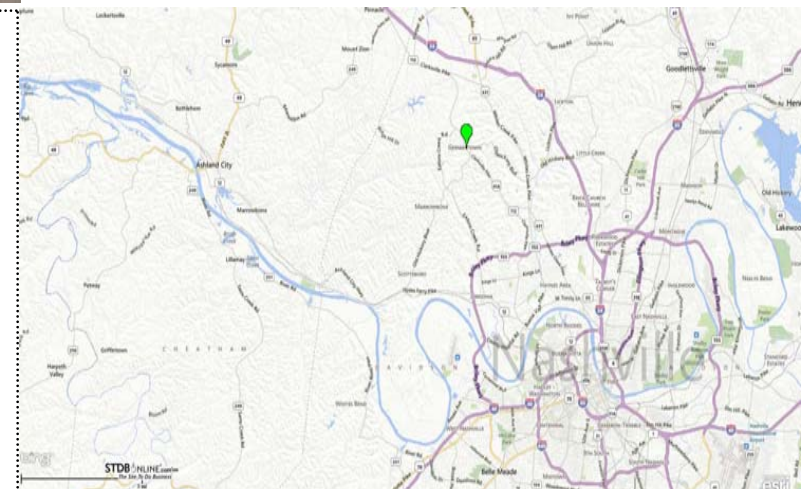
www.robbsins-properties.com

mrobbsins@robbsins-properties.com

DEMOGRAPHICS

	<u>3 MILE</u>	<u>5 MILE</u>	<u>7 MILE</u>
POPULATION	3,685	13,760	46,555
AVG. HH INCOME	\$68,552	\$67,724	\$55,224

TRAFFIC COUNT
6,000+ CARS PER DAY



ROBBINS PROPERTIES

Leasing Opportunity at Hilltop Center 5538 - 5548 Clarksville Hwy, Joelton (Nashville), TN 37080

SURROUNDING RETAILERS:

Dollar General
Hardware
Tony's Foodland Grocery
BP Convenience Store



EXCELLENT FRONTAGE ON CLARKSVILLE HWY

EXCELLENT INGRESS & EGRESS

GROWING AREA OF DAVIDSON CO. (NASHVILLE)

HILLTOP CENTER
15,417 SF

AVAILABLE
SPACE

7,617 SF



ROBBINS PROPERTIES

Leasing • Property Management • Investment Sales

Mark Robbins, Principal

Phone: 615.301.6571

Mobile: 615.473.7731

www.robbsins-properties.com

mrobbsins@robbsins-properties.com

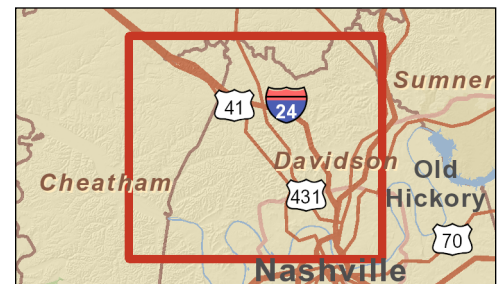
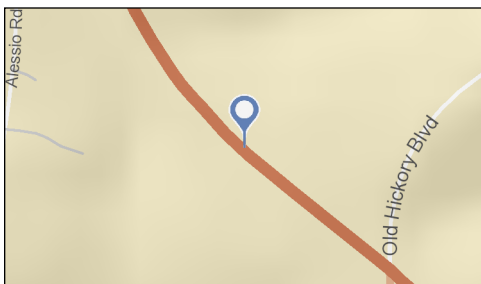
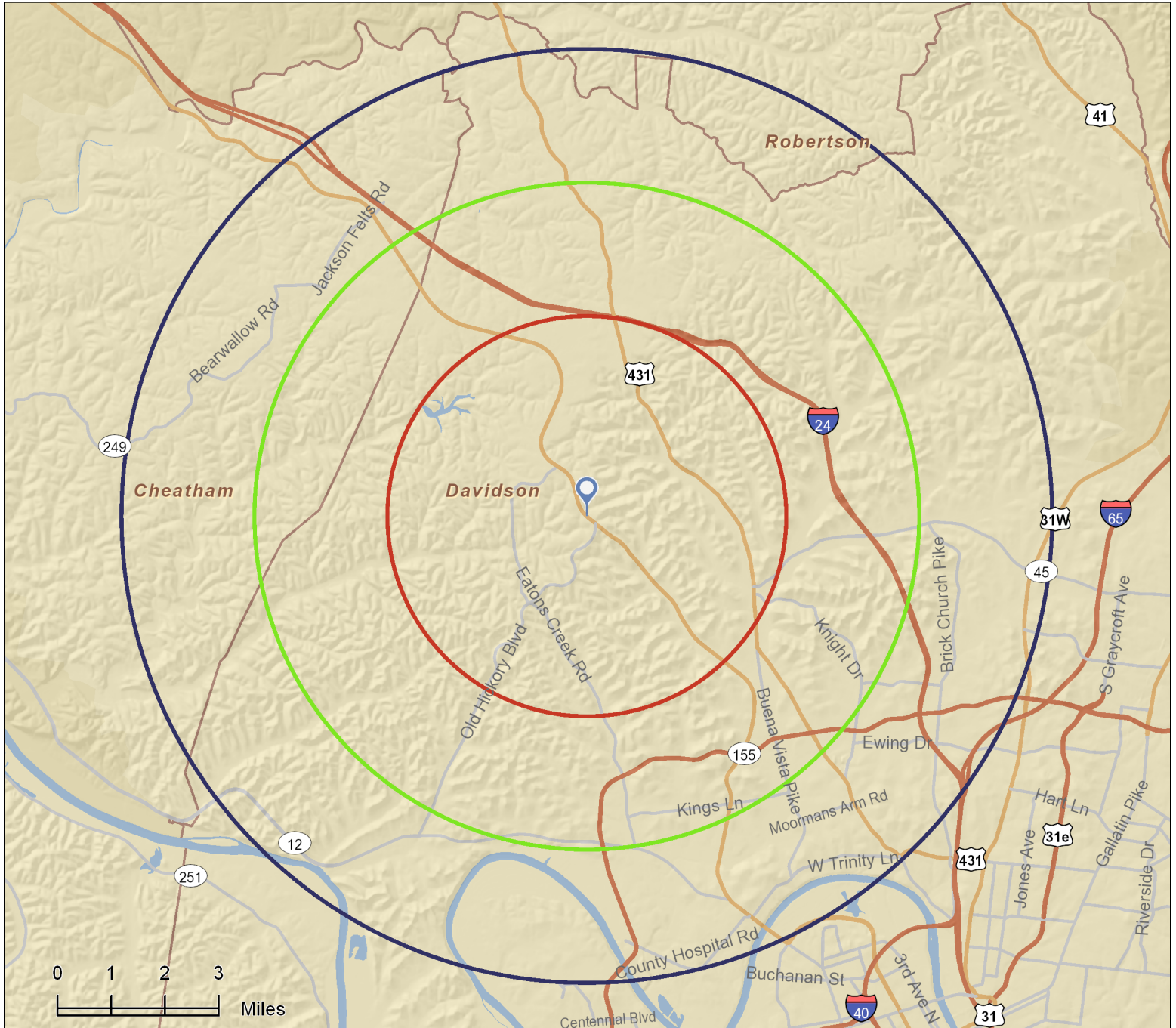




Site Map

5538 Clarksville Pike, Joelton, TN, 37080
Ring: 3, 5, 7 Miles

Prepared by Mark Robbins
Latitude: 36.28101
Longitude: -86.875793



November 08, 2013



Market Profile

5538 Clarksville Pike, Joelton, TN, 37080
Rings: 3, 5, 7 mile radii

Prepared by Mark Robbins

Latitude: 36.281009508

Longitude: -86.87579273

	3 miles	5 miles	7 miles
Population Summary			
2000 Total Population	3,685	13,760	46,555
2010 Total Population	3,654	14,413	47,730
2013 Total Population	3,756	14,999	49,249
2013 Group Quarters	0	8	3,171
2018 Total Population	3,986	16,163	52,466
2013-2018 Annual Rate	1.20%	1.51%	1.27%
Household Summary			
2000 Households	1,413	5,158	16,101
2000 Average Household Size	2.58	2.66	2.66
2010 Households	1,521	5,667	17,340
2010 Average Household Size	2.40	2.54	2.57
2013 Households	1,565	5,909	17,964
2013 Average Household Size	2.40	2.54	2.57
2018 Households	1,658	6,366	19,212
2018 Average Household Size	2.40	2.54	2.57
2013-2018 Annual Rate	1.16%	1.50%	1.35%
2010 Families	1,046	4,020	12,058
2010 Average Family Size	2.85	3.00	3.05
2013 Families	1,069	4,160	12,396
2013 Average Family Size	2.84	2.99	3.05
2018 Families	1,122	4,444	13,147
2018 Average Family Size	2.85	3.00	3.05
2013-2018 Annual Rate	0.98%	1.33%	1.18%
Housing Unit Summary			
2000 Housing Units	1,493	5,363	16,817
Owner Occupied Housing Units	79.0%	82.1%	71.0%
Renter Occupied Housing Units	15.7%	14.1%	24.7%
Vacant Housing Units	5.4%	3.8%	4.3%
2010 Housing Units	1,641	6,043	18,686
Owner Occupied Housing Units	75.3%	77.9%	67.0%
Renter Occupied Housing Units	17.4%	15.9%	25.8%
Vacant Housing Units	7.3%	6.2%	7.2%
2013 Housing Units	1,672	6,206	19,197
Owner Occupied Housing Units	73.3%	76.5%	64.5%
Renter Occupied Housing Units	20.3%	18.7%	29.0%
Vacant Housing Units	6.4%	4.8%	6.4%
2018 Housing Units	1,749	6,678	20,420
Owner Occupied Housing Units	74.6%	76.9%	65.5%
Renter Occupied Housing Units	20.2%	18.5%	28.6%
Vacant Housing Units	5.2%	4.7%	5.9%
Median Household Income			
2013	\$50,711	\$52,185	\$41,935
2018	\$59,487	\$60,221	\$51,144
Median Home Value			
2013	\$152,703	\$153,434	\$136,849
2018	\$202,248	\$195,877	\$172,130
Per Capita Income			
2013	\$28,266	\$26,938	\$21,402
2018	\$34,425	\$31,673	\$24,568
Median Age			
2010	45.8	43.8	39.4
2013	46.6	44.3	40.0
2018	47.7	45.1	40.5

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

November 08, 2013



Market Profile

5538 Clarksville Pike, Joelton, TN, 37080
Rings: 3, 5, 7 mile radii

Prepared by Mark Robbins
Latitude: 36.281009508
Longitude: -86.87579273

	3 miles	5 miles	7 miles
2013 Households by Income			
Household Income Base	1,565	5,909	17,964
<\$15,000	15.1%	10.6%	14.9%
\$15,000 - \$24,999	7.5%	9.6%	13.4%
\$25,000 - \$34,999	14.1%	12.4%	13.5%
\$35,000 - \$49,999	12.4%	14.5%	15.1%
\$50,000 - \$74,999	20.3%	21.8%	21.6%
\$75,000 - \$99,999	11.0%	13.2%	10.6%
\$100,000 - \$149,999	13.8%	12.4%	7.6%
\$150,000 - \$199,999	2.4%	3.0%	1.9%
\$200,000+	3.4%	2.4%	1.4%
Average Household Income	\$68,552	\$67,724	\$55,224
2018 Households by Income			
Household Income Base	1,658	6,366	19,212
<\$15,000	13.0%	9.3%	14.1%
\$15,000 - \$24,999	5.1%	6.7%	9.8%
\$25,000 - \$34,999	9.7%	8.9%	10.5%
\$35,000 - \$49,999	10.9%	12.5%	13.8%
\$50,000 - \$74,999	23.2%	24.2%	24.6%
\$75,000 - \$99,999	14.0%	16.6%	13.7%
\$100,000 - \$149,999	16.6%	14.7%	9.3%
\$150,000 - \$199,999	3.3%	4.3%	2.6%
\$200,000+	4.2%	2.9%	1.7%
Average Household Income	\$83,593	\$79,646	\$63,834
2013 Owner Occupied Housing Units by Value			
Total	1,225	4,748	12,388
<\$50,000	2.9%	2.5%	2.8%
\$50,000 - \$99,999	17.8%	17.0%	20.6%
\$100,000 - \$149,999	28.2%	28.9%	36.1%
\$150,000 - \$199,999	22.0%	23.5%	20.7%
\$200,000 - \$249,999	13.6%	13.8%	10.3%
\$250,000 - \$299,999	6.8%	6.3%	4.4%
\$300,000 - \$399,999	5.5%	5.2%	3.1%
\$400,000 - \$499,999	1.9%	1.6%	1.0%
\$500,000 - \$749,999	1.1%	1.0%	0.7%
\$750,000 - \$999,999	0.3%	0.2%	0.1%
\$1,000,000 +	0.1%	0.1%	0.2%
Average Home Value	\$175,282	\$173,440	\$155,710
2018 Owner Occupied Housing Units by Value			
Total	1,305	5,133	13,378
<\$50,000	1.3%	1.1%	1.5%
\$50,000 - \$99,999	7.3%	7.6%	11.7%
\$100,000 - \$149,999	14.2%	16.3%	24.8%
\$150,000 - \$199,999	26.1%	27.2%	27.1%
\$200,000 - \$249,999	24.1%	23.8%	18.5%
\$250,000 - \$299,999	12.7%	11.4%	8.1%
\$300,000 - \$399,999	8.5%	7.9%	4.7%
\$400,000 - \$499,999	2.8%	2.3%	1.6%
\$500,000 - \$749,999	2.0%	1.8%	1.4%
\$750,000 - \$999,999	0.6%	0.4%	0.2%
\$1,000,000 +	0.2%	0.2%	0.3%
Average Home Value	\$221,640	\$213,928	\$189,737

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

November 08, 2013



Market Profile

5538 Clarksville Pike, Joelton, TN, 37080

Rings: 3, 5, 7 mile radii

Prepared by Mark Robbins

Latitude: 36.281009508

Longitude: -86.87579273

	3 miles	5 miles	7 miles
2010 Population by Age			
Total	3,657	14,412	47,728
0 - 4	4.8%	5.4%	6.2%
5 - 9	5.6%	5.6%	6.3%
10 - 14	5.8%	6.2%	6.5%
15 - 24	9.9%	10.8%	12.5%
25 - 34	10.6%	11.1%	12.7%
35 - 44	12.1%	12.4%	13.2%
45 - 54	17.5%	16.5%	15.4%
55 - 64	17.6%	16.5%	13.7%
65 - 74	9.9%	9.5%	7.8%
75 - 84	4.7%	4.6%	4.3%
85 +	1.6%	1.4%	1.3%
18 +	80.7%	79.0%	76.7%
2013 Population by Age			
Total	3,757	14,999	49,250
0 - 4	4.6%	5.2%	6.0%
5 - 9	5.1%	5.6%	6.2%
10 - 14	5.7%	5.9%	6.4%
15 - 24	9.6%	10.6%	12.2%
25 - 34	11.1%	11.5%	13.1%
35 - 44	11.6%	12.0%	12.7%
45 - 54	15.9%	14.8%	14.4%
55 - 64	18.0%	16.7%	14.2%
65 - 74	11.3%	10.8%	8.9%
75 - 84	5.4%	5.2%	4.6%
85 +	1.7%	1.6%	1.5%
18 +	81.5%	79.9%	77.6%
2018 Population by Age			
Total	3,984	16,163	52,465
0 - 4	4.6%	5.3%	6.0%
5 - 9	4.8%	5.5%	6.0%
10 - 14	5.4%	5.8%	6.3%
15 - 24	9.4%	9.8%	11.5%
25 - 34	11.0%	11.6%	13.1%
35 - 44	11.3%	11.9%	12.4%
45 - 54	14.0%	13.2%	13.0%
55 - 64	17.1%	15.8%	14.0%
65 - 74	14.0%	13.2%	10.8%
75 - 84	6.5%	6.2%	5.2%
85 +	1.8%	1.8%	1.7%
18 +	82.0%	80.1%	78.0%
2010 Population by Sex			
Males	1,798	6,941	23,169
Females	1,856	7,472	24,561
2013 Population by Sex			
Males	1,858	7,240	23,932
Females	1,897	7,759	25,317
2018 Population by Sex			
Males	1,984	7,817	25,537
Females	2,001	8,346	26,928

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

November 08, 2013



Market Profile

5538 Clarksville Pike, Joelton, TN, 37080
Rings: 3, 5, 7 mile radii

Prepared by Mark Robbins
Latitude: 36.281009508
Longitude: -86.87579273

	3 miles	5 miles	7 miles
2010 Population by Race/Ethnicity			
Total	3,655	14,414	47,730
White Alone	72.6%	55.6%	40.2%
Black Alone	24.2%	40.6%	56.4%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	0.4%	0.6%	0.4%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	1.1%	1.4%	1.3%
Two or More Races	1.3%	1.4%	1.4%
Hispanic Origin	2.1%	2.7%	2.4%
Diversity Index	43.9	55.0	54.2
2013 Population by Race/Ethnicity			
Total	3,756	14,999	49,249
White Alone	72.7%	55.7%	40.1%
Black Alone	23.6%	39.9%	55.9%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	0.4%	0.7%	0.5%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	1.5%	1.8%	1.6%
Two or More Races	1.4%	1.5%	1.6%
Hispanic Origin	3.1%	3.8%	3.1%
Diversity Index	45.1	56.5	55.4
2018 Population by Race/Ethnicity			
Total	3,985	16,164	52,466
White Alone	72.5%	55.4%	39.6%
Black Alone	23.1%	39.2%	55.6%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	0.4%	0.7%	0.5%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	2.0%	2.6%	2.2%
Two or More Races	1.6%	1.7%	1.8%
Hispanic Origin	4.4%	5.3%	4.3%
Diversity Index	47.0	58.5	57.2
2010 Population by Relationship and Household Type			
Total	3,654	14,413	47,730
In Households	100.0%	99.9%	93.4%
In Family Households	84.2%	86.0%	79.8%
Householder	28.3%	28.2%	25.3%
Spouse	20.7%	19.8%	14.9%
Child	28.0%	30.8%	32.1%
Other relative	4.7%	5.0%	4.9%
Nonrelative	2.5%	2.3%	2.7%
In Nonfamily Households	15.8%	14.0%	13.5%
In Group Quarters	0.0%	0.1%	6.6%
Institutionalized Population	0.0%	0.0%	6.4%
Noninstitutionalized Population	0.0%	0.0%	0.3%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

November 08, 2013



Market Profile

5538 Clarksville Pike, Joelton, TN, 37080

Rings: 3, 5, 7 mile radii

Prepared by Mark Robbins

Latitude: 36.281009508

Longitude: -86.87579273

	3 miles	5 miles	7 miles
2013 Population 25+ by Educational Attainment			
Total	2,815	10,902	34,083
Less than 9th Grade	5.1%	5.0%	5.0%
9th - 12th Grade, No Diploma	12.3%	12.5%	13.6%
High School Graduate	32.6%	29.5%	33.0%
Some College, No Degree	16.9%	20.3%	22.0%
Associate Degree	8.2%	6.1%	6.1%
Bachelor's Degree	14.2%	15.5%	12.4%
Graduate/Professional Degree	10.5%	11.0%	7.8%
2013 Population 15+ by Marital Status			
Total	3,177	12,493	40,080
Never Married	22.3%	23.5%	33.0%
Married	57.8%	58.3%	46.1%
Widowed	7.0%	6.3%	6.8%
Divorced	12.9%	11.9%	14.2%
2013 Civilian Population 16+ in Labor Force			
Civilian Employed	94.5%	94.3%	91.6%
Civilian Unemployed	5.5%	5.7%	8.4%
2013 Employed Population 16+ by Industry			
Total	1,945	7,520	21,134
Agriculture/Mining	0.9%	0.7%	0.5%
Construction	10.2%	6.4%	6.1%
Manufacturing	3.8%	5.8%	7.9%
Wholesale Trade	2.2%	2.8%	3.4%
Retail Trade	5.4%	8.5%	9.7%
Transportation/Utilities	10.4%	8.7%	7.7%
Information	1.4%	1.3%	1.7%
Finance/Insurance/Real Estate	2.3%	5.1%	5.4%
Services	54.2%	52.0%	50.0%
Public Administration	9.4%	8.7%	7.6%
2013 Employed Population 16+ by Occupation			
Total	1,945	7,522	21,132
White Collar	55.5%	58.9%	55.7%
Management/Business/Financial	12.4%	14.0%	12.7%
Professional	20.9%	20.4%	17.3%
Sales	6.1%	8.1%	9.0%
Administrative Support	16.1%	16.5%	16.7%
Services	16.8%	19.2%	21.6%
Blue Collar	27.8%	21.8%	22.7%
Farming/Forestry/Fishing	0.4%	0.3%	0.1%
Construction/Extraction	6.9%	4.8%	4.7%
Installation/Maintenance/Repair	7.7%	5.0%	3.5%
Production	3.7%	5.2%	6.2%
Transportation/Material Moving	9.2%	6.5%	8.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

November 08, 2013



Market Profile

5538 Clarksville Pike, Joelton, TN, 37080
Rings: 3, 5, 7 mile radii

Prepared by Mark Robbins
Latitude: 36.281009508
Longitude: -86.87579273

	3 miles	5 miles	7 miles
2010 Households by Type			
Total	1,520	5,667	17,340
Households with 1 Person	25.1%	24.1%	25.3%
Households with 2+ People	74.9%	75.9%	74.7%
Family Households	68.8%	70.9%	69.5%
Husband-wife Families	50.4%	49.8%	40.8%
With Related Children	16.6%	17.3%	15.3%
Other Family (No Spouse Present)	18.5%	21.2%	28.7%
Other Family with Male Householder	6.1%	5.6%	5.7%
With Related Children	3.1%	2.7%	2.9%
Other Family with Female Householder	12.4%	15.5%	23.0%
With Related Children	6.7%	8.8%	15.0%
Nonfamily Households	6.1%	4.9%	5.1%
All Households with Children	27.1%	29.4%	33.7%
Multigenerational Households	4.9%	5.9%	6.6%
Unmarried Partner Households	6.0%	5.8%	6.8%
Male-female	4.7%	4.8%	6.0%
Same-sex	1.3%	1.0%	0.9%
2010 Households by Size			
Total	1,520	5,668	17,340
1 Person Household	25.1%	24.1%	25.3%
2 Person Household	38.9%	36.9%	33.9%
3 Person Household	16.1%	17.8%	18.3%
4 Person Household	11.8%	11.9%	12.3%
5 Person Household	5.1%	5.5%	5.8%
6 Person Household	1.8%	2.3%	2.5%
7 + Person Household	1.1%	1.5%	1.9%
2010 Households by Tenure and Mortgage Status			
Total	1,521	5,667	17,340
Owner Occupied	81.2%	83.1%	72.2%
Owned with a Mortgage/Loan	53.3%	56.7%	51.7%
Owned Free and Clear	27.9%	26.3%	20.5%
Renter Occupied	18.8%	16.9%	27.8%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

November 08, 2013



Market Profile

5538 Clarksville Pike, Joelton, TN, 37080
Rings: 3, 5, 7 mile radii

Prepared by Mark Robbins
Latitude: 36.281009508
Longitude: -86.87579273

	3 miles	5 miles	7 miles
Top 3 Tapestry Segments			
1.	Cozy and Comfortable	Cozy and Comfortable	Metro City Edge
2.	Rustbelt Retirees	Rustbelt Retirees	Family Foundations
3.	Salt of the Earth	Midland Crowd	Cozy and Comfortable
2013 Consumer Spending			
Apparel & Services: Total \$	\$2,200,608	\$8,263,885	\$20,922,292
Average Spent	\$1,406.14	\$1,398.53	\$1,164.68
Spending Potential Index	62	62	51
Computers & Accessories: Total \$	\$359,254	\$1,344,139	\$3,326,614
Average Spent	\$229.49	\$227.45	\$185.18
Spending Potential Index	92	92	75
Education: Total \$	\$2,174,758	\$7,800,363	\$19,113,054
Average Spent	\$1,389.62	\$1,320.08	\$1,063.96
Spending Potential Index	95	90	73
Entertainment/Recreation: Total \$	\$5,116,807	\$19,050,318	\$47,019,159
Average Spent	\$3,269.53	\$3,223.95	\$2,617.41
Spending Potential Index	101	99	80
Food at Home: Total \$	\$7,526,261	\$28,118,175	\$71,200,605
Average Spent	\$4,809.11	\$4,758.53	\$3,963.52
Spending Potential Index	96	95	79
Food Away from Home: Total \$	\$4,637,008	\$17,513,414	\$43,935,450
Average Spent	\$2,962.94	\$2,963.85	\$2,445.75
Spending Potential Index	93	93	77
Health Care: Total \$	\$7,286,850	\$26,884,944	\$66,035,910
Average Spent	\$4,656.13	\$4,549.83	\$3,676.01
Spending Potential Index	105	102	83
HH Furnishings & Equipment: Total \$	\$2,407,222	\$9,024,410	\$22,302,990
Average Spent	\$1,538.16	\$1,527.23	\$1,241.54
Spending Potential Index	85	85	69
Investments: Total \$	\$2,134,590	\$8,308,315	\$17,681,191
Average Spent	\$1,363.96	\$1,406.04	\$984.26
Spending Potential Index	66	68	47
Retail Goods: Total \$	\$35,522,920	\$132,547,547	\$329,394,289
Average Spent	\$22,698.35	\$22,431.47	\$18,336.36
Spending Potential Index	94	93	76
Shelter: Total \$	\$23,767,791	\$88,509,633	\$219,562,740
Average Spent	\$15,187.09	\$14,978.78	\$12,222.37
Spending Potential Index	93	92	75
TV/Video/Audio: Total \$	\$1,943,110	\$7,329,455	\$18,643,310
Average Spent	\$1,241.60	\$1,240.39	\$1,037.82
Spending Potential Index	96	96	81
Travel: Total \$	\$2,854,348	\$10,481,236	\$25,126,728
Average Spent	\$1,823.86	\$1,773.77	\$1,398.73
Spending Potential Index	99	97	76
Vehicle Maintenance & Repairs: Total \$	\$1,667,242	\$6,223,903	\$15,468,252
Average Spent	\$1,065.33	\$1,053.29	\$861.07
Spending Potential Index	97	96	79

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2010 and 2011 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

November 08, 2013