

THE VITAMIN SHOPPE

2225 Gallatin Pike N, Madison, TN 37115

FOR SALE



Property Features

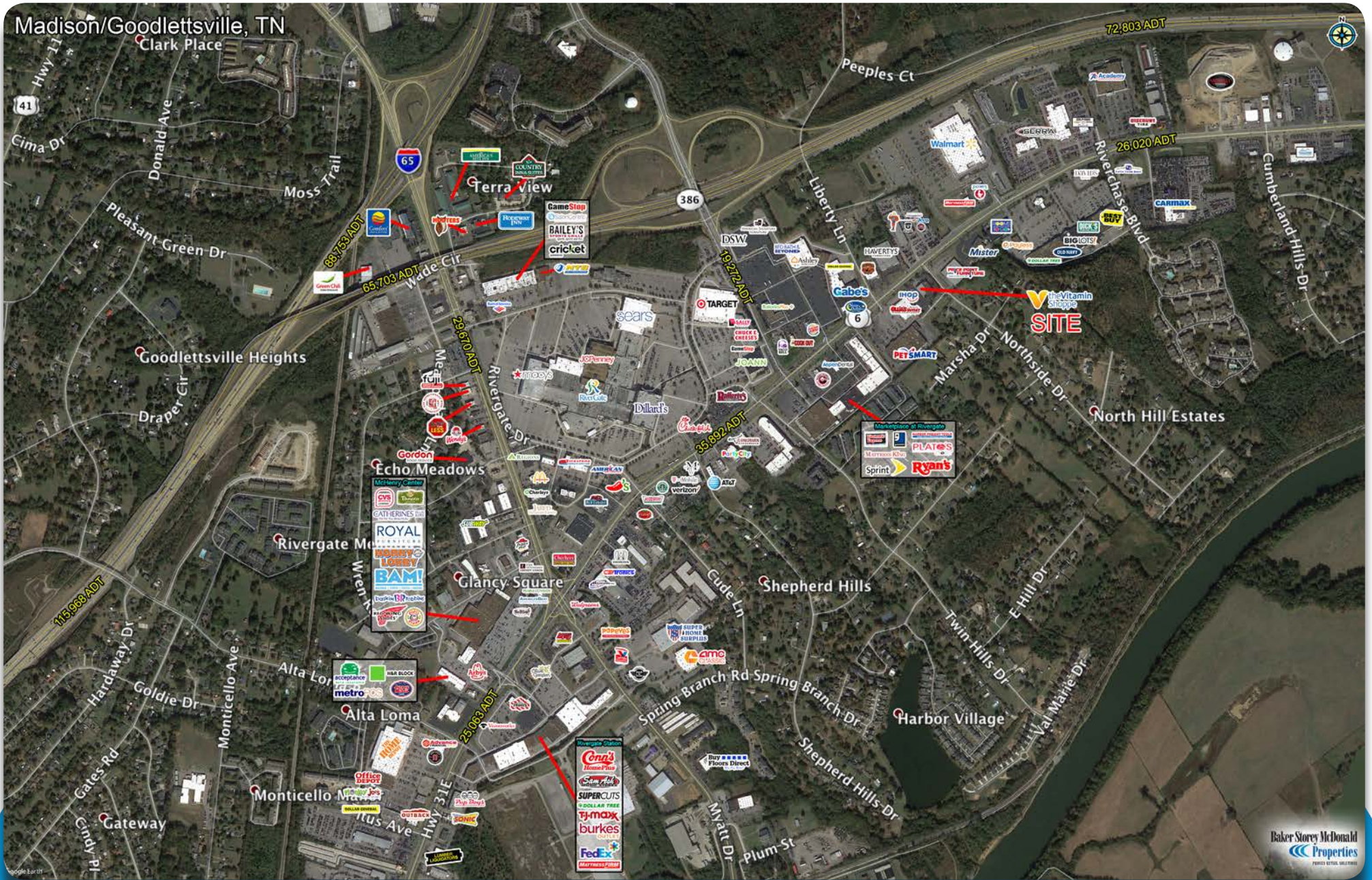
- 6,430 SF single tenant net lease
- \$1,969,230 offering price
- 6.5% cap rate on current income
- Area retailers include Best Buy, Dicks and Target
- Excellent retail synergy with the Rivergate Mall
- Vitamin Shoppe renewed for 10 years in 2017

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Baker Storey McDonald Properties
PROVEN RETAIL SOLUTIONS

The information contained herein is believed to be accurate but is not warranted as to the accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenants independent investigation.



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DEMOGRAPHIC SUMMARY

	1 Mi Radius	3 Mi Radius	5 Mi Radius	10 Mi Radius	
POPULATION	2018 Estimated Population	5,042	38,358	102,968	316,569
	2023 Projected Population	5,289	40,080	109,945	337,946
	2010 Census Population	4,729	35,829	94,696	286,588
	2000 Census Population	3,141	30,652	86,139	263,699
	Growth (2018-2023)	1.0%	0.9%	1.4%	1.4%
	Growth (2010-2018)	0.8%	0.9%	1.1%	1.3%
	Growth (2000-2010)	5.1%	1.7%	1.0%	0.9%
	Median Age	35.8	35.5	38.0	38.0
HOUSEHOLDS	2018 Estimated Households	2,578	16,543	43,125	127,936
	2023 Projected Households	2,788	17,705	46,276	137,507
	2010 Census Households	2,368	15,134	39,616	115,416
	2000 Census Households	1,464	12,900	36,263	104,583
	Growth (2018-2023)	1.6%	1.4%	1.5%	1.5%
	Growth (2000-2018)	4.2%	1.6%	1.1%	1.2%
Average Household Size	2.0	2.3	2.4	2.5	
INCOME	2018 Est. Med Households Income	\$53,080	\$50,532	\$52,974	\$60,390
	2023 Prj. Med Households Income	\$61,130	\$57,310	\$60,135	\$68,859
	2010 Cen Med Households Income	\$44,837	\$45,148	\$45,350	\$49,498
	2000 Cen Med Households Income	\$40,246	\$39,774	\$40,776	\$43,287
	2018 Est. Avg Household Income	\$54,888	\$61,076	\$66,249	\$75,254
	2018 Est. Per Capita Income	\$28,078	\$26,358	\$27,781	\$30,458
HOUSING	2018 Total Units	2,713	17,395	45,279	134,124
	2018 Units Occupied	2,578	16,543	43,125	127,936
	2018 Units Vacant	135	852	2,154	6,189
	2018 Owner-Occupied	827	7,730	24,120	84,085
	2018 Renter-Occupied	1,750	8,813	19,005	43,850