

Discover

WANT TO  
HOUSE



NASHVILLE



KNOXVILLE



CHATTANOOGA

MEMPHIS

# Discover WHITE

# HOUSE



White House is a growing city that offers a friendly, small town atmosphere. With many community groups and recreational opportunities, our community offers something for everyone in your family.

Local government is committed to attracting quality retail establishments, dining and entertainment venues to build on the community's foundation and attraction to new and existing residents.

White House provides many experiences that enhance our resident's quality of life including miles of greenway, bike lanes, fabulous parks and soon to be completed state-of-the-art library and splash pad, while offering the convenience of Metropolitan activities in neighboring Nashville, Tennessee.

Conveniently located off of Interstate 65 at Exit #108 approximately 22 miles north of downtown Nashville.

Come visit us and see for yourself!

## DEMOGRAPHICS

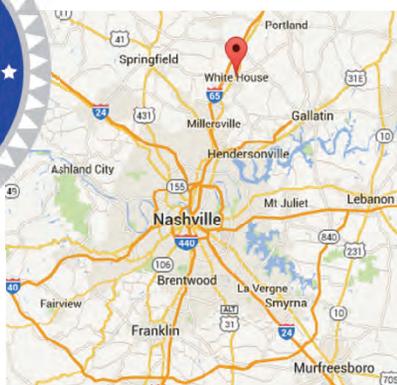
2014 Population	37188	13,643
Median Income		\$66,972
2015 Population 10 Minute Drive Radius*		18,090
Median Income		\$60,232
2015 Population 15 Minute Drive Radius*		34,856
Median Income		\$56,974

## TRAFFIC COUNTS

TNSR76 and I-65 @Charles Drive	19,006
TNSR76 and I-65 @Industrial Drive	25,154
TNSR76 and Hwy. 31W NB	11,680



## LOCATION MAP



## CONTACTS

**GERALD HERMAN, CITY ADMINISTRATOR**  
gherman@cityofwhitehouse.com  
615-672-4350, ext. 2112

**REED HILLEN, PLANNING AND CODES DIRECTOR**  
rhillen@cityofwhitehouse.com  
615-672-4350, ext. 2120

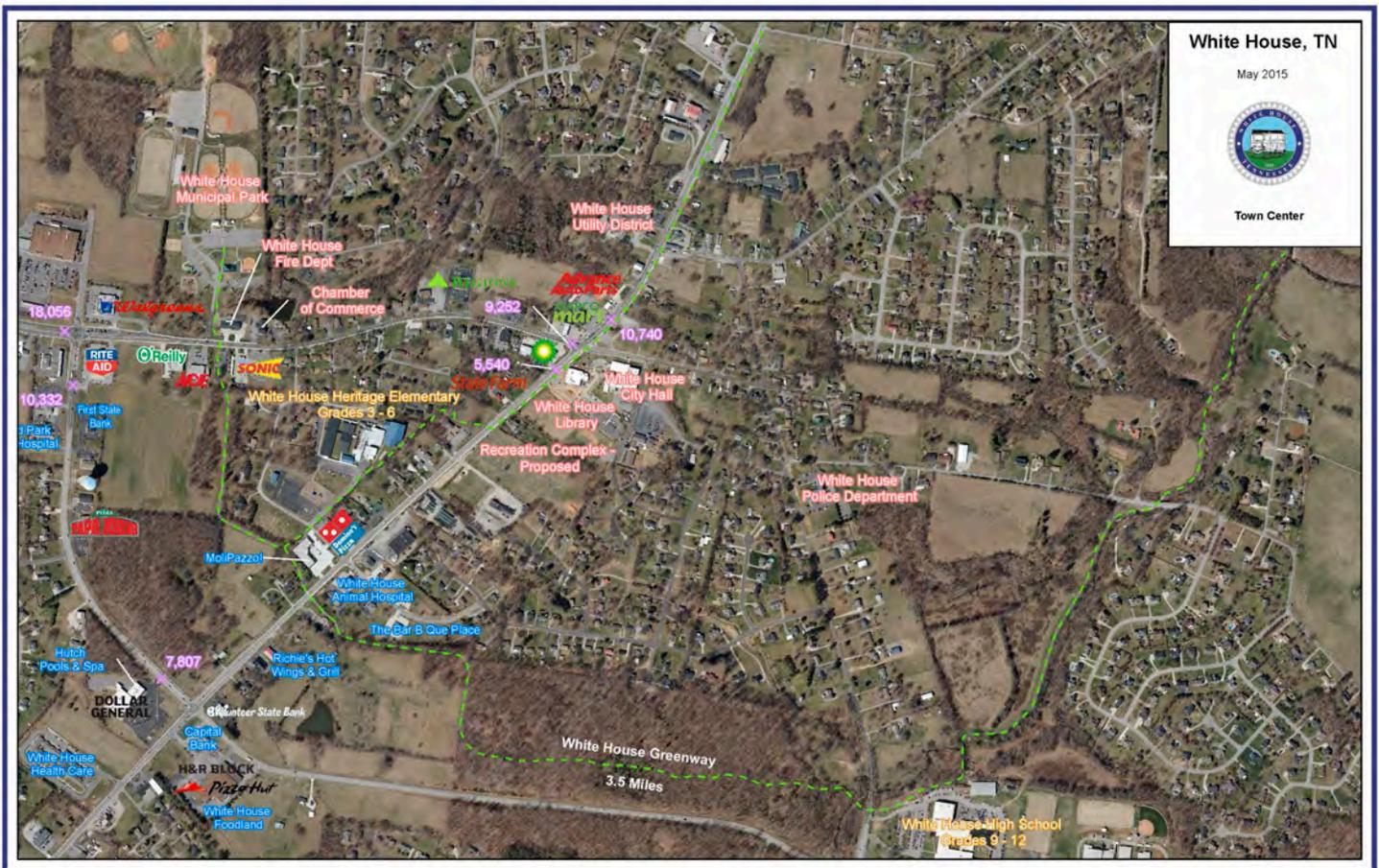
**MANDY CHRISTENSON, CHAMBER OF COMMERCE**  
whcoc@bellsouth.net  
615-672-3937

[WWW.CITYOFWHITEHOUSE.COM](http://WWW.CITYOFWHITEHOUSE.COM)

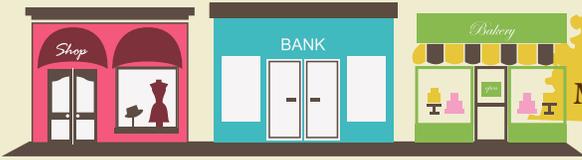
[WWW.WHITEHOUSECHAMBER.ORG](http://WWW.WHITEHOUSECHAMBER.ORG)

\*Centerpoint of drive time radius is Northbound Exit 108 on Interstate 65 at TNSR76.  
Sources: esri.com; factfinder.census.gov; and Independent research conducted by the City of White House, TN.

# EXISTING RETAILERS AND RESTAURANTS AERIAL



# Discover White House



Retail leakage in excess of **\$197 Million**

**Grocery**

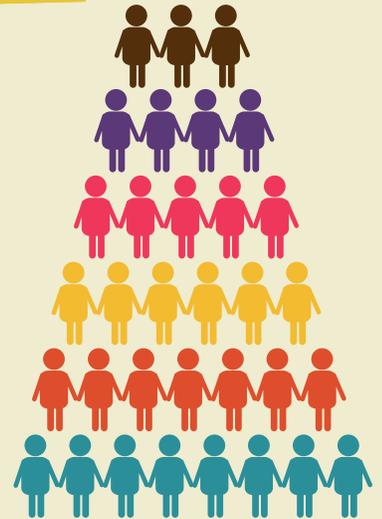
● **\$42 Million**

**General Merchandise**

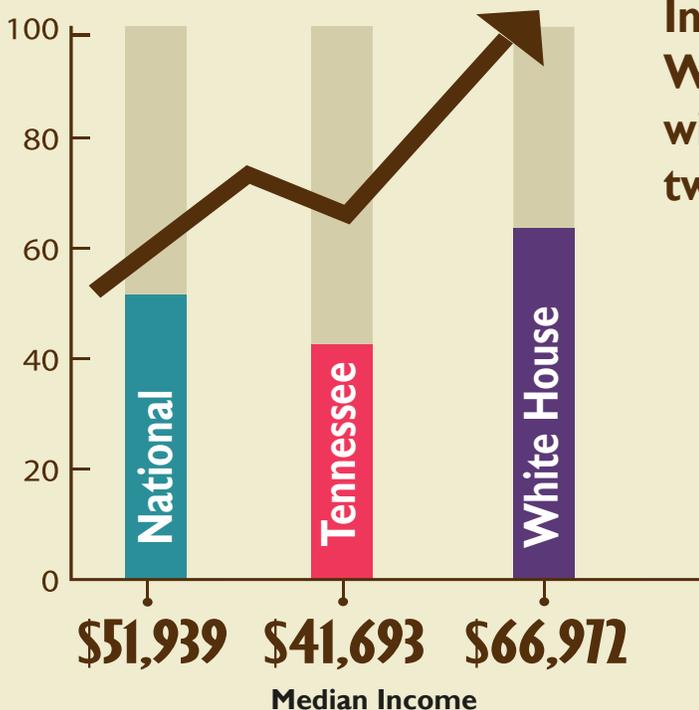
● **\$52.7 Million**

**Eating Places**

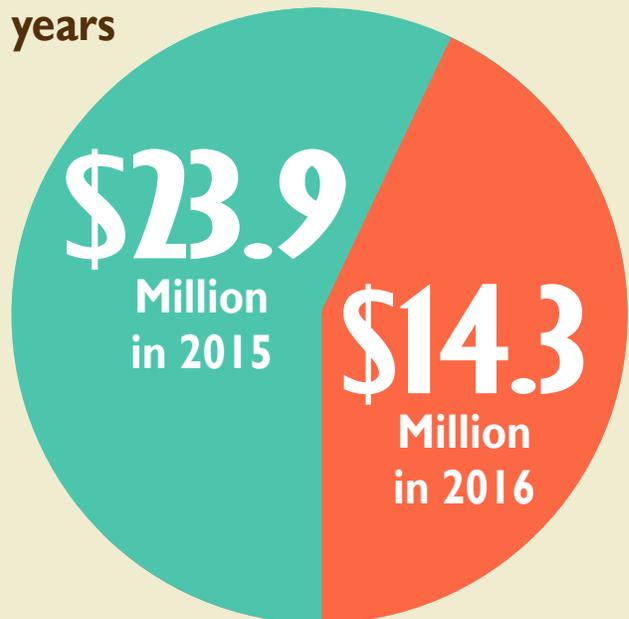
● **\$2.2 Million**



**35.8%**  
Population Increase  
From 2010 to 2015



Investment in  
White House  
within the last  
two years



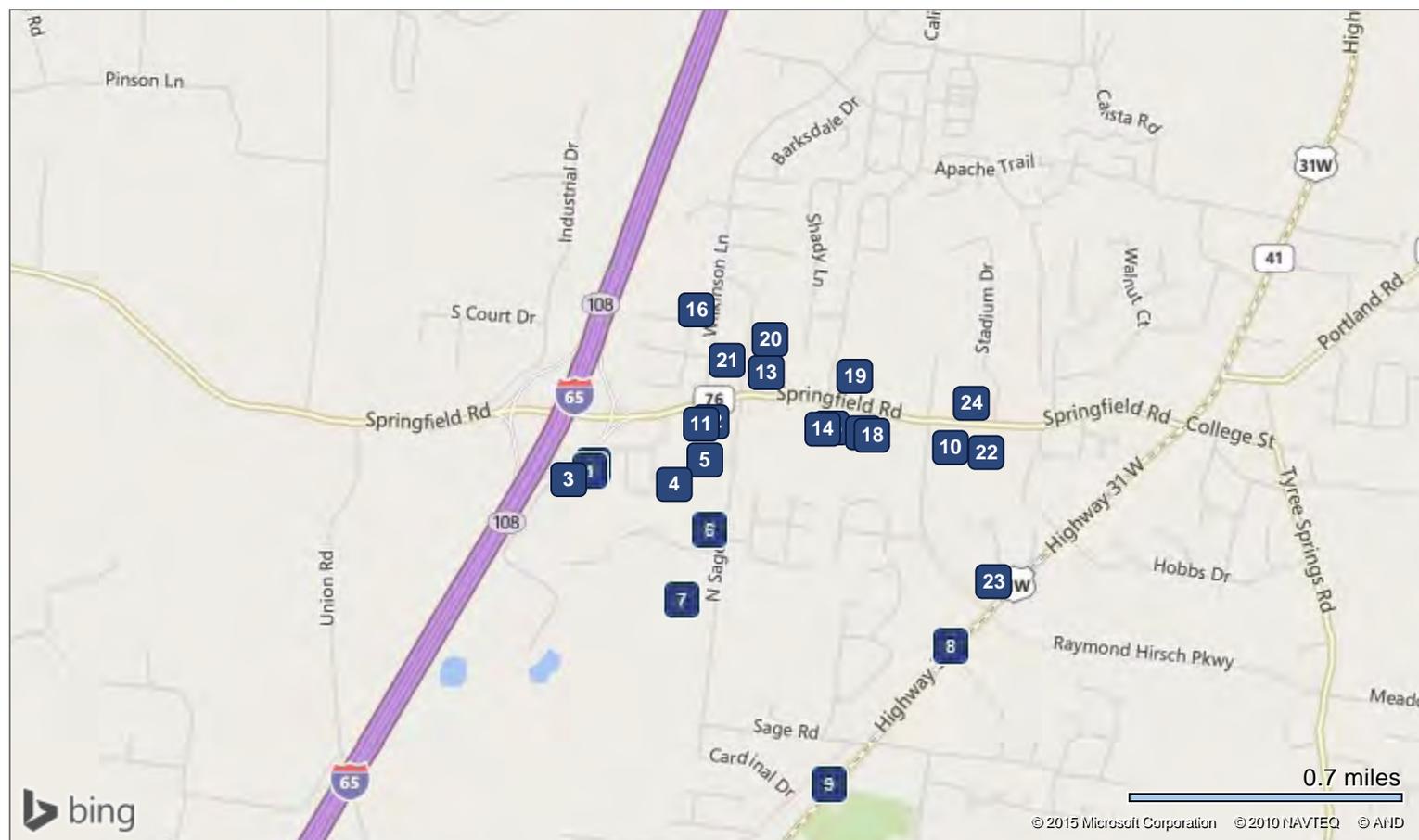
**36**  
Median Age



**\$186,783**  
Median Home Value

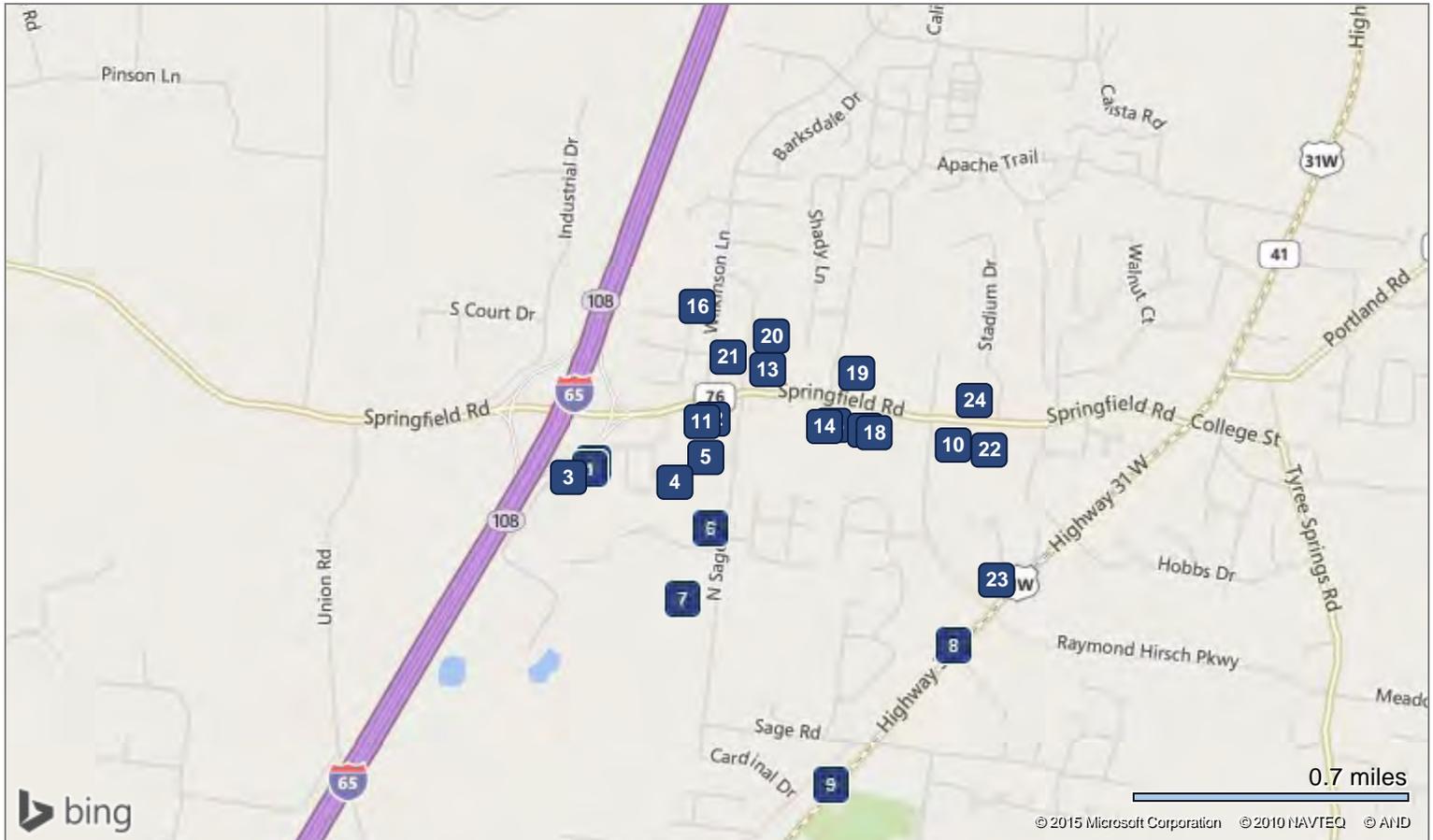
\*Compiled with information from ESRI and City and County records.

## Properties for Sale



Property Address	Property Type	Property Sub-type	Size	Price	Cap Rate
1 Hester Road	Land	Commercial/Other (land)	1.86 AC	\$607,662	
2 Hester Drive	Land	Commercial/Other (land)	1.17 AC	\$433,204	
3 Knight Circle & I-65	Land	Office (land)	2.67 AC	\$697,831	
4 Maiden Lane & Hwy 76	Land	Office (land)	5.28 AC	\$1,379,980	
5 North Sage Road & I-65	Land	Retail (land)	7.83 AC	\$2,391,226	
6 North Sage Road	Retail	Retail Pad		\$370,260	
7 HWY 76 & Sage Road	Land	Commercial/Other (land)	2.10 AC	\$299,000	
8 2901 Hwy 31W	Land	Commercial/Other (land)	5 AC	\$598,950	
9 <b>SOLD</b> 2745 Highway 31W	Land	Commercial/Other (land)	2.80 AC	\$275,000	
10 485 Highway 76	Retail	Free Standing Bldg	14,280 SF	\$3,995,000	7.30%
11 <b>SOLD</b> 757 Highway 76	Land	Commercial/Other (land)	0.563 AC	\$450,000	
12 701 Highway 76	Land	Commercial/Other (land)	1.27 AC	\$950,000	
13 Highway 76 & Eden Way	Land	Commercial/Other (land)	1.0 AC	\$1,000,000	
14 619 Highway 76	Land	Commercial/Other (land)	0.68 AC	\$224,000	
15 615 Highway 76	Land	Commercial/Other (land)	1.350	\$448,000	

## Properties for Sale



Property Address	Property Type	Property Sub-type	Size	Price	Cap Rate
16 Wilkinson Lane & Eden Way*	Land	Commercial/Other (land)	4.0 AC		
17 611 Hwy 76	Land	Commercial/Other (land)	0.70 AC	\$199,000	
18 609 Hwy 76	Land	Commercial/Other (land)	0.80 AC	\$199,000	
19 <b>SOLD</b> 555 Hwy 76	Land	Commercial/Other (land))	2.0 AC	\$999,900	
20 Eden Way*	Land	Commercial/Other (land)			
21 117 Edeny Way*	Retail/Office	Existing Building		\$589,900	
22 Hwy 76	Land	Commercial/Other (land)	22 AC	\$3,000,000	
23 Hwy 31 & Raymond Hirsch	Land	Commercial/Other (land)	1.36 AC	\$399,900	
24 <b>SOLD</b> Hwy 76 & Eds Walgreens	Land	Commercial/Other (land)	6.573 AC	\$1,550,000	

\*Complete information unavailable at time of publication.

## Properties for Sale

1 Hester Road, White House, TN 37188



### Property Details

Price	\$607,662
Lot Size	1.86 AC
Price/AC	\$326,700 /AC
Property Type	Land
Property Sub-type	Commercial/Other (land)
Additional Sub-types	Retail (land) Retail-Pad (land)
Zoning Description	Comm
Features	Electricity/Power Irrigation Water Telephone Cable Gas/Propane
Status	Active
LoopNet ID	18612621

### Broker Information

Kelly McDaniel  
(615) 824-7072

Property Notes

Listing's Link: <http://www.loopnet.com/lid/18612621>

### Lots

#	Price	Size	Price/Size	Description
D-1	\$607,662	1.86 AC	\$326,700 /AC	

### Property Description

Great building site with all utilities.

### Location Description

Hotel site located at I-65 - White House Exit. Behind Cracker Barrel. Super Wal-Mart, McDonalds, Zaxby's, etc.

### Highlights

Excellent Interstate Location at I-65



**Property Details**

Price	\$433,204
Lot Size	1.17 AC
Price/AC	\$370,259.84 /AC
Property Type	Land
Property Sub-type	Commercial/Other (land)
Additional Sub-types	Retail (land) Retail-Pad (land)
Features	Electricity/Power Irrigation Water Telephone Cable Gas/Propane
Status	Active
LoopNet ID	18612515

**Broker Information**

Kelly McDaniel  
(615) 824-7072

Property Notes

Listing's Link: <http://www.loopnet.com/lid/18612515>

**Lots**

#	Price	Size	Price/Size	Description
D-2	\$433,204	1.17 AC	\$370,259.84 /AC	Awesome Restaurant Site-frontage on Hester Road and behind Cracker Barrel!

**Property Description**

All utilities available.

**Location Description**

Restaurant site located in front of Hotel site! Prime Location with visibility from I-65.



**Property Details**

Price	\$697,831
Lot Size	2.67 AC
Price/AC	\$261,359.92 /AC
Property Type	Land
Property Sub-type	Office (land)
Additional Sub-types	Retail (land) Retail-Pad (land) Commercial/Other (land)
Features	Electricity/Power Irrigation Water Telephone Cable Gas/Propane
Status	Active
LoopNet ID	18612489

**Broker Information**

Kelly McDaniel  
(615) 824-7072

Property Notes

Listing's Link: <http://www.loopnet.com/lid/18612489>

**Lots**

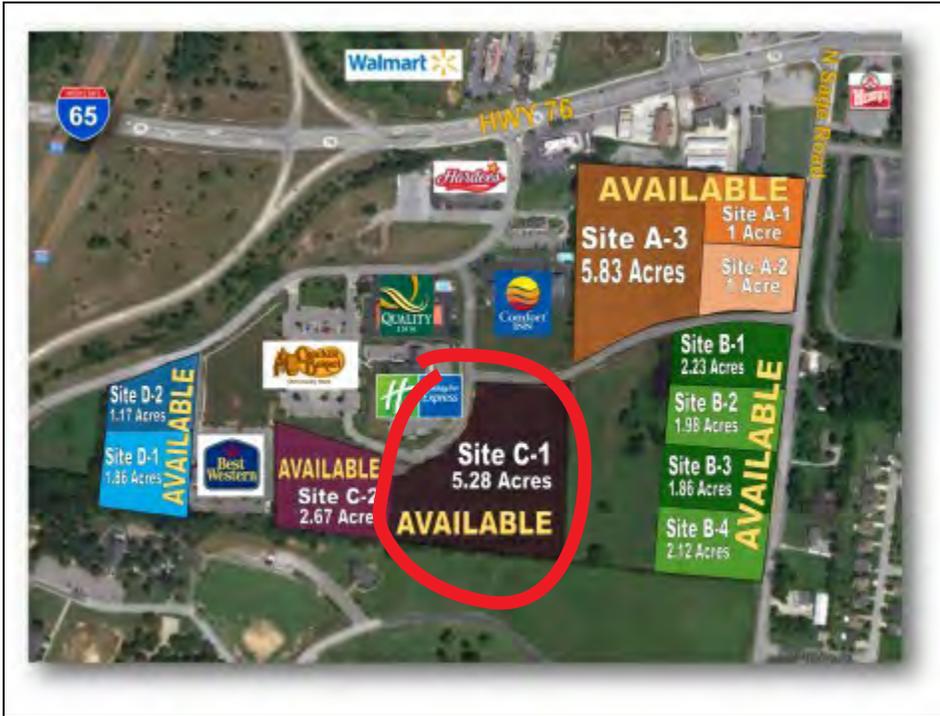
#	Price	Size	Price/Size	Description
C-2	\$697,831	2.67 AC	\$261,359.92 /AC	Hotel, Restaurant, Office, Movie Theatre Site! Located off -I-65 behind Cracker Barrel!

**Property Description**

Level building site

**Location Description**

Great Location at I-65 BEHIND Cracker Barrel.



**Property Details**

Price	\$1,379,980
Lot Size	5.28 AC
Price/AC	\$261,359.84 /AC
Property Type	Retail
Property Sub-type	Day Care Facility/Nursery
Additional Sub-types	Theatre/Performing Arts Office (land)
Building Class	A
Status	Active
LoopNet ID	18612428

**Broker Information**

Kelly McDaniel  
(615) 824-7072

Property Notes

Listing's Link: <http://www.loopnet.com/lid/18612428>

**Lots**

#	Price	Size	Price/Size	Description
1	\$1,379,980	5.28 AC	\$261,359.84 /AC	

**Property Description**

Great Building Sites for Multiple Uses! Hotel, Office Park, Movie Theatre, Restaurant, Retail, etc. Multiple sites available!

**Location Description**

Located off I-65 and Highway 76, behind Cracker Barrel and Holiday Inn.



**Property Details**

Price	\$2,391,226
Lot Size	7.83 AC
Price/AC	\$305,392.85 /AC
Property Type	Land
Property Sub-type	Retail (land)
Additional Sub-types	Economy/Limited Service Office Building Retail Pad
Status	Active
LoopNet ID	18612146

**Broker Information**

Kelly McDaniel  
(615) 824-7072

Property Notes

Listing's Link: <http://www.loopnet.com/lid/18612146>

**Lots**

#	Price	Size	Price/Size	Description
1	\$2,391,226	7.83 AC	\$305,392.85 /AC	

**Property Description**

Great Commercial Lots. Owner will subdivide! Additional Land Available!

**Location Description**

Less than 1 mile to I-65 at Hwy 76 Exit.



**Property Details**

Price	\$370,260
Lot Size	1 AC
Property Type	Retail
Property Sub-type	Retail Pad
Additional Sub-types	Economy/Limited Service Office Building Restaurant
Property Use Type	Vacant/Owner-User
Commission Split	3%
Occupancy	0%
Status	Active
LoopNet ID	18612106

**Broker Information**

Kelly McDaniel  
(615) 824-7072

Property Notes

Listing's Link: <http://www.loopnet.com/lid/18612106>

**Property Description**

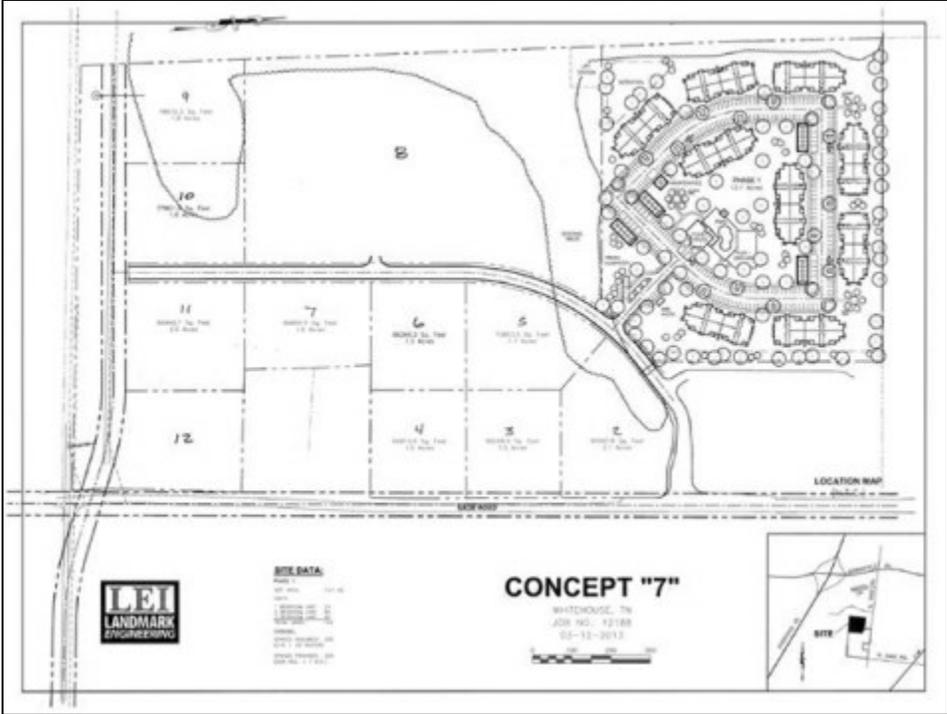
Retail, Office, Restaurant out-parcels! Close to I-65. Existing retailers include Super Walmart, Zaxby's, McDonald's, Cracker Barrel, Holiday Inn Express, Comfort Inn, Hampton Inn, Hardee's, Wendy's and others

**Location Description**

Less than a mile to I-65!

**Highlights**

Property can be combined with adjoining land for up to 7.83 acres  
 Graet Location for Resturant, Office, Retail or Flex Space



**Property Details**

Price	\$299,000
Lot Size	2.10 AC
Price/AC	\$142,380.96 /AC
Property Type	Land
Property Sub-type	Commercial/Other (land)
Features	Electricity/Power Water Telephone Cable
Status	Active
LoopNet ID	18330440

**Broker Information**

Don Horton  
(615) 364-3780

Property Notes

Listing's Link: <http://www.loopnet.com/lid/18330440>

**Lots**

#	Price	Size	Price/Size	Description
2	\$299,000	2.10 AC	\$142,380.96 /AC	

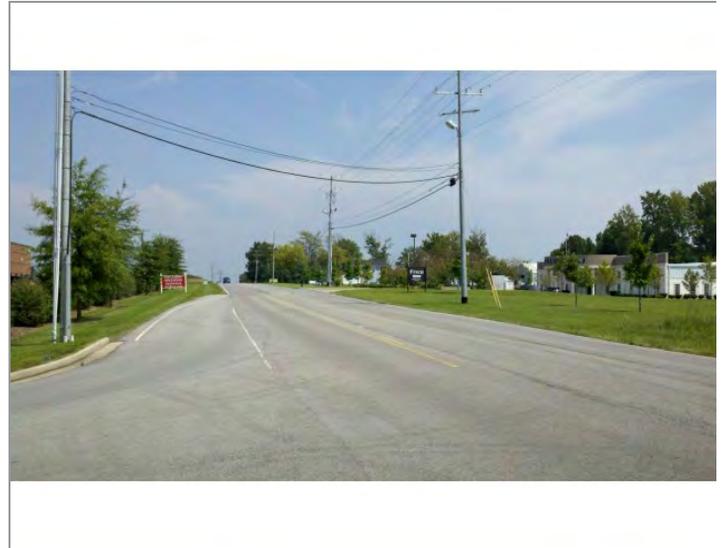
**Property Description**

2.1 Acres Zoned Commercial next to the Crossroads Medical Center. Additional Acres Available!

**Location Description**

Directions I-65 North Exit #8 at White House Left on HWY 76 to left on Sage Rd. Property on Right just past Crossroads Medical.

Photos



**Property Details**

Price	\$598,950
Lot Size	5 AC
Price/AC	\$119,790 /AC
Property Type	Land
Property Sub-type	Commercial/Other (land)
Additional Sub-types	Multifamily (land) Retail (land)
Features	Electricity/Power Water Telephone Cable Gas/Propane
Status	Active
LoopNet ID	17398644

**Broker Information**

JACK SHEIDLER  
(270) 782-2152

Property Notes

Listing's Link: <http://www.loopnet.com/lid/17398644>

**Lots**

#	Price	Size	Price/Size	Description
1	\$598,950	5 AC	\$119,790 /AC	

**Property Description**

\* 5 acres fronting 31W adjacent to grocery anchored shopping center built in 2007\* Next door to under construction nursing home.\* Perfect for assisted living, multi-family, or shopping center.\*Curb Cut and Turn Lane on 31W already provided!

**Location Description**

Located on 31W next to intersection of Hwy 258 and 31W



**Property Details**

Price	\$275,000
Lot Size	2.80 AC
Price/AC	\$98,214.29 /AC
Property Type	Land
Property Sub-type	Commercial/Other (land)
Additional Sub-types	Multifamily (land)
Zoning Description	NCR
Status	Active
LoopNet ID	18290474

**Broker Information**



Catherine Collins  
(615) 850-2708

**Property Notes**

**Site plans approved for 2 story, 40+ unit apartment complex. Site work expected to begin July 2016**

Listing's Link: <http://www.loopnet.com/lid/18290474>

**Lots**

#	Price	Size	Price/Size	Description
1	\$275,000	2.80 AC	\$98,214.29 /AC	

**Property Description**

2.8 acres of commercial land, graded with utilities. Zoned NCR for commercial or multi family use. 580 feet frontage.

**Location Description**

Adjacent to retail/office property, across the street from sports complex.

**Highlights**

Commercial or multi family use. Graded with utilities. 580' frontage.



### Property Details

Price	\$3,995,000
Building Size	14,280 SF
Lot Size	1.26 AC
Price/SF	\$279.76 /SF
Property Type	Retail
Property Sub-type	Free Standing Bldg
Property Use Type	Investment
Cap Rate	7.30%
Occupancy	100%
No. Stories	1
Tenancy	Single
Year Built	2005
Parking Ratio	3.80 / 1,000 SF
Tax ID/APN	Map 109J-A #79
Status	Active
LoopNet ID	18150228

### Broker Information



Daniel Gluhaich  
(408) 201-0120

Listing's Link: <http://www.loopnet.com/lid/18150228>

Property Notes

### Property Description

This property is a freestanding single-story approx. 14,280 sf building situated on approx. 1.26 Acres. The property consists of a large retail area, pharmacy, store room, office, restrooms as well as a drive-thru pharmacy window. The parking lot is paved and there are a minimum of 55 parking spaces. The property is fully landscaped.

### Location Description

Property is located on a busy traffic signaled corner of Highway 76 and Raymond Hirsch Parkway. The property has a high traffic count with high visibility in a mix of retail and residential corridor less than 2 miles from Highway 65. White House, TN is a young city experiencing population growth, economic progress and community development located to the within the greater Nashville region to the north. 2013 Daily Average traffic count was 8081.

### Highlights

Absolute NNN Lease to 10/2025

4-5 Year Renewal Options

Cap Rate 7.4%

Proven Tenant Rite Aid

Highly Visible Corner Location in Greater Nashville Area

### Financial Summary

	Actual
Year	2014
Scheduled Gross Income	\$291,452
Net Operating Income	\$291,452

11 707 Highway 76



**Property Details**

Price	\$450,000
Lot Size	0.563 Acres
Property Type	Land
Property Sub-type	Commercial/Other (land)
Additional Sub-types	Retail (land) Retail-Pad (land)
Zoning Description	Comm
Features	Electricity/Power Irrigation Water Telephone Cable Gas/Propane

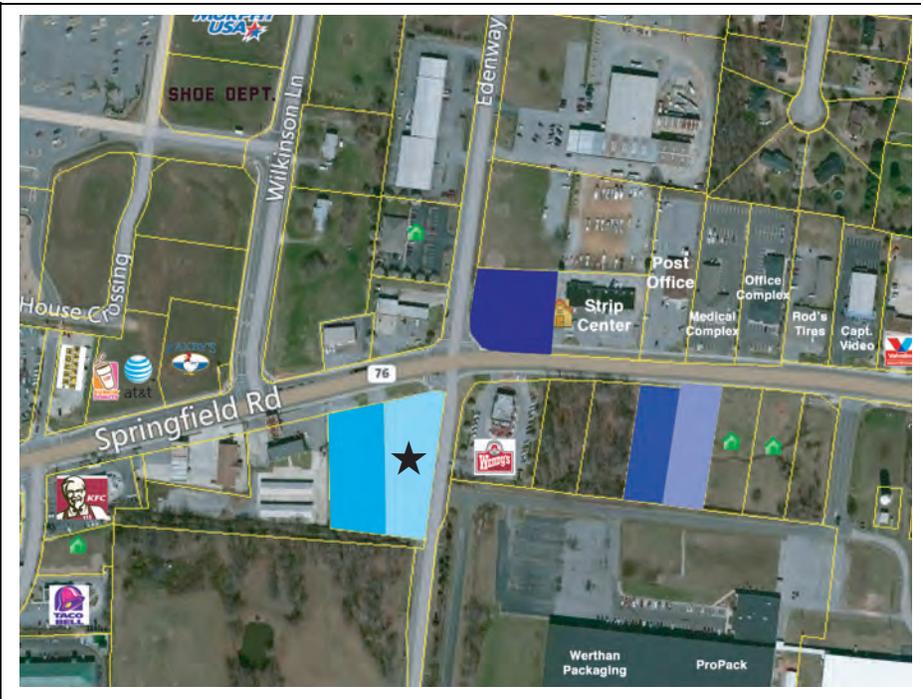
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**Broker Information**

Jim Brinkley  
615-672-3980

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12 701 Highway 76



**Property Details**

Price	\$950,000
Lot Size	1.27 Acres
Property Type	Land
Property Sub-type	Commercial/Other (land)
Additional Sub-types	Retail (land) Retail-Pad (land)
Zoning Description	Comm
Features	Electricity/Power Irrigation Water Telephone Cable Gas/Propane

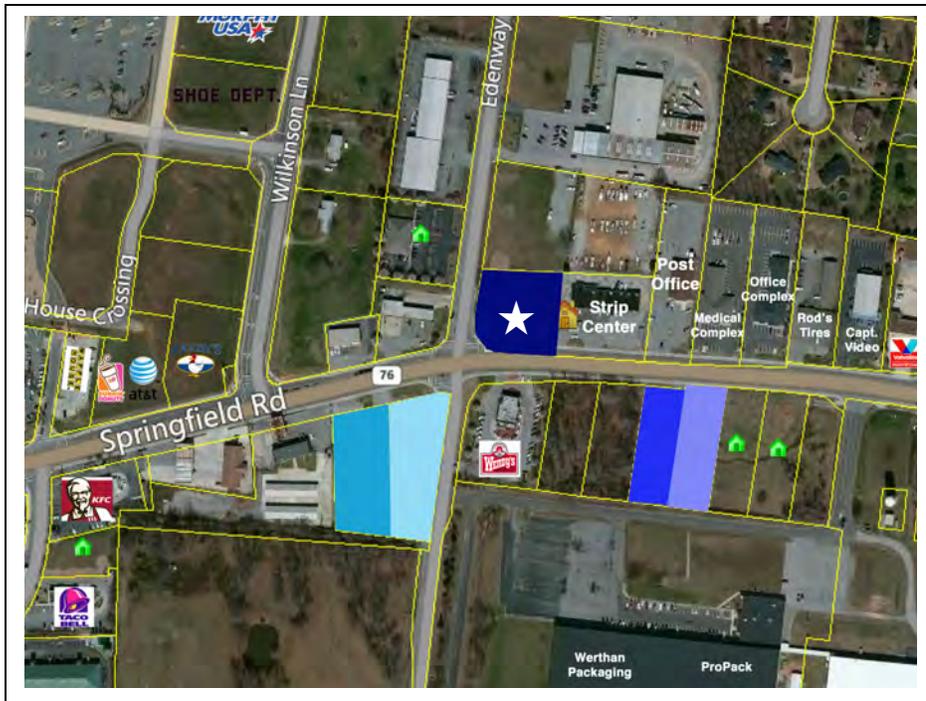
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**Broker Information**

Jim Brinkley  
615-672-3980

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### 13 Highway 76 & Eden Way



#### Property Details

Price	\$1,000,000
Lot Size	1.0 Acres
Property Type	Land
Property Sub-type	Commercial/Other (land)
Additional Sub-types	Retail (land) Retail-Pad (land)
Zoning Description	Comm
Features	Electricity/Power Irrigation Water Telephone Cable Gas/Propane

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#### Broker Information

Jim Brinkley  
615-672-3980

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### 14 619 Highway



#### Property Details

Price	\$224,000
Lot Size	0.68 Acres
Property Type	Land
Property Sub-type	Commercial/Other (land)
Additional Sub-types	Retail (land) Retail-Pad (land)
Zoning Description	Comm
Features	Electricity/Power Irrigation Water Telephone Cable Gas/Propane

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#### Broker Information

Jim Brinkley  
615-672-3980

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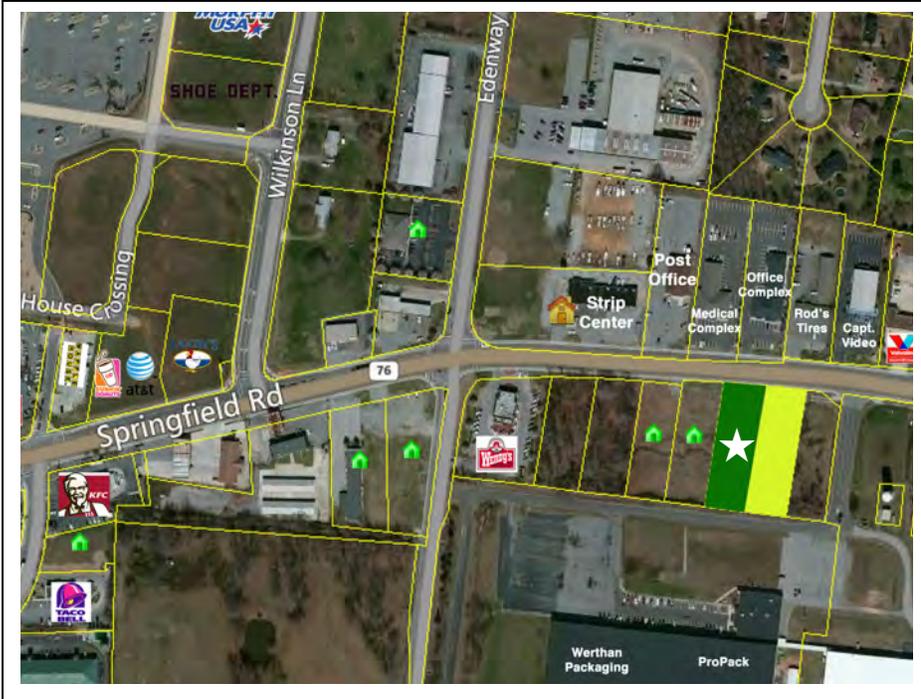
**Property Details**

Price	\$224,000
Lot Size	0.67 Acres
Property Type	Land
Property Sub-type	Commercial/Other (land)
Additional Sub-types	Retail (land) Retail-Pad (land)
Zoning Description	Comm
Features	Electricity/Power Irrigation Water Telephone Cable Gas/Propane

**Broker Information**

Jim Brinkley  
615-672-3980

17 611 Highway 76



**Property Details**

Price	\$199,000
Lot Size	0.70 Acres
Property Type	Land
Property Sub-type	Commercial/Other (land)
Additional Sub-types	Retail (land) Retail-Pad (land)
Zoning Description	Comm
Features	Electricity/Power Irrigation Water Telephone Cable Gas/Propane

**Broker Information**

Amanda Bell  
At Home Realty  
615-792-6100

18 609 Highway 76



**Property Details**

Price	\$199,000
Lot Size	0.80 Acres
Property Type	Land
Property Sub-type	Commercial/Other (land)
Additional Sub-types	Retail (land) Retail-Pad (land)
Zoning Description	Comm
Features	Electricity/Power Irrigation Water Telephone Cable Gas/Propane

**Broker Information**

Amanda Bell  
At Home Realty  
615-792-6100



**Property Details**

Price	\$999,900
Lot Size	2.0 Acres
Property Type	Land
Property Sub-type	Commercial/Other (land)
Additional Sub-types	Retail (land) Retail-Pad (land)
Zoning Description	Comm
Features	Electricity/Power Irrigation Water Telephone Cable Gas/Propane

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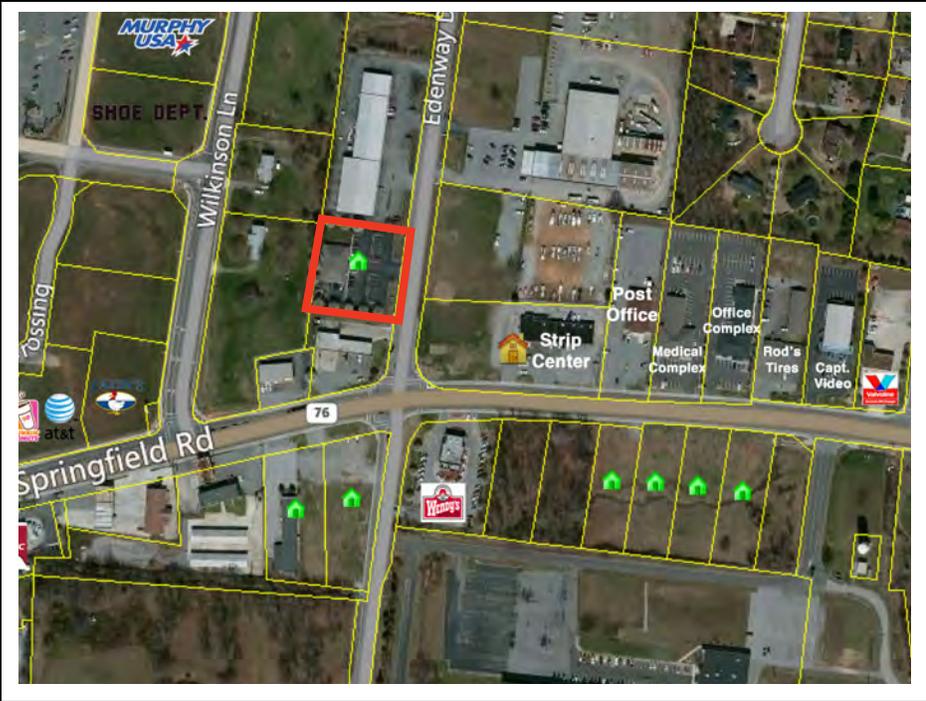
**Broker Information**

Vivian Armstrong  
Remax-Tennessee  
615-661-4400

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***Under Construction wth completion  
expected early fall 2016***

- Wash N Roll Carwash***
- Dairy Queen***



**Property Details**

Price	\$589,900
Lot Size	
Property Type	Land
Property Sub-type	Commercial/Other (land)
Additional Sub-types	Retail (land) Retail-Pad (land)
Zoning Description	Comm
Features	Electricity/Power Irrigation Water Telephone Cable Gas/Propane

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**Broker Information**

Frank Hemphill  
615-859-9522

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**Property Details**

Price	\$3,000,000
Lot Size	22 Acres
Property Type	Land
Property Sub-type	Commercial/Other (land)
Additional Sub-types	Retail (land) Retail-Pad (land)
Zoning Description	Comm
Features	Electricity/Power Irrigation Water Telephone Cable Gas/Propane

**Broker Information**

John Cavin  
 Southeast Venture, LLC  
 615-250-8675

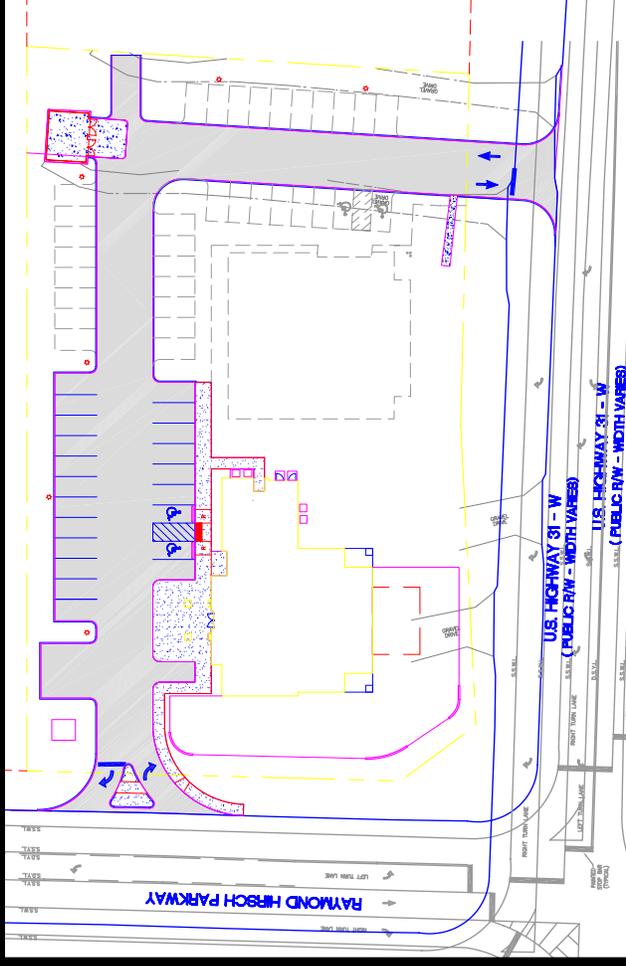


Southeast Venture

# Hwy 31 @ Hwy 76 Bypass

White House - TN

LAND for SALE



## Highest Traffic Intersection in Town!

- Intersection of Hwy 31 @ Hwy 76 Bypass
- Traffic Signal
- 1.36 Acres
- Uses:
  - Commercial Retail
  - Office
  - Gas Station
- \$399,900

4011 Armory Oaks Drive  
 Nashville - TN - 37204  
[www.southeastventure.com](http://www.southeastventure.com)  
 615-833-8716



John Cavin  
 615-250-8675  
[jcavin@southeastventure.com](mailto:jcavin@southeastventure.com)



**Property Details**

Price	\$1,550,000
Lot Size	6.573 Acres
Property Type	Land
Property Sub-type	Commercial/Other (land)
Additional Sub-types	Retail (land) Retail-Pad (land)
Zoning Description	Comm
Features	Electricity/Power Irrigation Water Telephone Cable Gas/Propane

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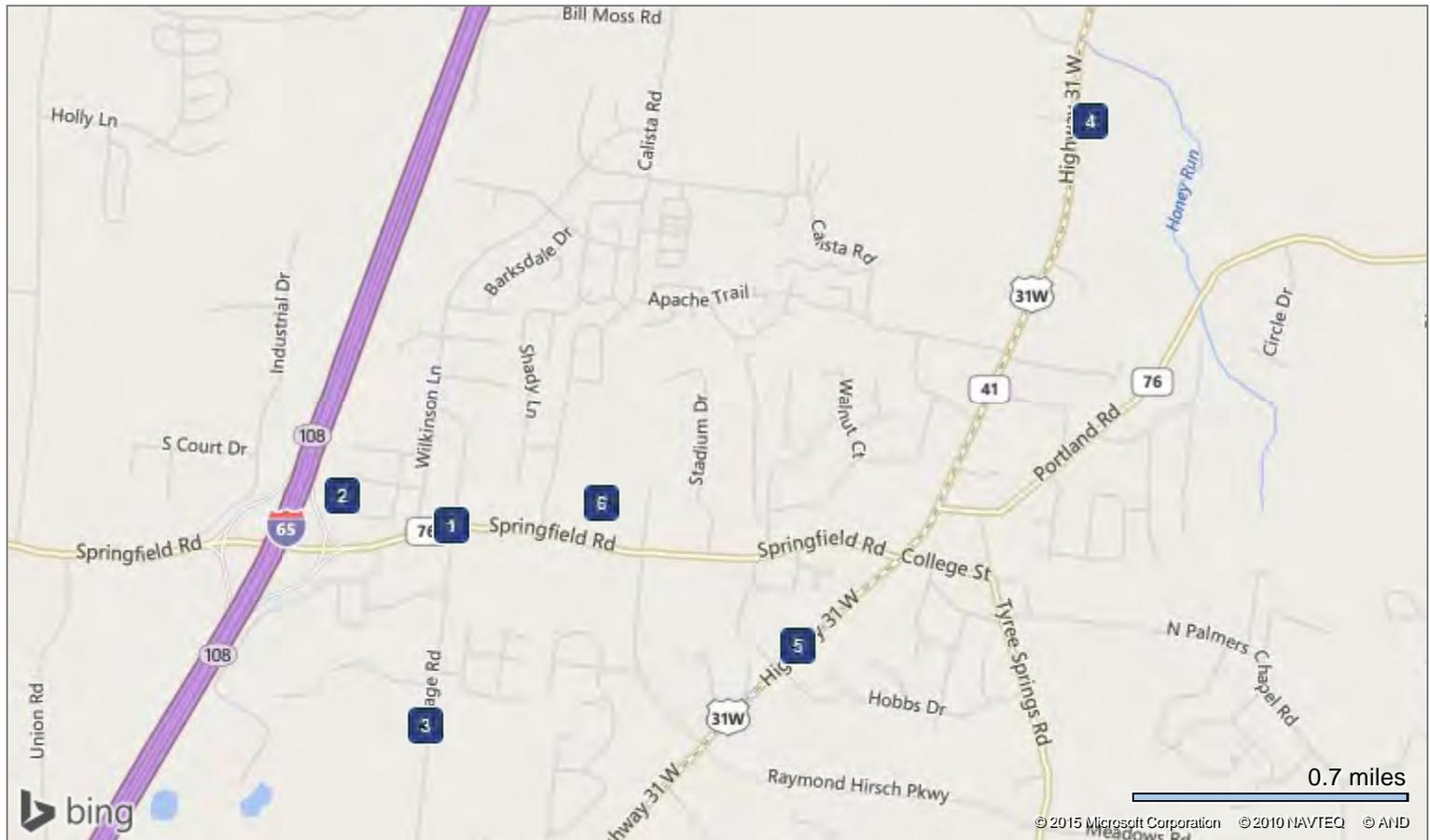
**Broker Information**

Tom Byrum  
615-672

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*Site plans have been approved for Kroger expansion to begin 2017.*

## Properties for Lease



Property Address	Property Type	Property Sub-type	Total Space	Rental Rate	Space Count
1 Highway 76 and Sage Road	Land	Retail (land)	10,700 SF	\$18.50 /SF/Yr	1
2 <del>3012 Wilks Road</del>	Retail	Strip Center	3,007 SF	\$21 /SF/Yr	1
3 491 Sage Rd	Office	Office Building	7,000 SF	\$12 /SF/Yr	1
4 2823 Hwy 31 W South	Office	Office Building	4,400 SF	\$8 - 10 /SF/Yr	4
5 <del>3012 Hwy 31 W</del>	Retail	Strip Center	17,704 SF	\$4.50 /SF/Yr	1
6 520 Hwy 76	Retail	Neighborhood Center	9,800 SF	\$17 /SF/Yr	5

## Properties for Lease

1 Highway 76 and Sage Road, White House, TN 37188



### Property Details

Total Space Available	10,700 SF
Rental Rate	\$18.50 /SF/Yr
Min. Divisible	10,700 SF
Max. Contiguous	10,700 SF
Property Type	Land
Property Sub-type	Retail (land)
Additional Sub-types	Retail-Pad (land)
Lot Size	1.45 AC
Status	Active
LoopNet ID	18023856

### Broker Information



Tony Vaughn  
(615) 850-2731

### Property Notes

Listing's Link: <http://www.loopnet.com/lid/18023856>

### Lots

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	10,700 SF	\$18.50 /SF/Yr				Now		

### Property Description

10,700 Proposed Retail Center located adjacent to Wendy's on Highway 76. Close proximity to Wal-Mart Super Center and I-65.

### Location Description

Located in front of the former Osh Kost B'Gosh Industries on Highway 76.



**Property Details**

Total Space Available	7,000 SF
Rental Rate	\$12 /SF/Yr
Min. Divisible	7,000 SF
Max. Contiguous	7,000 SF
Property Type	Office
Property Sub-type	Office Building
Additional Sub-types	Retail (Other)
Building Size	33,963 SF
Building Class	A
Status	Active
LoopNet ID	18808465

**Broker Information**

Don Horton  
(615) 364-3780

Property Notes

Listing's Link: <http://www.loopnet.com/lid/18808465>

**Spaces**

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	7,000 SF	\$12 /SF/Yr			Other			

**Property Description**

Two suites available. Approx. 1800-5250 sqft

**Location Description**

The Sumner Crossroads Building is located just north of Nashville in White House, Tn. With its easy access to I-65 and close proxcemity to restuarnts, banks and retail shopping, it a great loction for all types of medical and office usages. The building also features covered drop-off and pick-up location.



**Property Details**

Total Space Available	4,400 SF
Rental Rate	\$8 - 10 /SF/Yr
Min. Divisible	600 SF
Max. Contiguous	1,400 SF
Property Type	Office
Property Sub-type	Office Building
Building Size	12,395 SF
Building Class	C
Lot Size	0.57 SF
Status	Active
LoopNet ID	19125623

**Broker Information**

Scott Davis  
(931) 209-8376

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19125623>

**Spaces**

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
1/1 3/2	1,400 SF	\$10 /SF/Yr	1,400 SF	1,400 SF	Full Service	Now		
2	1,400 SF	\$8 /SF/Yr	1,400 SF	1,400 SF		Now		
3	1,000 SF	\$8 /SF/Yr	1,000 SF		Full Service	Now		
4	600 SF	\$8 /SF/Yr	600 SF		Full Service	Now		

**Property Description**

Professional Building with 1400 SF of medical space on the 1st floor. Second floor has 1400 SF, 1000 SF and 600 SF.

**Location Description**

US 31W South



#### Property Details

Total Space Available	9,800 SF
Rental Rate	\$17 /SF/Yr
Min. Divisible	1,400 SF
Max. Contiguous	4,200 SF
Property Type	Retail
Property Sub-type	Neighborhood Center
Gross Leasable Area	25,200 SF
Status	Active
LoopNet ID	18937762

#### Broker Information



Tammy Walton  
(615) 467-3788

#### Property Notes

Listing's Link: <http://www.loopnet.com/lid/18937762>

#### Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	1,400 SF	\$17 /SF/Yr	1,400 SF	1,400 SF	NNN			
Space 3	1,400 SF	\$17 /SF/Yr	1,400 SF	1,400 SF	NNN			
Space 12	1,400 SF	\$17 /SF/Yr	1,400 SF	2,800 SF	NNN			
Space 13	1,400 SF	\$17 /SF/Yr	1,400 SF	2,800 SF	NNN			
Space 15	4,200 SF	\$17 /SF/Yr	4,200 SF	4,200 SF	NNN	12/1/2015	Restaurant Space	

#### Property Description

Adjacent to a newly remodeled Kroger. Great Tenant mix with local and national retailers. Center is under new ownership and management.

#### Location Description

Located at the intersection of Hwy 76 and Raymond Hirsch Parkway. Within 1 mile of Interstate 65.

FOR LEASE > PROPOSED RETAIL CENTER

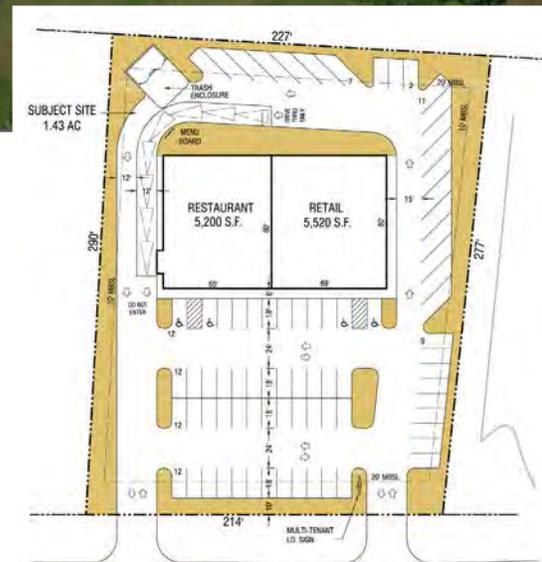
# Prime Retail Location

HIGHWAY 76, WHITE HOUSE, TN 37188



## Site Information

- > Anchor tenant is a regional brand dental office
- > 10,700 SF strip center
- > Adjacent to Wendy's and former Osh Kosh B'Gosh
- > Close proximity to Super Walmart and many area retailers
- > Average household income: \$74,400 within 1 mile radius
- > Traffic Count: 17,500 VPD on Highway 76
- > Traffic Count: 60,500 VPD on I-65



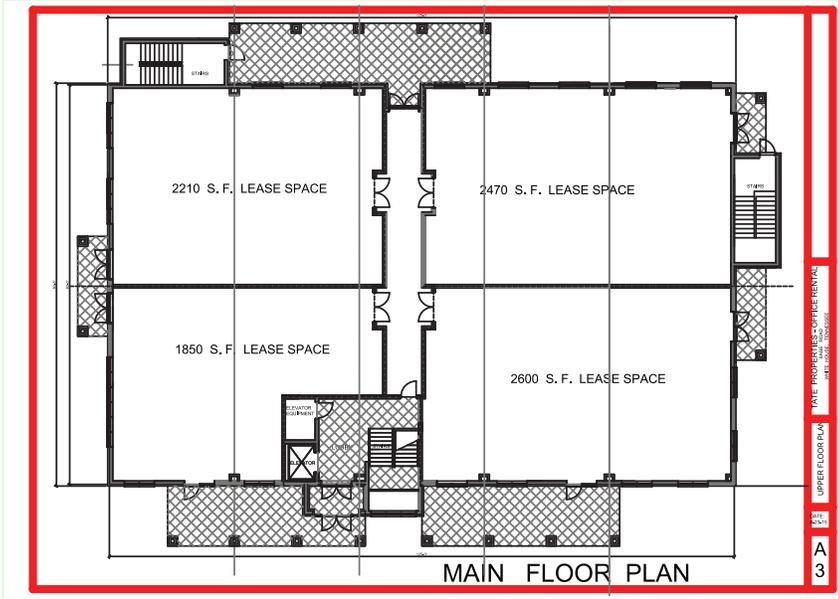
**Lease Rate: \$18.50/SF NNN**

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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New building being constructed on Sage Rd.  
 Top floor is leased.  
 Bottom floor is open for lease options.  
 Should be complete in late spring.  
 Can be finished to suit. 1,850-10,000 sq.ft.  
 Cost is \$22 square foot

**TENNESSEE REALTY**  
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