



CRAWFORD SQUARE
REAL ESTATE ADVISORS



MERCHANT POINTE

217 Indian Lake Blvd. · Hendersonville, TN 37075



FEATURED TENANTS



LEASING MANAGER
ERIK SCHATZ +1(205) 307 5990
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PROPERTY HIGHLIGHTS

- Located in the heart of the fourth largest city in the Nashville MSA, Hendersonville, TN
- Positioned on the primary retail corridor in the market that carries more than 35,000 VPD
- Anchored by Aldi, Marshalls, Michaels, Five Below and Off Broadway

POPULATION

3 mile	46,936
5 mile	91,262
10 mile	302,724

DAYTIME POPULATION

3 mile	49,398
5 mile	80,579
10 mile	265,489

DEMOGRAPHICS



HOUSEHOLDS

3 mile	18,511
5 mile	32,025
10 mile	120,110

AVG HH INCOME (\$)

3 mile	105,121
5 mile	112,339
10 mile	101,438

MED HH INCOME (\$)

3 mile	76,439
5 mile	82,721
10 mile	73,678



RIDGETOP

MILLERSVILLE

SHACKLE ISLAND

GALLATIN

386

WINDSONG

MERCHANT POINTE

24

CHASE POINT

GOODLETTSVILLE

65

386

JOELTON

HENDERSONVILLE

LAGUARDO

WHITES CREEK

24

65

CEDARWOOD COURTYARD

OLD HICKORY

MADISON

HERON WALK

GREEN HILL

TALBOT'S CORNER

INGLEWOOD

HERMITAGE

MT. JULIET

METROCENTER/
NORTH RHODES PARK

41

EAST NASHVILLE



JOHN C TUNE AIRPORT-JWN

NORTH NASHVILLE

24

DONELSON

40

NASHVILLE

40

SOUTH NASHVILLE

65

BERRY HILL

440

BELLE MEADE

24

RURAL HILL



AREA MAP

GLENBROOK SHOPPING MALL

LensCrafters SEPHORA **BRANCH** ME Massage Envy
 ULTA SHOECARNIVAL **target**
 ROSS DRESS FOR LESS Panera Starbucks Chick-fil-A Staples
 LA Z BOY HomeGoods maurices petco

THE STREETS OF INDIAN LAKE

TORRID francesca's Bath&BodyWorks
 LANE BRYANT CHICO'S LOFT
 BARNES&NOBLE TALBOTS VICTORIA'S SECRET

THE SHOPPES AT RIVERGATE

AMERICAN SIGNATURE FURNITURE ASHLEY JOANN
target HAVERTYS DSW DESIGNER SHOE WAREHOUSE

COSTCO WHOLESALE

Walmart sam's club LOWE'S THE HOME DEPOT

RIVERGATE MALL

HOT TOPIC FINISH LINE HIBBETT SPORTS
 BACK ROOM SHOES Foot Locker JCPenney Dillard's
 AÉROPOSTALE rue21 Bath&BodyWorks

T BIG LOTS! DICK'S Sporting Goods
 OLD NAVY BEST BUY ROOMS TO GO

MERCHANT POINT

MOE'S CLUB PILATES ALDI
 Phenix Salon Suites Marshalls PET SUPPLIES PLUS
 OFF BROADWAY SHOE WORKSHOP Michaels five BELOW carter's

PEARLECOVISION five BELOW Panera
BAM! HOBBY LOBBY Burlington

Aaron's ROSS DRESS FOR LESS Rainbow MATTRESS KING
 HARBOR FREIGHT PETSMART

NISSAN STADIUM

Capacity: 69,143

John C. Tune Airport-Iwn

BRIDGESTONE ARENA

Capacity: 20,000

VANDERBILT UNIVERSITY

Enrollment: 12,600+

155
Tennessee

bealls Office DEPOT OfficeMax **target** Marshalls
 C&A

OPRY MILLS

aerie francesca's EXPRESS **T** SEPHORA
 five BELOW COACH FINISH LINE kate spade Dock's Brothers
 carter's rue21 Foot Locker BOOT BARN HOLLISTER
 FOSSIL RACK ROOM SHOES MICHAEL KORS
 VICTORIA'S SECRET HOT TOPIC COTTON-ON
 Bath&BodyWorks OFF BROADWAY SHOE WORKSHOP Buckle Starbucks
 H&M TORRID FRIDAYS OLD NAVY TILLY'S
 AÉROPOSTALE
 LANE BRYANT GAP BANANA REPUBLIC LOFT OUTLET NIKE
 ANN TAYLOR FACTORY STORE maurices LUCKY*BRAND FOREVER 21
 The Children's Place WHITEHOUSEBLACKMARKET
 American Eagle Abercrombie & Fitch Columbia T.J. MAXX

AREA MAP



GLENBROOK
LENSCRAFTERS SEPHORA ME
ULTA SHOE CARNIVAL
ROSS Target
LA BOY HomeGoods maurices petco

386
Tennessee

COSTCO
WHOLESALE

GWE
George Whitten Elementary School
Grades: Pk-5
Students: 417

sam's club

HOBBY LOBBY

MERCHANT POINTE

GOES

Walmart

Cockeye Barbeque

goodwill

THE HOME DEPOT

CARRABBA'S
ITALIAN GEM

PLAY IT AGAIN
SPORTS

LOWE'S

31E

CATO
Look Smart. Buy Smart

Planet Fitness

STRIKE & SPARE
FAMILY FUN CENTER

Publix

AXE FRENCH KITCHEN

Kroger

PETSMART

Ellis Middle School
Grades: 6-8
Students: 644

DOLLAR TREE

pop shelf DOLLAR GENERAL

Hendersonville High School
Grades: 9-12
Students: 1,238



CRAWFORD SQUARE
REAL ESTATE ADVISORS



100
Chicken Salad Chick
2,998 SF

400
OshKosh B' gosh
2,885 SF

500
Five Below
8,062 SF

600
Off Broadway
Shoe Warehouse
18,087 SF

700
Aldi
21,096 SF

800
Marshalls
22,144 SF

850
Michaels
21,720 SF

900
Kay Jewelers
3,000 SF

1001
Rock N Roll Sushi
2,459 SF

1002
Club Pilates
1,614 SF

200
Pet Supplies
Plus
8,016 SF

300
Phenix Salon Suites
6,050 SF

450
Carter's
4,201 SF

950
Xfinity
5,000 SF

1004
America's Best
2,976 SF

1006
Trendy Trunk
3,304 SF

1003
Casa Blanca Nail Bar
1,816 SF

1008
Moe's Southwest Grill
2,580 SF

NAP
Cracker Barrel

NAP
F&M Bank

NAP
Verizon

NAP
Gold's Gym

INDIAN LAKE BLVD

PERSON LN N