

# FORMER SEARS PARCEL at RIVERGATE MALL

1000 Rivergate Parkway, Goodlettsville, TN

**AVAILABLE**  
**±155,000 SF**



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**Rivergate/Madison Area**

- Over 200 unique specialty stores, restaurants and entertainment venues all within a one mile area
- Regional shopping destination
- Anchored by Dillard's and JC Penney
- Vietnam Veteran's Blvd has over ±73,000 vehicles per day and provides immediate access to and from I-65



**SITE**

Third Dr  
 McHenry Center  
 HOBBY LOBBY  
 BOOKS A MILLION  
 BURLINGTON  
 BASKIN ROBBINS  
 RED WING SHOES

Marketplace of Rivergate  
 HANOVER FRENCH TOOLS  
 PLATOS  
 MATTRESS KING  
 T-Mobile

acceptance  
 metro FCS  
 HIR BLOCKS

# DEMOGRAPHIC SUMMARY

## POPULATION

	1 Mi Radius	3 Mi Radius	5 Mi Radius	20 Min Drivetime
2020 Estimated Population	6,248	38,038	96,290	285,840
2026 Projected Population	6,221	38,801	97,433	300,506
2010 Census Population	5,947	37,217	91,879	246,314
2000 Census Population	4,223	32,059	83,439	229,239
Daytime Demographics Age 16 years or older	11,616	34,213	68,737	223,803

## HOUSEHOLDS

2020 Estimated Households	3,089	16,484	40,917	117,220
2026 Projected Households	3,110	16,783	41,350	124,064
2010 Census Households	2,887	15,707	38,620	99,049
2000 Census Households	1,949	13,475	35,302	90,364
Growth (2020-2026)	0.1%	0.4%	0.2%	1.2%
Growth (2000-2021)	2.8%	1.1%	0.8%	1.4%
Average Household Size	2.0	2.3	2.3	2.4

## INCOME

2021 Est. Med Households Income	\$58,045	\$58,876	\$61,021	\$64,664
2026 Prj. Med Households Income	\$65,425	\$67,801	\$70,147	\$74,697
2010 Cen Med Households Income	\$43,811	\$45,739	\$44,759	\$44,618
2000 Cen Med Households Income	\$38,590	\$40,400	\$40,148	\$38,327
2021 Est. Avg Household Income	\$69,186	\$70,028	\$76,508	\$83,545
2021 Est. Per Capita Income	\$34,233	\$30,365	\$32,548	\$34,408

## DAYTIME

Total Businesses	738	2,248	4,660	13,742
Total Employees	9,825	24,039	41,992	144,495
Company HQ Businesses	3.6%	3.8%	3.6%	3.9%
Company HQ Employees	7.2%	8.8%	9.1%	12.7%