

RETAIL STRIP CENTER 2

Occupied by Joelton Hope Center & Laundromat



210, 212-216 Gifford Place, Joelton, TN 37080



ANDERSON COMMERCIAL BROKERAGE

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PARCEL #: 022 00 0 158.00 | DAVIDSON COUNTY

CS

TENANT 1: LAUNDROMAT | TENANT 2: JOELTON HOPE CENTER: WHITES CREEK PIKE

CONSTRUCTION: WOOD - SLAB - MASONRY | ROOF: EPDM/FLAT

YEAR BUILT: 1989 | HVAC: 2- ROOF UNITS / AGE 2 YRS. | ELECTRIC: 3 PHASE

ACRES / SF / PARKING: 1.10 ACRES | 9, 000 SF BLDG. | PARKING: 30 SPACES

STREET FRONTAGE: 196

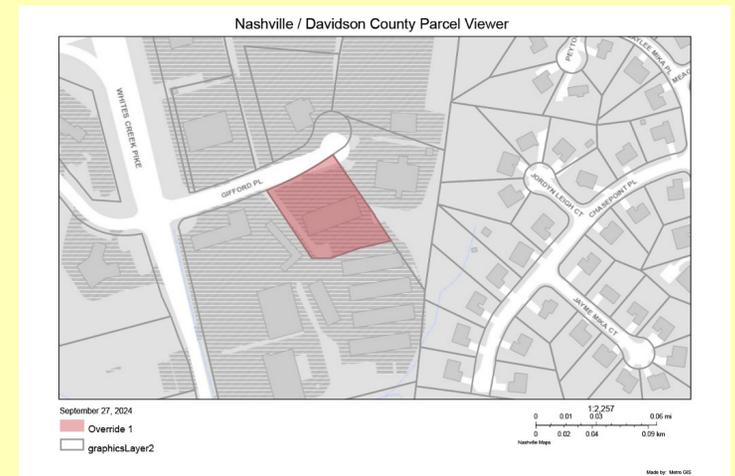


INVESTMENT SUMMARY

One Bay currently leased to Joelton Hope Center, the Laundromat is operated by the property owner. The laundry is patronized by locals, adjacent apartment residents and RV Park occupants. Detailed FF & E List Available.

Ample parking. Tenants; Joelton Hope Center (occupies 3 Units/Bays) 212-216 Gifford Place and Laundromat at 210 Gifford Place. The site is located just off Interstate 24 at Joelton, exit 35.

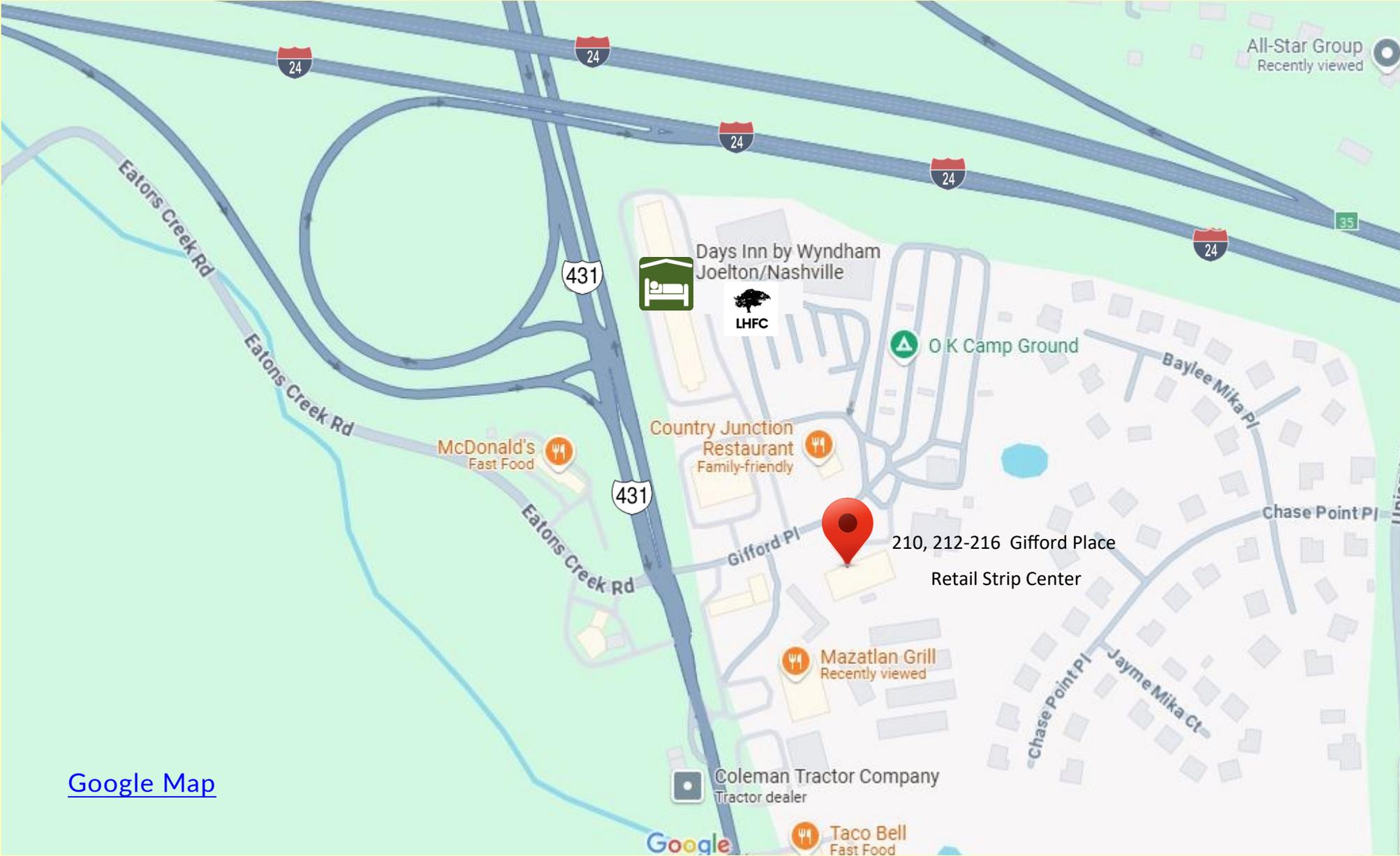
Convenient to Downtown Nashville, 14 miles with proximity to: Nashville Int'l Airport (BNA), 22 miles, Gaylord Opryland Resort & Convention Center, 16 miles and Vanderbilt Hospital, 17 miles.



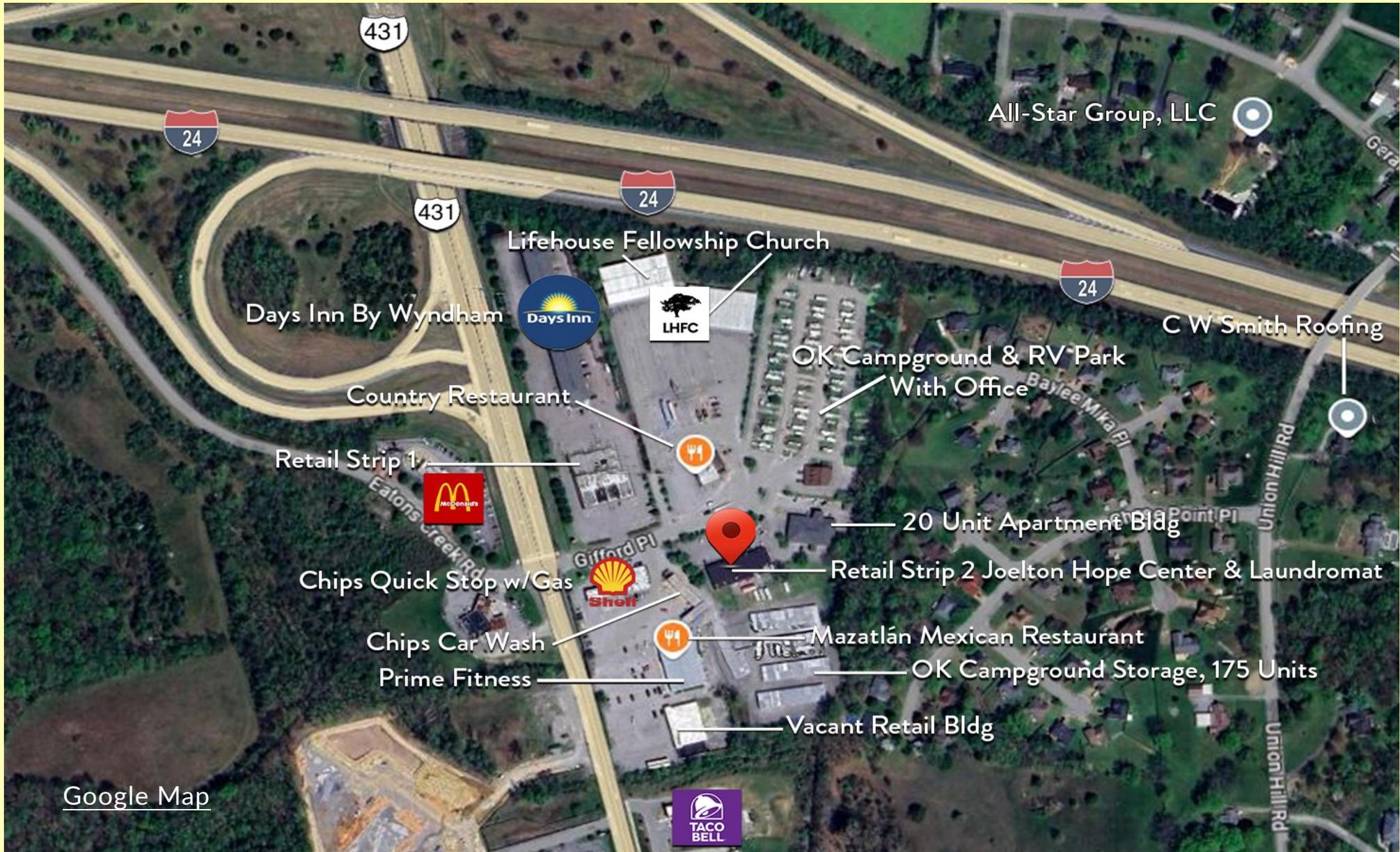
Anderson Commercial Brokerage, as exclusive Broker, is pleased to present for sale and first time offering; The Gifford Family Portfolio of Properties, located at Exit 35 Interstate 24 and White Creeks Pike. The properties are situated on 22.12+/- acre site with eight separate contiguous parcels. The parcels are located in Joelton, Tennessee approximately 14.4 miles to Nashville.







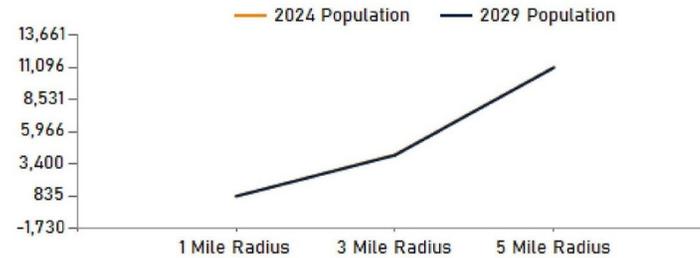
[Google Map](#)



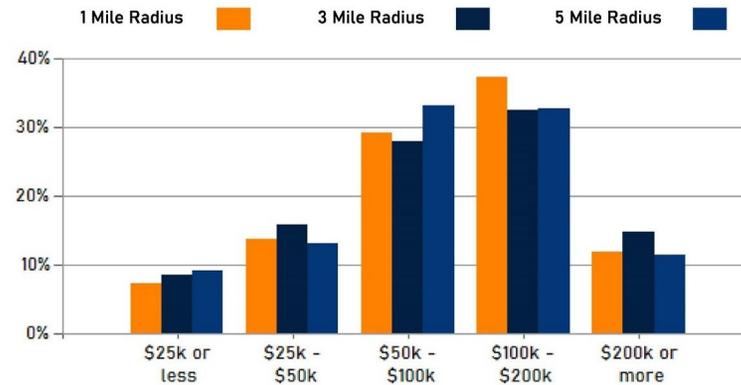
| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Population | 795 | 4,005 | 10,050 |
| 2010 Population | 767 | 3,918 | 10,250 |
| 2024 Population | 842 | 4,148 | 11,096 |
| 2029 Population | 835 | 4,106 | 11,080 |
| 2024-2029: Population: Growth Rate | -0.85% | -1.00% | -0.15% |

| 2024 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|-----------|-----------|-----------|
| less than \$15,000 | 12 | 66 | 197 |
| \$15,000-\$24,999 | 13 | 85 | 222 |
| \$25,000-\$34,999 | 12 | 75 | 139 |
| \$35,000-\$49,999 | 34 | 201 | 451 |
| \$50,000-\$74,999 | 55 | 279 | 854 |
| \$75,000-\$99,999 | 43 | 207 | 630 |
| \$100,000-\$149,999 | 77 | 321 | 915 |
| \$150,000-\$199,999 | 48 | 245 | 558 |
| \$200,000 or greater | 40 | 257 | 513 |
| Median HH Income | \$98,515 | \$93,402 | \$88,212 |
| Average HH Income | \$122,135 | \$125,887 | \$116,409 |

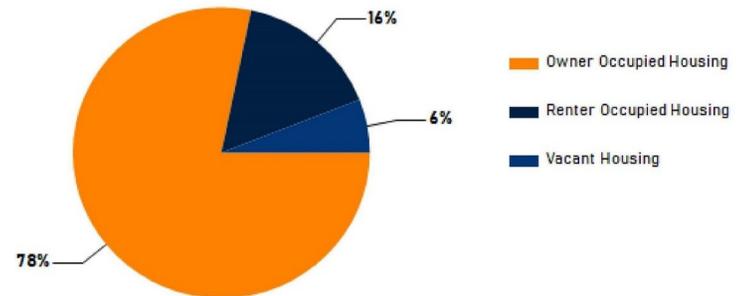
| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Total Housing | 314 | 1,646 | 4,021 |
| 2010 Total Households | 306 | 1,639 | 4,104 |
| 2024 Total Households | 334 | 1,736 | 4,479 |
| 2029 Total Households | 330 | 1,718 | 4,487 |
| 2024 Average Household Size | 2.52 | 2.39 | 2.48 |
| 2024-2029: Households: Growth Rate | -1.20% | -1.05% | 0.20% |



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius

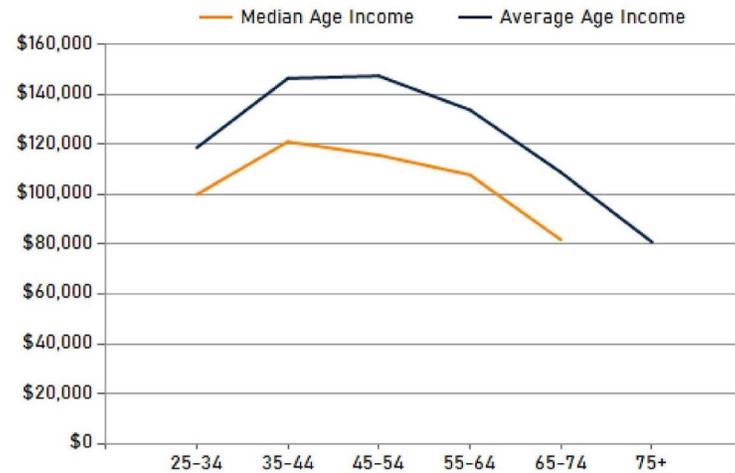
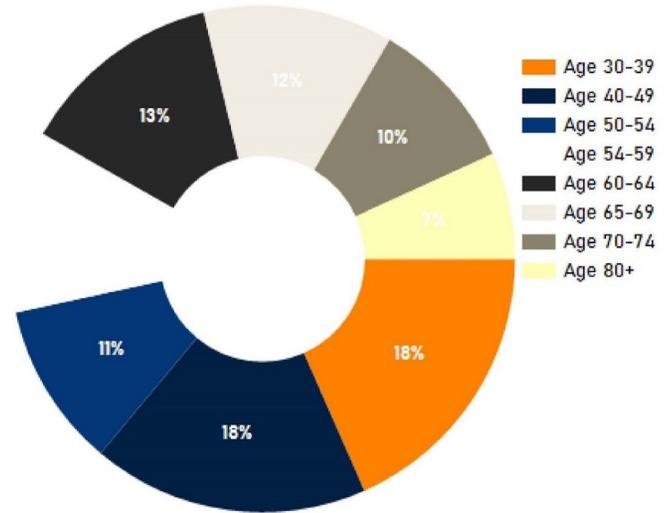


Source: esri



| 2024 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| 2024 Population Age 30-34 | 50 | 255 | 689 |
| 2024 Population Age 35-39 | 53 | 264 | 705 |
| 2024 Population Age 40-44 | 51 | 237 | 699 |
| 2024 Population Age 45-49 | 48 | 232 | 664 |
| 2024 Population Age 50-54 | 59 | 286 | 745 |
| 2024 Population Age 55-59 | 65 | 321 | 805 |
| 2024 Population Age 60-64 | 73 | 362 | 916 |
| 2024 Population Age 65-69 | 68 | 349 | 862 |
| 2024 Population Age 70-74 | 55 | 272 | 662 |
| 2024 Population Age 75-79 | 38 | 195 | 501 |
| 2024 Population Age 80-84 | 22 | 109 | 270 |
| 2024 Population Age 85+ | 21 | 104 | 229 |
| 2024 Population Age 18+ | 691 | 3,400 | 8,962 |
| 2024 Median Age | 48 | 48 | 46 |
| 2029 Median Age | 48 | 48 | 46 |

| 2024 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34 | \$100,000 | \$95,582 | \$94,953 |
| Average Household Income 25-34 | \$118,744 | \$124,848 | \$118,936 |
| Median Household Income 35-44 | \$121,097 | \$123,113 | \$112,921 |
| Average Household Income 35-44 | \$146,566 | \$159,294 | \$144,253 |
| Median Household Income 45-54 | \$115,682 | \$119,388 | \$108,226 |
| Average Household Income 45-54 | \$147,536 | \$152,981 | \$135,804 |
| Median Household Income 55-64 | \$107,832 | \$101,050 | \$93,757 |
| Average Household Income 55-64 | \$133,888 | \$136,959 | \$124,590 |
| Median Household Income 65-74 | \$81,840 | \$79,146 | \$74,086 |
| Average Household Income 65-74 | \$108,820 | \$110,697 | \$101,648 |
| Average Household Income 75+ | \$80,932 | \$79,633 | \$77,331 |



The information contained herein does not provide a complete summary of the Property or any documents related thereto. Additional information and an opportunity to inspect the Property will be made available only to interested and qualified prospective buyers. Neither Owner nor Broker nor any of their Agents or principals has made or will make any representations or warranties express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment shall arise by reason of its contents. Analysis and verification of the information contained herein is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental condition of the Property. Owner and Broker expressly reserve the right, at their sole discretion, to reject any expressions of interest or offer to purchase the Property with any entity at any time with or without notice. Owner has no legal commitment or obligations to any entity reviewing this Marketing Package unless approved by Owner in its sole discretion, and a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived. Marketing Package and its contents, except such information which is a matter of public record or provided in sources available to the public, are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat its Contents in the strictest confidence, that you will not photocopy or duplicate any contents; you will not disclose any of the contents to any other entity (except in the case of a principal, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, without the prior authorization of the Owner or Broker and that you will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.



Our company's success is earned from relationships and trust we achieved from our clients. I established ACB 30 years ago and I have been leading with 43 years of experience in the Real Estate Industry. I am 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 ACB 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 optimal investment performance and to provide lasting impacts on the clients, communities, and industries it serves.

We are headquartered in Mount Juliet, TN, servicing 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.



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"We are and can be only as successful as our clients"

- Rita Anderson, Broker

