



RETAIL SPACE **FOR LEASE**

Shops at Winston Hills

711 East Main St. | Hendersonville, TN 37075



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Accelerating success.



High Visibility Retail Location

Current Availability

Suite #	Square Ft
109	1,600 SF
OP2	±1.11 Acres

Contact Agent
For Lease Rate.

Exceptional retail positioning along East Main Street in Hendersonville at the Shops at Winston Hills.

1.11 Acre outparcel opportunity for sale or ground lease at the corner of E. Main Street and Caudill Drive.

Prime Hendersonville Location

Excellent access and frontage along Highway 31E (Main Street), a major commercial corridor, and just off Vietnam Veterans Boulevard with traffic counts exceeding 63,800 VPD.

Direct proximity to Vietnam Veterans Boulevard allows for seamless connectivity to Goodlettsville, Gallatin, and Nashville.

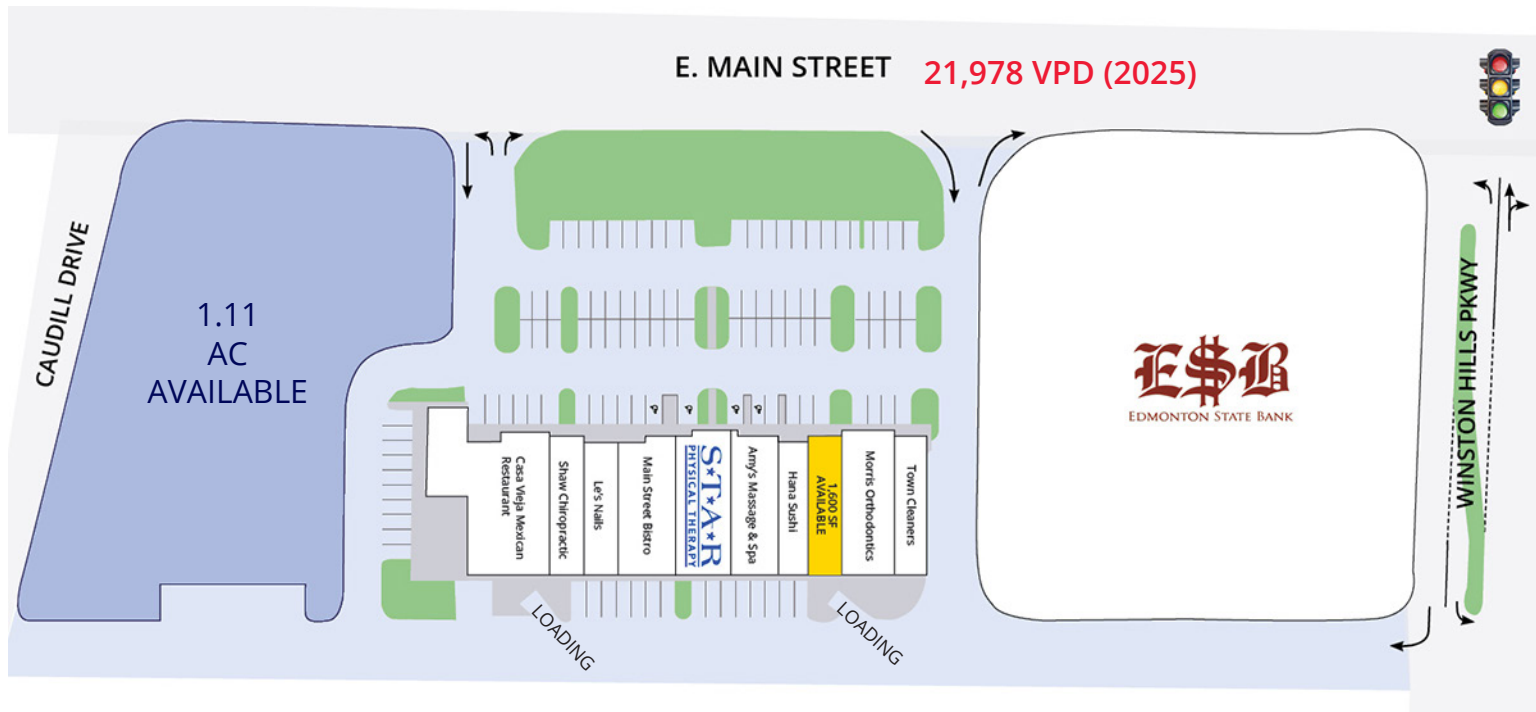
Exceptional Trade Area Demographics

Household incomes exceed \$140K within 3-miles, reflecting strong buying power.

Rapidly growing submarket with significant residential and commercial development nearby.

Strong Tenant Mix

Co-tenancy includes healthcare, dining, financial services, along with other service retailers, creating steady daily traffic.



Tenant Roster

Suite #	Tenant	SF
100	Casa Vieja Mexican Restaurant	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

DEMOGRAPHICS (2025)

1 mile	3 miles	5 miles
5,073 POPULATION	38,660 POPULATION	90,466 POPULATION
1,919 HOUSEHOLDS	14,930 HOUSEHOLDS	35,901 HOUSEHOLDS
\$136,867 AVG. HH INCOME	\$141,894 AVG. HH INCOME	\$139,462 AVG. HH INCOME
41.7 MEDIAN AGE	40.1 MEDIAN AGE	40.2 MEDIAN AGE
\$118.5 M ANN. RETAIL EXPENDITURE	\$911.7 M ANN. RETAIL EXPENDITURE	\$2.13 B ANN. RETAIL EXPENDITURE

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