

# MEDICAL SPECIALTY TENANTS WANTED

Up To 8,000 SF Demisable Space



1241 Robinson Road | Old Hickory, TN 37138



**ANDERSON COMMERCIAL BROKERAGE**

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PARCEL #: 044 14 0 145.00 | DAVIDSON COUNTY

LEASE RATE:

CROSS STREET:

TRAFFIC COUNT: 32,576 ADV @HICKORY INDUSTRIAL DRIVE

ACRES / SF: UP TO 8,000 SF DEMISABLE SPACE , SHARED WITH HOME HEALTH AND MEDICAL SUPPLY COMPANY

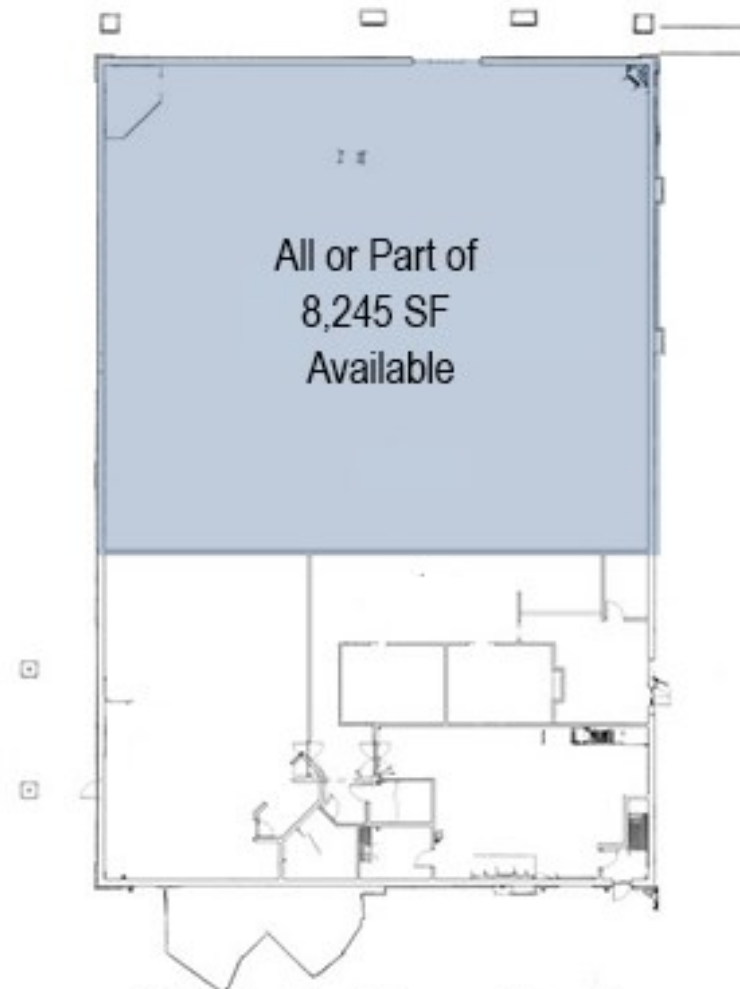
PARKING: 60 parking spaces, ratio 4.50/1,000 SF



## HIGHLIGHTS

- Multi-tenant, brick building in Old Hickory
- Signalized intersection with 2 entrances and 3 exits
- Street- side and building - face signage available
- Near multiple new housing projects including Robinson Flats senior living with 300 units and Robinson Road Townhomes
- Zoned MUL - Mixed Use Limited





**RT Medical Home Health  
And Medical Equipment Supply**

<p><b>RT Medical</b> A New Office Space for 1241 Robinson Road Old Hickory, TN</p>	<p>THE HALL GROUP, LLC Architecture • Planning 520 Pine Oaks Blvd. Liberton, TN 37087 615.477.3889</p>	<p>THE HALL GROUP ARCHITECTURE • PLANNING</p>	<p>Site Issued: 4/14/2022 9:31:32 AM The Proj. # 21152</p>	<p><b>Site</b> Copyright © 2021</p>
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*ROBINSON FLATS*  
*209 UNITS*

*Hadley Village*  
*39 Units*

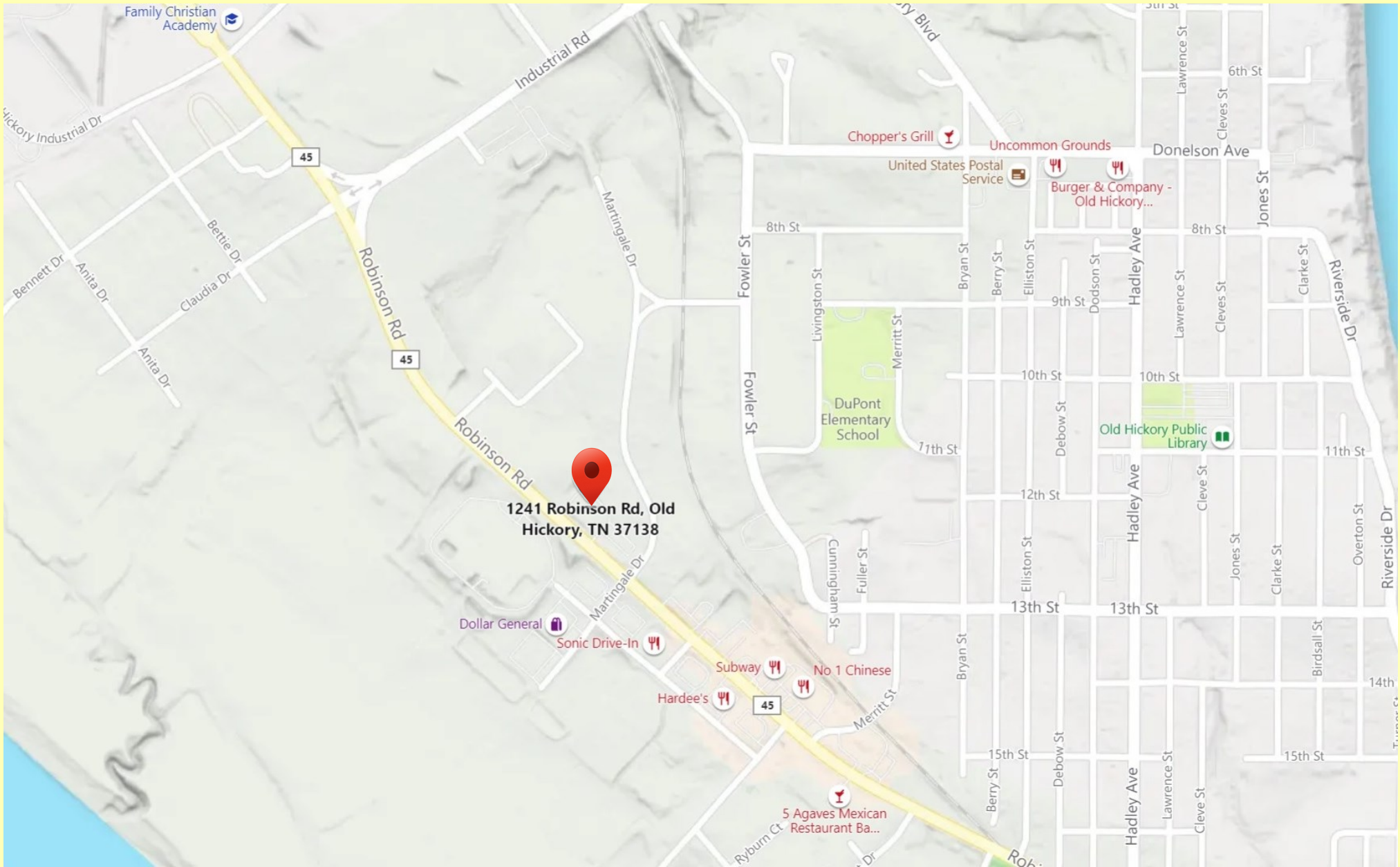
*Hadley Village Blvd*  
*15,600 SF. Total Retail*

*1241 Robinson Rd*

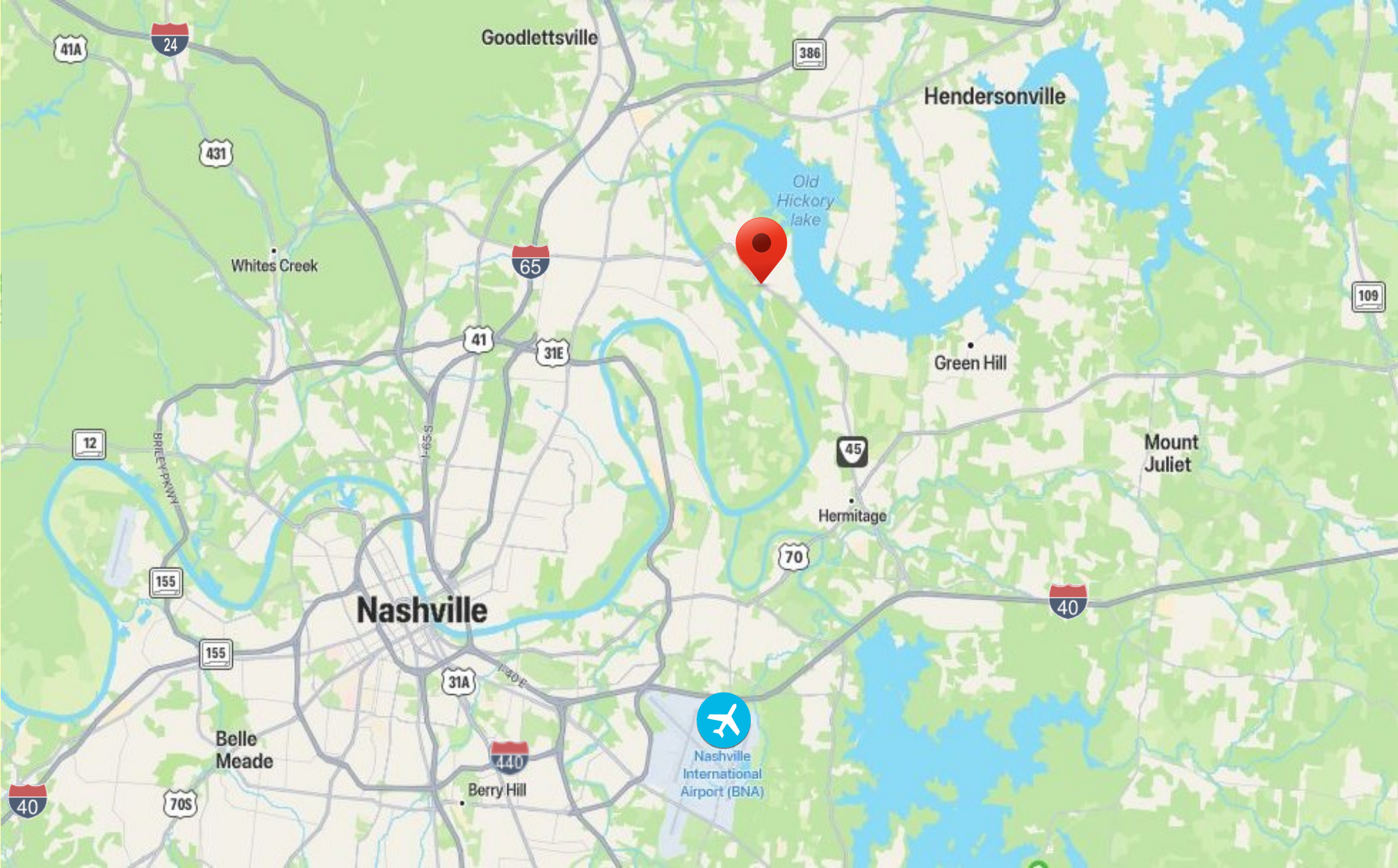
*Life Care Center of  
Old Hickory*



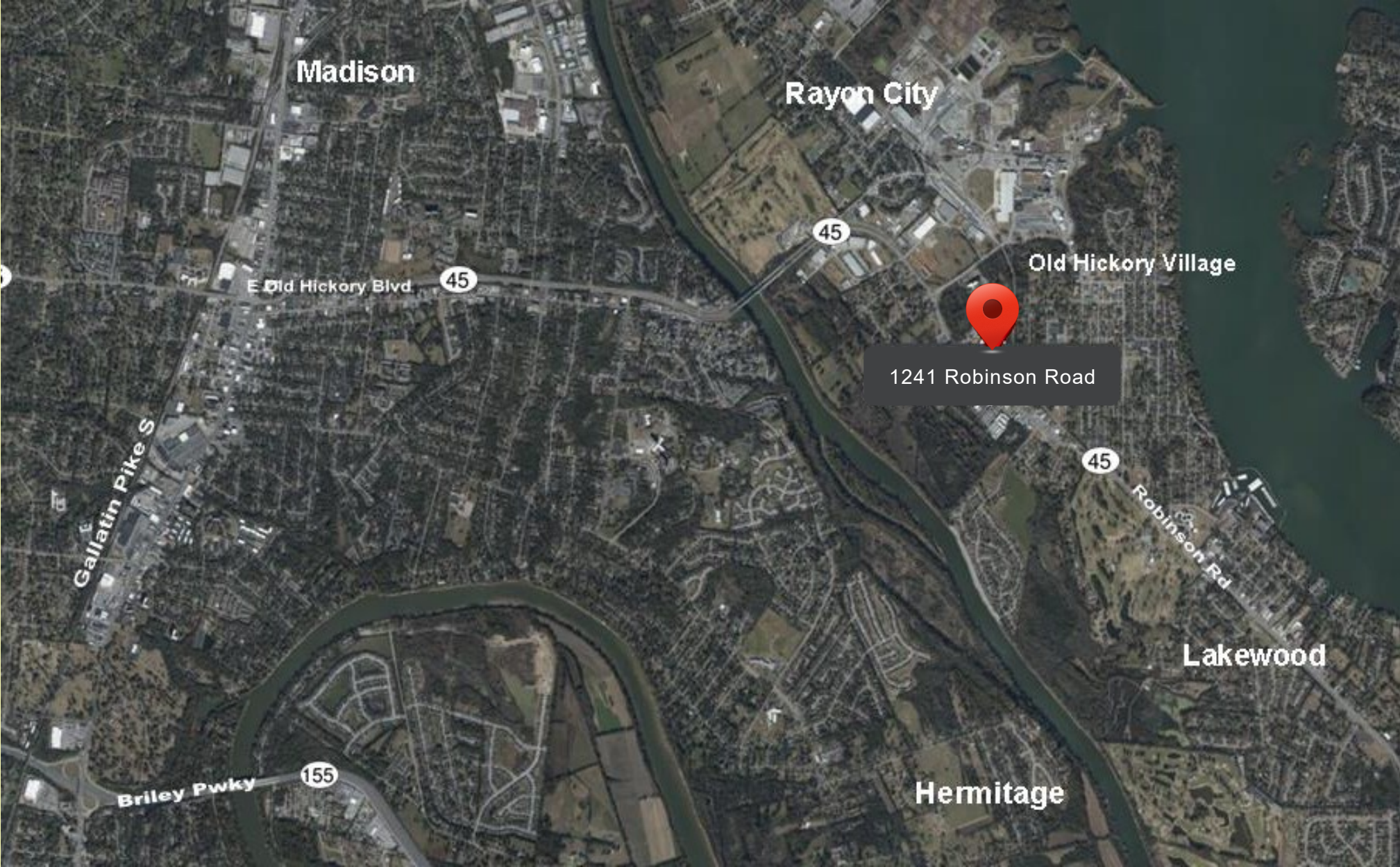
1241 Robinson Road | Old Hickory, TN 37138 | Street Map



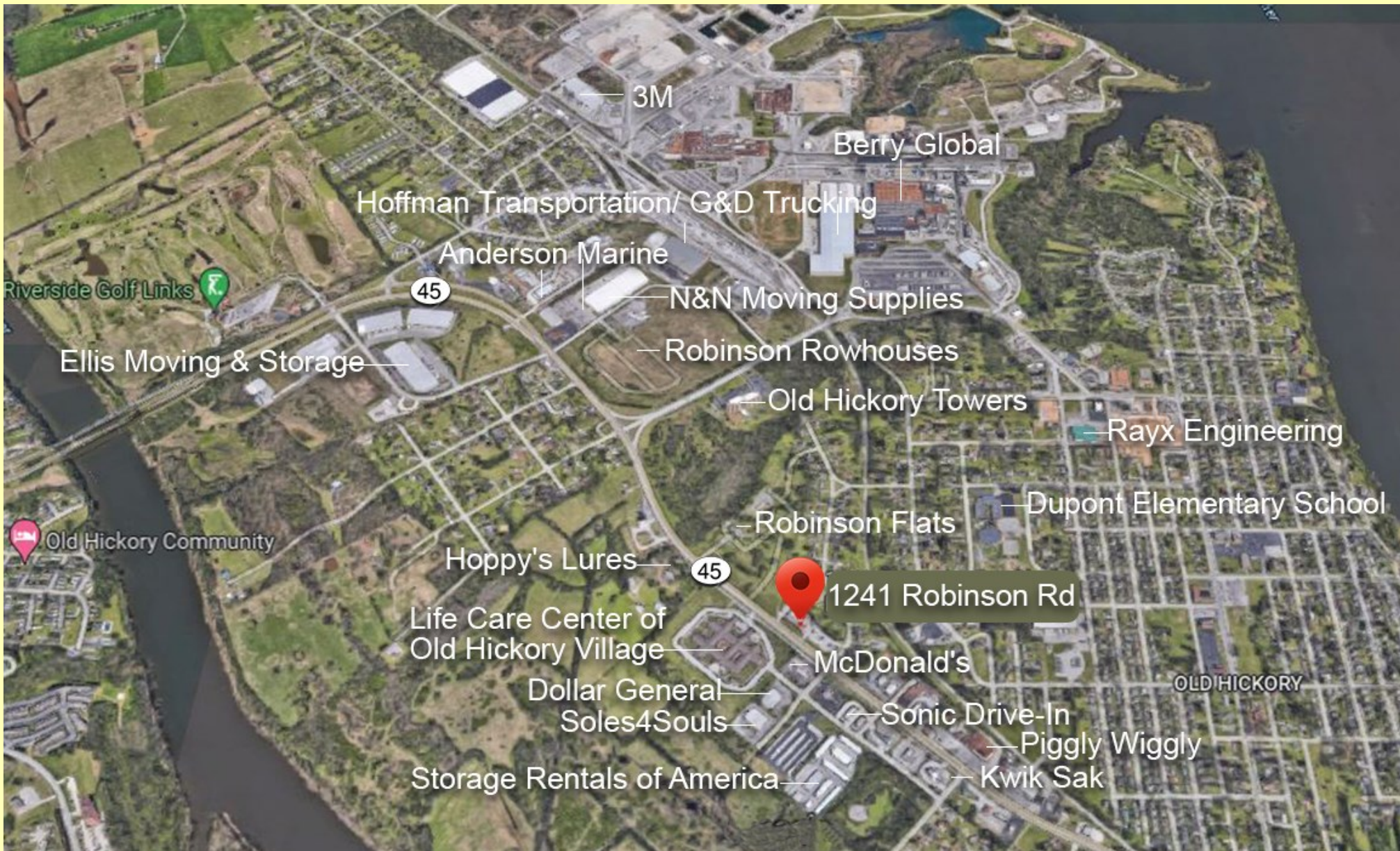














## Demographics

Population	1 Mile	3 Miles	5 Miles	Households	1 Mile	3 Miles	5 Miles
2000 Population	5,710	37,890	111,849	2000 Total Housing	2,772	16,458	49,133
2010 Population	5,965	40,833	119,589	2010 Total Households	2,600	16,427	50,123
2021 Population	6,711	44,741	130,422	2021 Total Households	2,896	17,793	54,326
2026 Population	7,435	47,579	137,345	2026 Total Households	3,169	18,833	56,983
2021-2026 Population Growth	10.35%	6.20%	5.20 %	2021-2026 Households Growth	9.10%	5.70%	4.80%
<b>Population By Age</b>				2021 Total Housing	3,209	19,267	58,752
0-9 years	902	7,193	16,703	2021 Owner Occupied Housing	1,864	11,743	35,626
10-19 years	627	6,297	15,273	2021 Renter Occupied Housing	1,032	6,050	18,699
20-29 years	494	6,163	16,668	2021 Vacant Housing	313	1,474	4,426
30-39 years	1,180	7,647	20,004				
40-49 years	953	7,457	18,168	2026 Total Housing	3,480	20,271	61,411
50-59 years	919	7,527	19,309	2026 Owner Occupied Housing	2,006	12,468	37,695
60-69 years	643	5,487	15,837	2026 Renter Occupied Housing	1,163	6,365	19,288
70+	529	4,336	13,866	2026 Vacant Housing	311	1,438	4,428
2021 Population Median Age	41	40	41	2021 Household Income			
2021 Population 18+	5,225	34,782	103,309	< \$25,000	443	3,723	8,650
				\$25,000-\$34,999	208	1,610	5,213
2021 Income By Age				\$35,000-\$49,999	410	2,854	8,250
Average HH Income 25-34	70,325	69,675	76,158	\$50,000-\$74,999	538	3,886	11,420
Average HH Income 35-44	83,794	78,847	90,710	\$75,000-\$99,999	668	2,891	8,181
Average HH Income 45-54	78,544	80,322	93,717	\$100,000-\$149,999	278	2,120	7,921
Average HH Income 55-64	73,416	75,310	87,121	\$150,000-\$199,999	193	789	2,875
Average HH Income 65-74	59,890	65,958	75,371	\$200,000 or Greater	38	494	2,656
Average HH Income 75+	\$44,266	\$47,765	\$56,587	Median HH Income	\$60,020	\$56,015	\$60,326

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Our company success was earned from relationships and trust we achieved from our clients. ACB was established 25 years ago and I have been leading with 35 years of experience in the Real Estate Industry. We are proud of our small innovative firm and the advantages we have in staying committed to our core principles of providing successful transactions and exceptional experiences.

What sets us apart from other commercial brokerage companies is our guarantee to always maintain our Clients interest a top priority. We have a reputation of success in providing brokerage services for acquisition, entitlement process, investment properties, retail development, industrial, retail, and mixed-use properties in Tennessee. We identify unique real estate investment opportunities, to produce optima investment performance and to provide lasting impacts on the clients, communities and industries it serves.

Headquartered in Mt Juliet, TN we service clients throughout the Greater Nashville Region and throughout the state of Tennessee. We have earned our stature for being one of the most reliable and trusted agencies in the industry.

*“We are and can be only as successful as our clients”*

*- Rita Anderson, Broker*



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