



CRAWFORD SQUARE  
REAL ESTATE ADVISORS



# MERCHANT POINTE

217 Indian Lake Blvd. · Hendersonville, TN 37075



## FEATURED TENANTS



LEASING ASSOCIATE  
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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

65

CEDARWOOD COURTYARD

WHITES CREEK

24

OLD HICKORY

MADISON

HERON WALK

GREEN HILL

TALBOT'S CORNER

METROCENTER/  
NORTH RHODES PARK

41

INGLEWOOD

HERMITAGE

MT. JULIET

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



**GLENBROOK SHOPPING MALL**

LensCRAFTERS SEPHORA **CRAMER'S** ME  
 Massage Envy  
 ULTA SHOECARNIVAL  
 ROSS DRESS FOR LESS Panera Starbucks Chick-fil-A target 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 MICHAEL'S five BELOW carter's

PEARLE OOVISION 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+

**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 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 TJ-maxx

bealls Office DEPOT OfficeMax target Marshalls  
 C&A

# AREA MAP



**GLENBROOK**  
LENSCRAFTERS SEPHORA  
ULTA SHOE CARNIVAL  
ROSS STARBUCKS KOHL'S  
LA BOY HomeGoods maurices petco

**386**  
Tennessee

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

sam's club

HOBBY LOBBY

**COSTCO**  
WHOLESALE

**MERCHANT POINTE**

**GOES**

**Cockeye Barbeque**

**goodwill**

**McDonald's**

**SUBWAY**

**AT&T**

**Walmart**

**Walmart**

**CARRABBA'S**  
ITALIAN GEM

**PLAY IT AGAIN SPORTS**

**THE HOME DEPOT**

**LOWE'S**

**31E**

**CATO**  
Look Smart. Buy Smart

**Planet Fitness**

**STAKE & SPAN**  
FAMILY FUN CENTER

**Publix**

**ANYTIME FITNESS**

**Kroger**

**PETSMART**

**Ellis Middle School**  
Grades: 6-8  
Students: 644

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

**pop shelf DOLLAR GENERAL**



MERCHANT POINTE – HENDERSONVILLE, TN



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

300  
Phenix Salon Suites  
6,050 SF

450  
Carter's  
4,201 SF

950  
Xfinity  
5,000 SF

1003  
Casa Blanca Nail Bar  
1,816 SF

1004  
America's Best  
2,976 SF  
1006  
Trendy Trunk  
3,304 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

DERKSON LN N



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