

For Lease

711 East Main Street,
Hendersonville, TN 37075

Shops at Winston Hills

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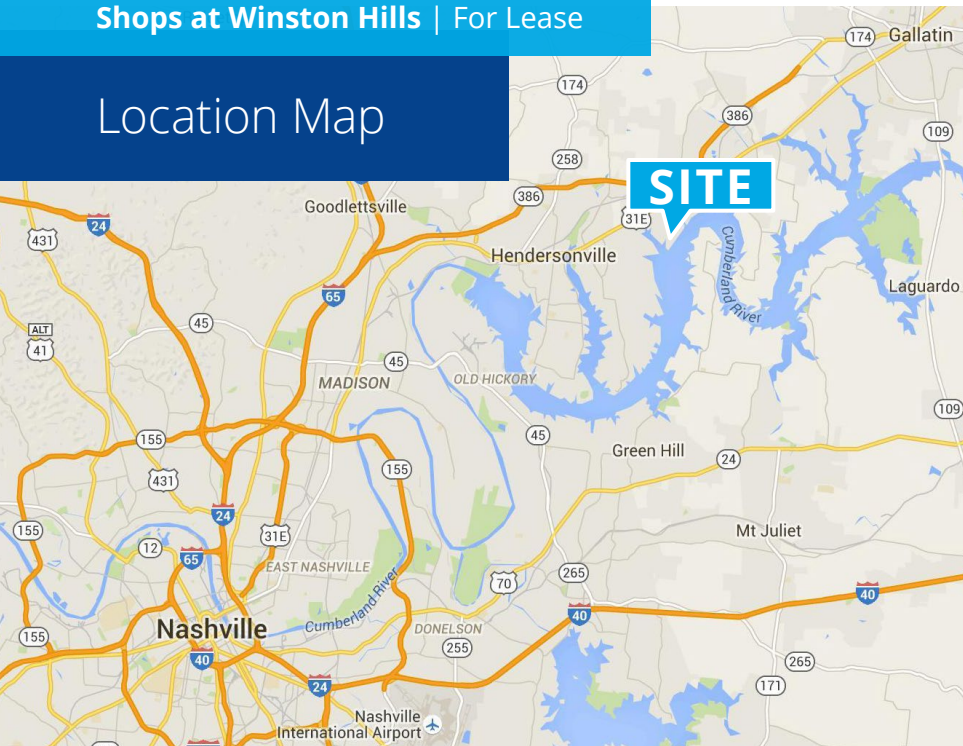


Building Amenities

- One outparcel available for sale or ground lease: 1.11 AC at the signalized intersection of E Main and Winston Hills Hwy
- 1,600 SF available for lease in Class A retail center
- Base Rental Rate: \$24 SF (Est. NNN total \$5.50 SF)
- Excellent visibility with great tenant mix including healthcare, restaurants, and Coffee.
- Close proximity to Vietnam Veterans Boulevard with traffic counts on E Main Street of 22,759 VPD
- Average household incomes in excess of \$140,000 within one mile of the property

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Location Map



Demographics (2024)



Population

1 Mile — 5,175
3 Miles — 37,511
5 Miles — 88,451



Average HH Income

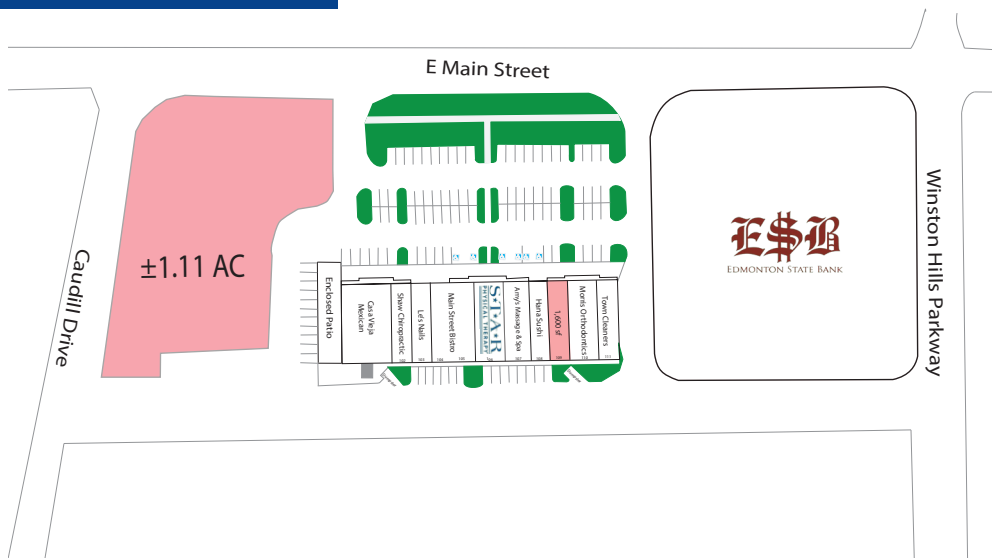
1 Mile — \$140,671
3 Miles — \$141,227
5 Miles — \$137,735



Traffic Counts

East Main Street:
22,759 VPD (2023)

Site Plan



Tenants

SUITE	TENANT	SF
100	Casa Vieja Mexican	4,000
102	Shaw Chiropractic	1,600
103	Le's Nails	1,600
104	Main Street Bistro	3,600
106	STAR Physical Therapy	2,400
107	Amy's Massage & Spa	2,000
108	Hana Sushi	1,600
109	AVAILABLE	1,600
110	Morris Orthodontics	2,400
111	Town Cleaners	1,600
OP1	Edmonton State Bank	±1.98 AC
OP2	AVAILABLE	±1.11 AC

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