



±3.05 Acres Available
Divisible to 1-2 Acre Lots
Adjacent to New AutoZone
 For Sale, Ground Lease, or
 Build-To-Suit Opportunity

E. Main Street
 Hendersonville, TN

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Overall Site Plan

NOTE:
THE PARCEL CONFIGURATION AND PROPOSED LAYOUT SHOWN HEREON IS BASED ON INFORMATION DERIVED FROM AERIAL IMAGERY, MUNICIPAL G.I.S. DATA OR OTHER UNCONFIRMED SOURCES. THIS PLAN SHOULD BE CONSIDERED AS APPROXIMATE AND SUBJECT TO CHANGE BASED ON RECEIPT OF MORE ACCURATE INFORMATION.

GENERAL INFORMATION:
ADDRESS: 520 E MAIN STREET
PARCEL I.D.: 159E A 001.00 000
PARCEL AREA: ±1.34 AC (TOTAL - 4.39 AC)
ZONING: 'GC' (GENERAL COMMERCIAL)
USE PERMITTED: YES

REQUIRED PARKING PER ORDINANCE:
RETAIL: 4 SPACES PER 1,000 SF GFA

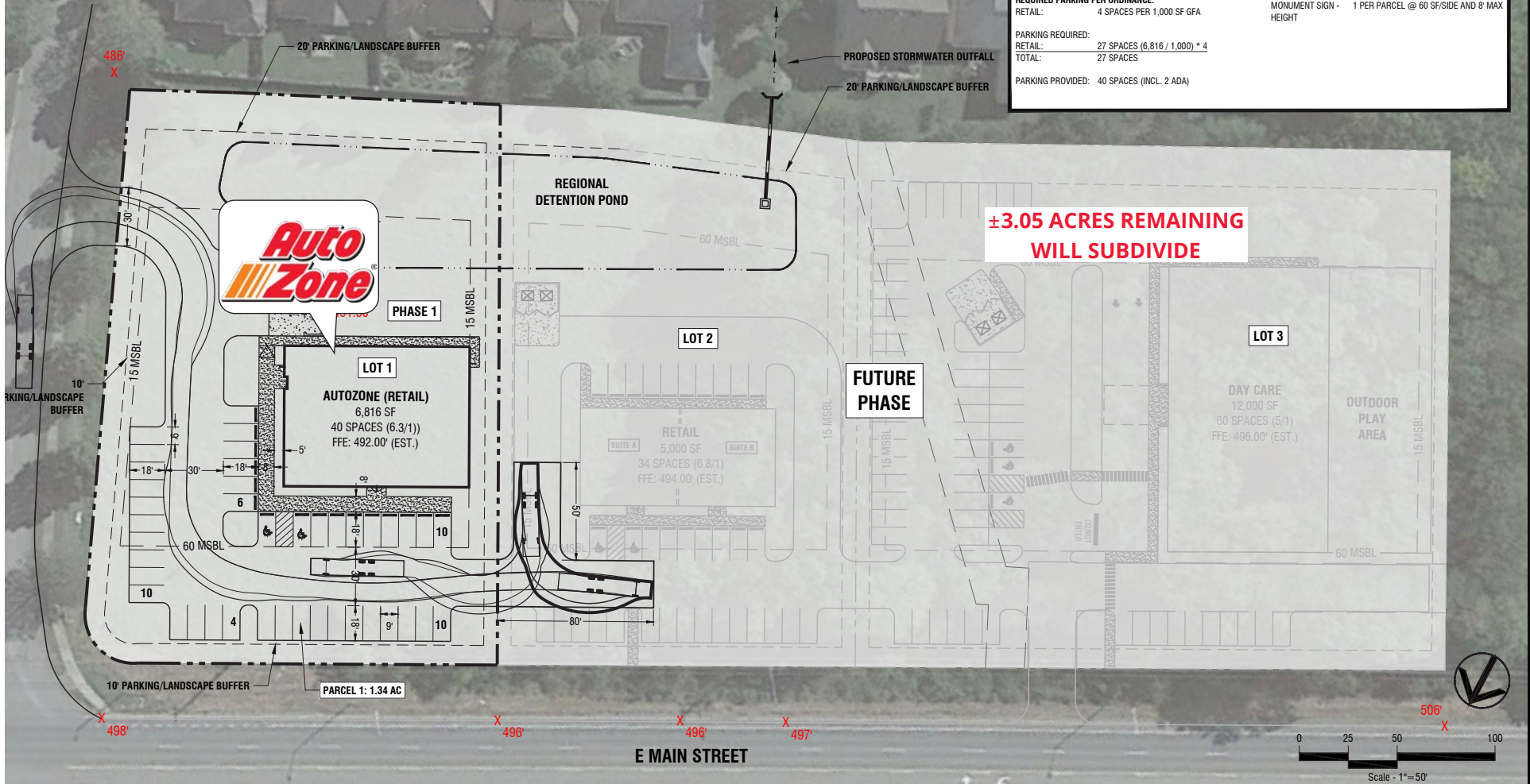
PARKING REQUIRED:
RETAIL: 27 SPACES (6,816 / 1,000) * 4
TOTAL: 27 SPACES

PARKING PROVIDED: 40 SPACES (INCL. 2 ADA)

SIGNAGE REQUIREMENTS PER ORDINANCE:

BUILDING SIGNAGE:
WALL SIGN - 2 PER PARCEL @ 1SF PER 1 LF OF WALL LENGTH

GROUND SIGNAGE:
MONUMENT SIGN - 1 PER PARCEL @ 60 SF/SIDE AND 8' MAX HEIGHT



PROPOSED MULTI-TENANT DEVELOPMENT
520 E MAIN STREET
HENDERSONVILLE, TENNESSEE

SCALE: 1"=50'
DATE: 08/07/23
REV: MCA
DMG Project No: 22270

PRELIMINARY SITE PLAN
SP-01 (PH.1)



Site Features

- AutoZone anchored development with ±3.05 acres remaining
- Can be subdivided into 1-2 acre lots
- Site offers frontage on a major East/West artery
- Available for sale, ground lease, or build-to-suit opportunities
- Currently zoned GCS
- Located in one of the fastest growing areas of Middle Tennessee
- Projected 6% increase in households by 2027 within 5 miles
- Approximately 25 miles from downtown Nashville
- Adjacent to a new 9,000 SF Dollar General
- Excess of 25,600 vehicles per day on E. Main Street

Contact Agent For Pricing Details

Demographics (2024)

	1 MI	3 MI	5 MI
Population	6,035	44,013	92,723
Households	2,409	17,415	37,022
Average HH Income	\$141,781	\$132,665	\$133,823
Retail Expenditure	\$103.8 M	\$716.3 M	\$1.52 B



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