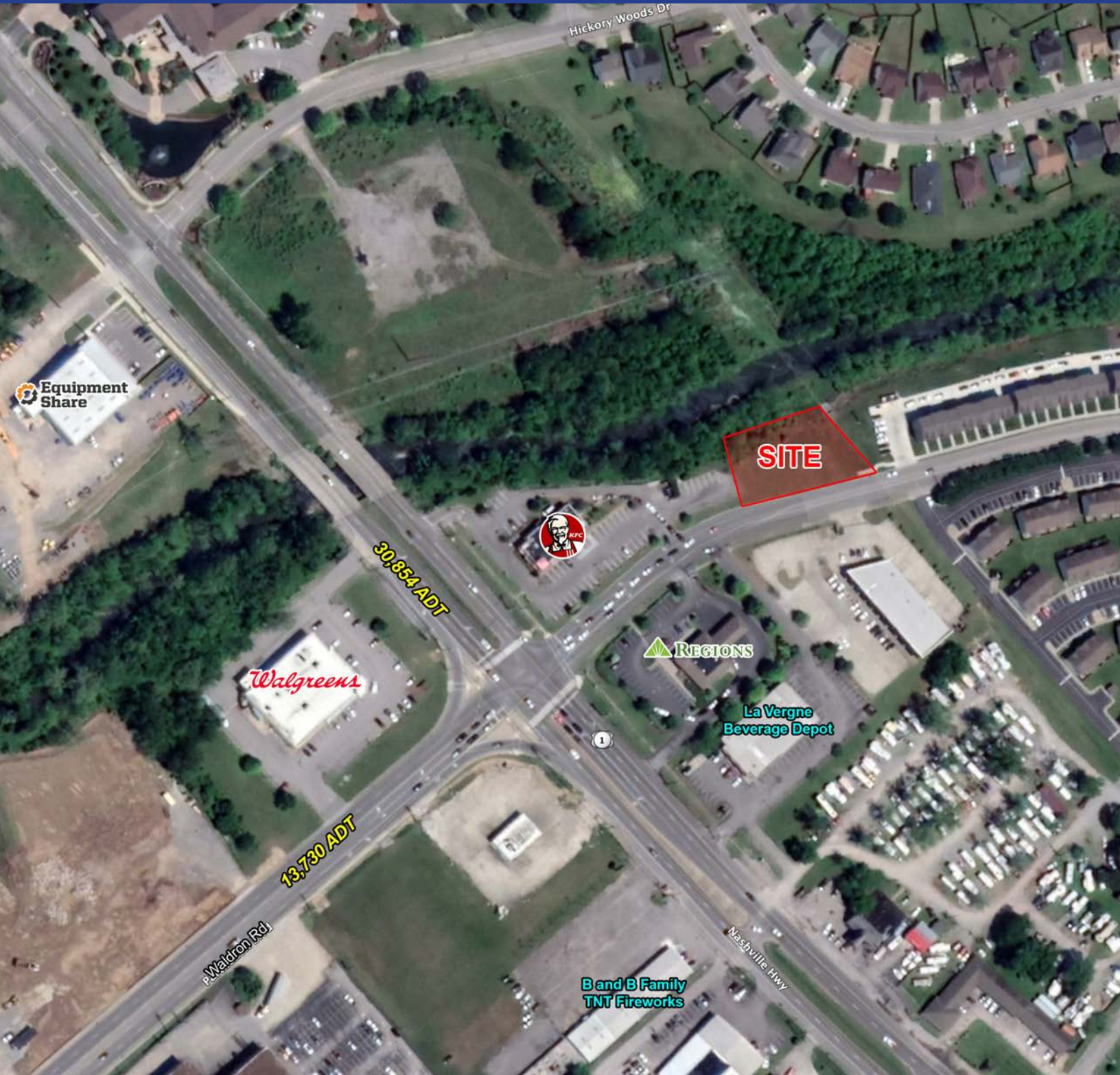


LA VERGNE

E Nir Shreibman Blvd and Ramsden Ave



Sheldon Griffin

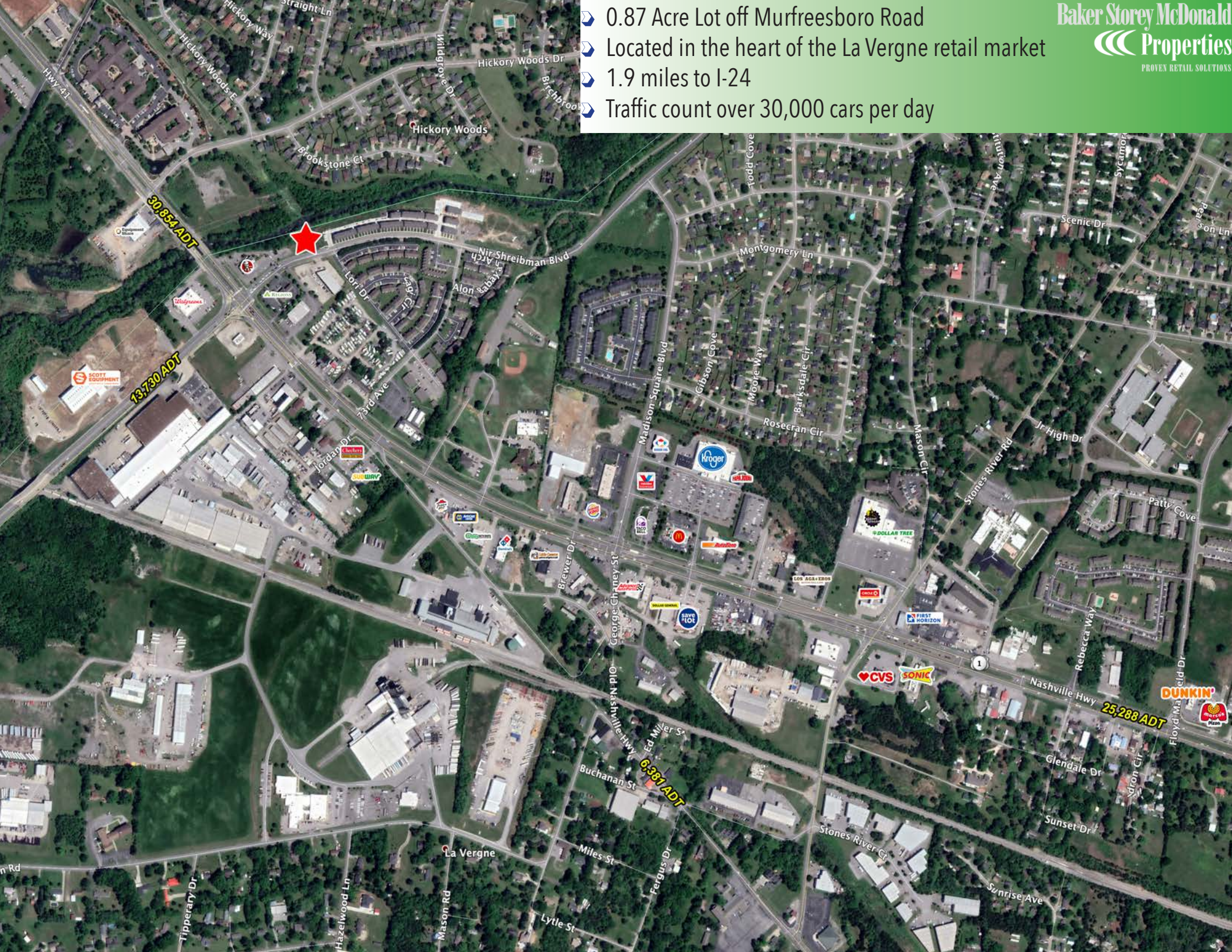
sgriffin@bsmproperties.com

Office: 615.373.9511 | Direct: 615.627.3966

Baker Storey McDonald
Properties
PROVEN RETAIL SOLUTIONS

PROUD PARTNER
XTEAM
RETAIL ADVISORS

- ▶ 0.87 Acre Lot off Murfreesboro Road
- ▶ Located in the heart of the La Vergne retail market
- ▶ 1.9 miles to I-24
- ▶ Traffic count over 30,000 cars per day



DEMOGRAPHIC SUMMARY

POPULATION

	1 Mi Radius	3 Mi Radius	5 Mi Radius	20 Min Drivetime
2020 Estimated Population	6,156	50,809	119,354	232,705
2025 Projected Population	6,484	54,796	126,929	247,498
2010 Census Population	5,673	41,906	101,542	199,677
2000 Census Population	3,043	22,395	65,882	143,727
Growth (2020-2025)	1.1%	1.6%	1.3%	1.3%
Growth (2010-2020)	0.9%	2.1%	1.8%	1.7%
Growth (2000-2010)	8.6%	8.7%	5.4%	3.9%

HOUSEHOLDS

2020 Estimated Households	2,212	17,705	45,829	87,090
2025 Projected Households	2,368	19,088	48,889	93,051
2010 Census Households	2,071	14,377	38,431	73,626
2000 Census Households	1,110	8,146	26,219	56,057
Growth (2020-2025)	1.4%	1.6%	1.3%	1.4%
Growth (2000-2020)	5.0%	5.9%	3.7%	2.8%
Average Household Size	2.8	2.9	2.6	2.6

INCOME

2020 Est. Med Households Income	\$70,017	\$69,694	\$67,293	\$65,848
2025 Prj. Med Households Income	\$81,736	\$81,013	\$78,430	\$76,848
2010 Cen Med Households Income	\$47,716	\$54,311	\$51,592	\$49,376
2000 Cen Med Households Income	\$57,158	\$52,213	\$48,901	\$46,012
2020 Est. Avg Household Income	\$74,417	\$76,326	\$78,702	\$77,620
2020 Est. Per Capita Income	\$26,740	\$26,599	\$30,232	\$29,216