

2 BUILDINGS ON 3.98 ACRES I-24 FRONTAGE

Leased to Lifehouse Fellowship Church



219, 221 Gifford Place, Joelton, TN 37080



ANDERSON COMMERCIAL BROKERAGE

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PARCEL #: 022 00 0 164.00 | DAVIDSON COUNTY

CS – COMMERCIAL PUD

YEAR BUILT: 1994 | RENOVATED 2013 | PARKING: 200, LIGHTED PARKING LOT

MECHANICAL: SPRINKLERS, BLDG. 2 | ELECTRICAL, 3 PHASE | GAS, NATURAL/2 METERS

RF: 470' +/- REAR OF PROPERTY BORDER EASTBOUND I-24 50' +/- ON GIFFORD PL

ACRES / SF: 3.98 | SF BLDG. 1: 16,544 | SF BLDG. 2: 16,400

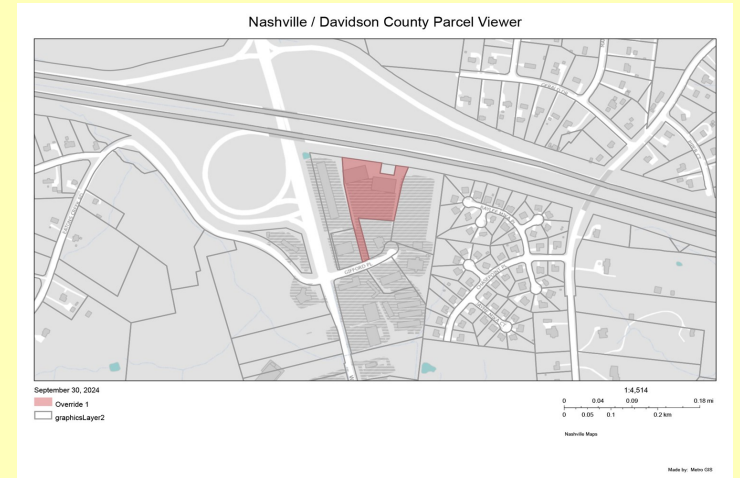
CROSS STREET: WHITES CREEK PIKE



INVESTMENT SUMMARY

This property both buildings currently leased to long term Tenant; Lifeshouse Fellowship Church. Building 1 was originally built as a bowling alley, building 2 previous life was a skating ring. Both buildings are masonry exterior wall and metal construction. Building has sprinkler system. Ample parking and room for future expansion. The site is located adjacent to I-24 eastbound lanes 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.



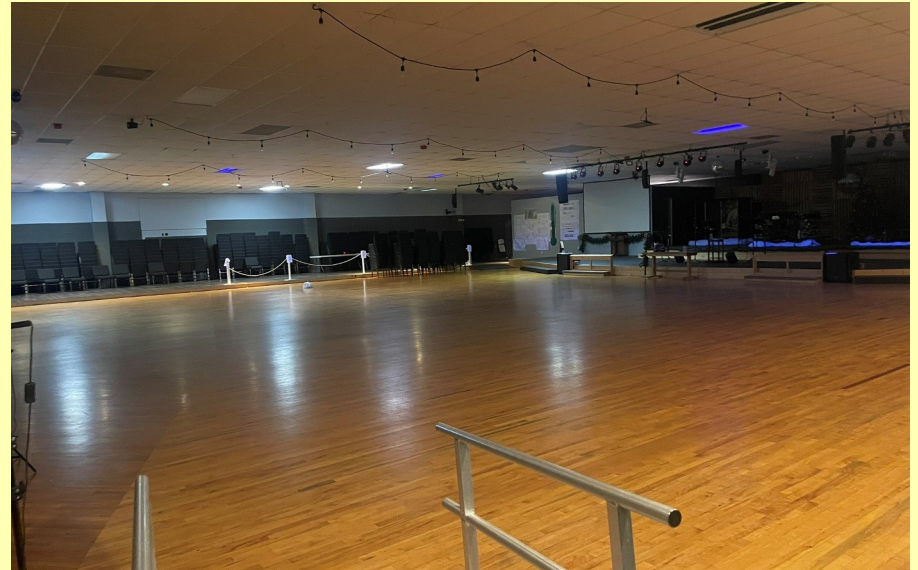
Anderson Commercial Brokerage, as exclusive Broker, is pleased to present for sale and first time offering; The Gifford Family Portfolio of Properties, located at Exit 35 Interstate 24 and White Creeks Pike. The properties are situated on 22.12+ - acre site with eight separate contiguous parcels. The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

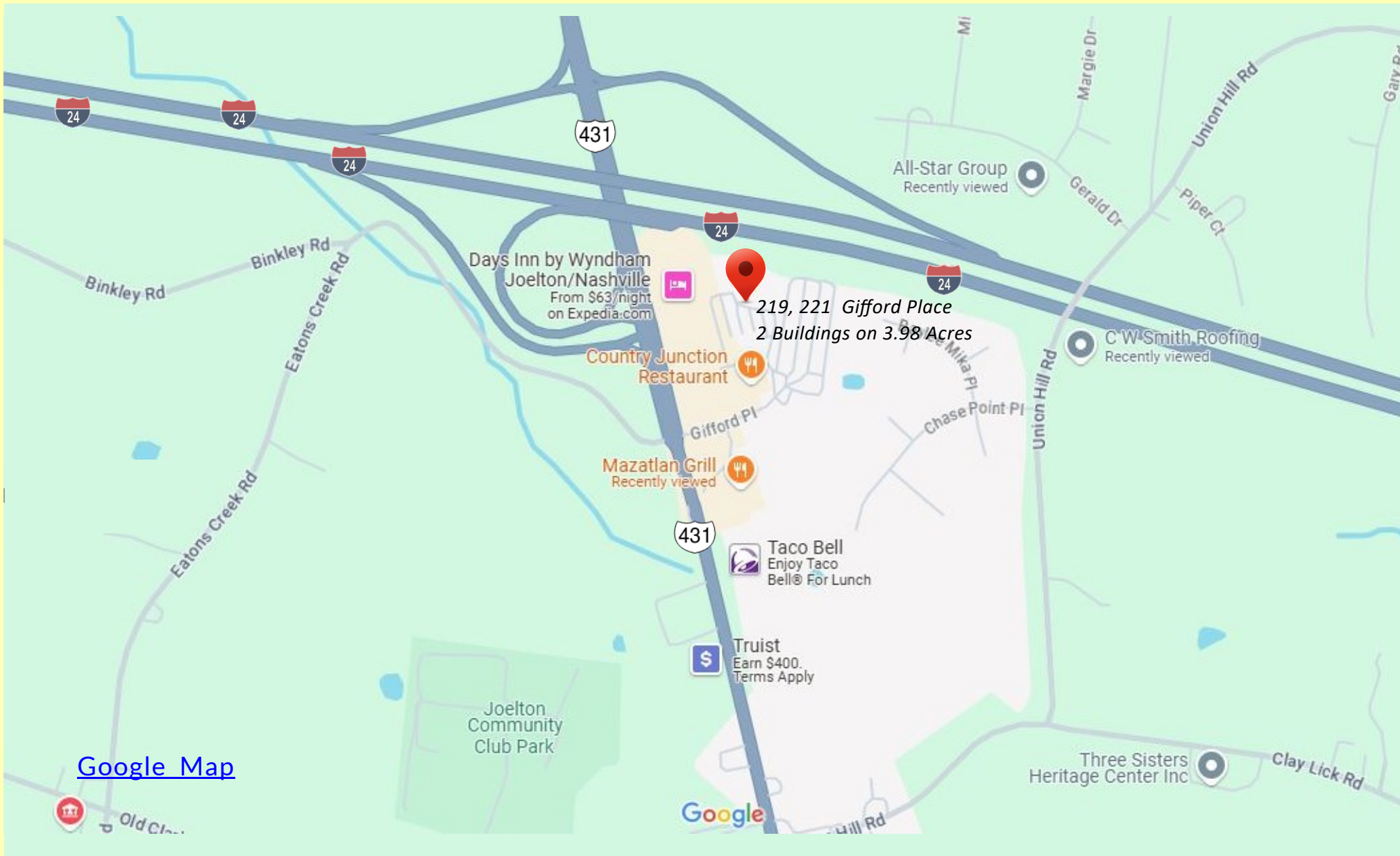


Lifeshouse Fellowship Church
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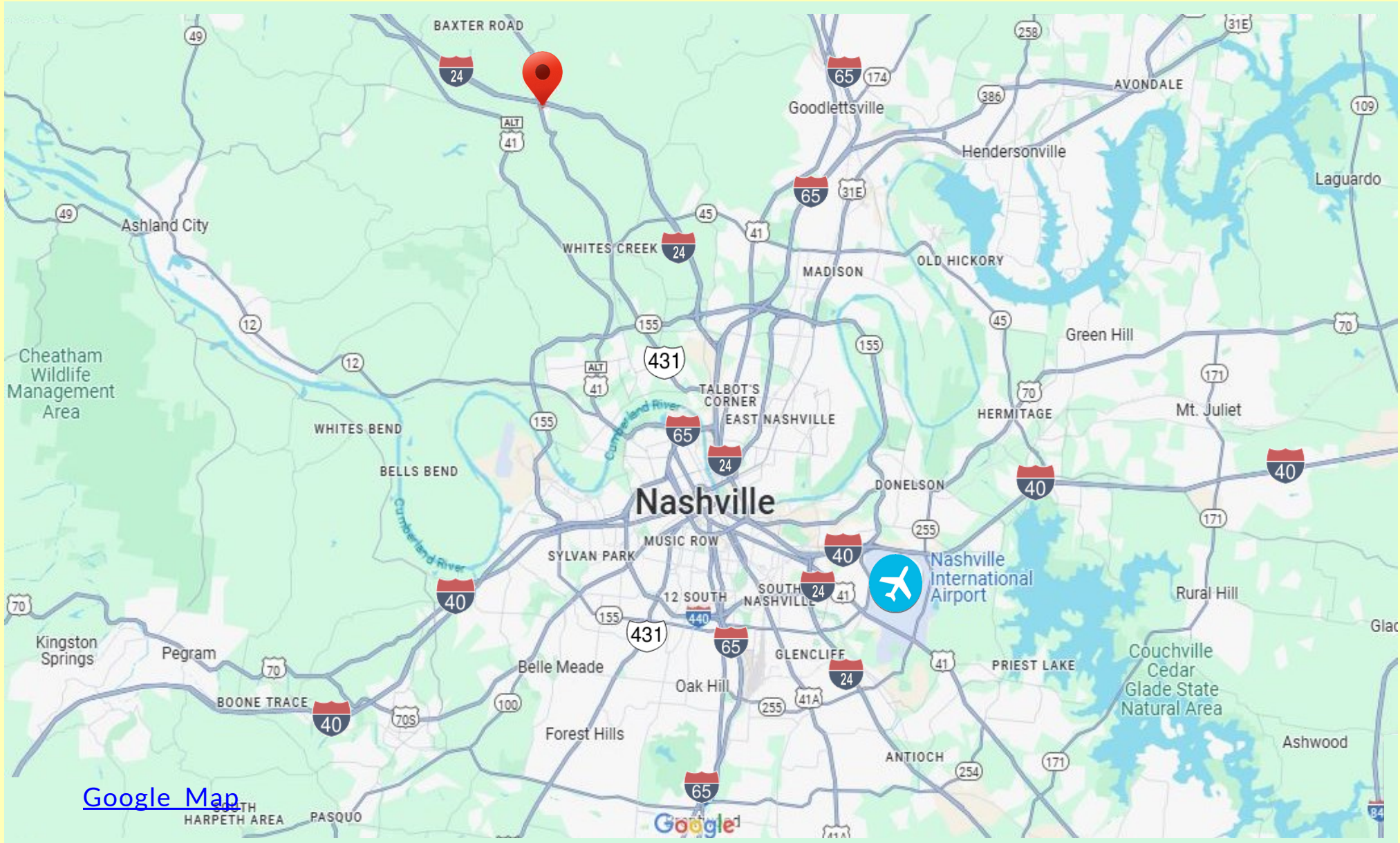






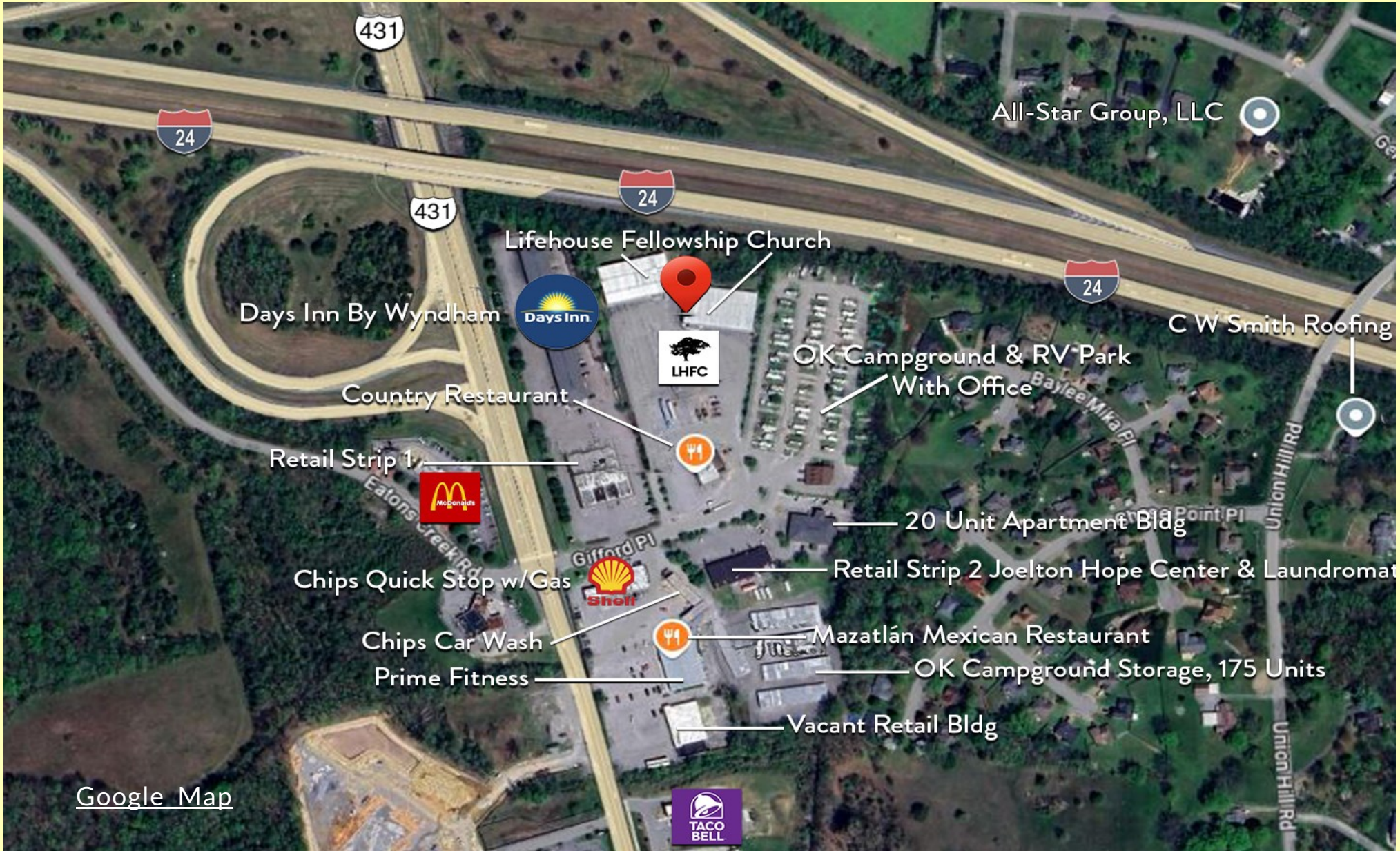


[Google Map](#)



[Google Map](#)



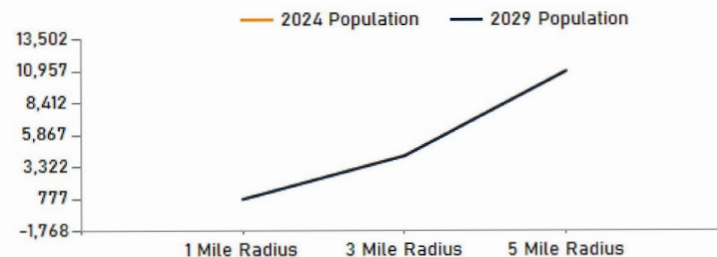


Google Map

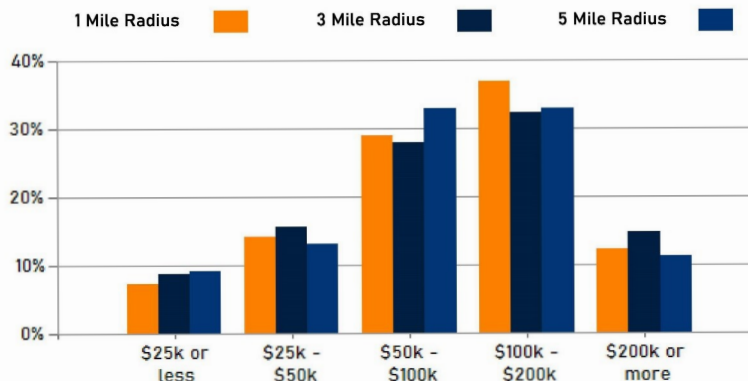
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	735	4,070	9,964
2010 Population	711	3,985	10,134
2024 Population	783	4,239	10,957
2029 Population	777	4,200	10,941
2024-2029: Population: Growth Rate	-0.75%	-0.90%	-0.15%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	11	68	194
\$15,000-\$24,999	12	87	219
\$25,000-\$34,999	12	76	137
\$35,000-\$49,999	32	204	446
\$50,000-\$74,999	51	286	846
\$75,000-\$99,999	39	212	621
\$100,000-\$149,999	70	325	907
\$150,000-\$199,999	44	249	556
\$200,000 or greater	38	265	506
Median HH Income	\$97,966	\$93,276	\$88,336
Average HH Income	\$122,270	\$126,194	\$116,455

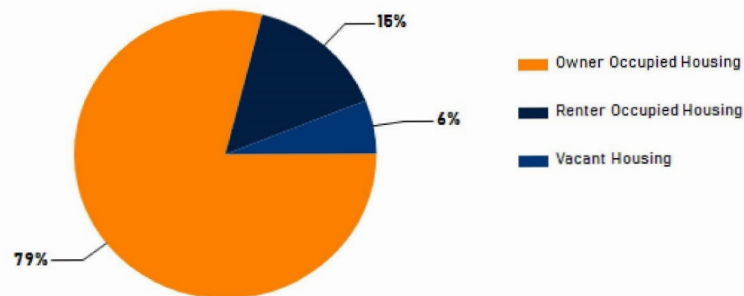
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	291	1,674	3,987
2010 Total Households	282	1,668	4,065
2024 Total Households	309	1,771	4,434
2029 Total Households	306	1,754	4,442
2024 Average Household Size	2.53	2.39	2.47
2024-2029: Households: Growth Rate	-0.95%	-0.95%	0.20%



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius

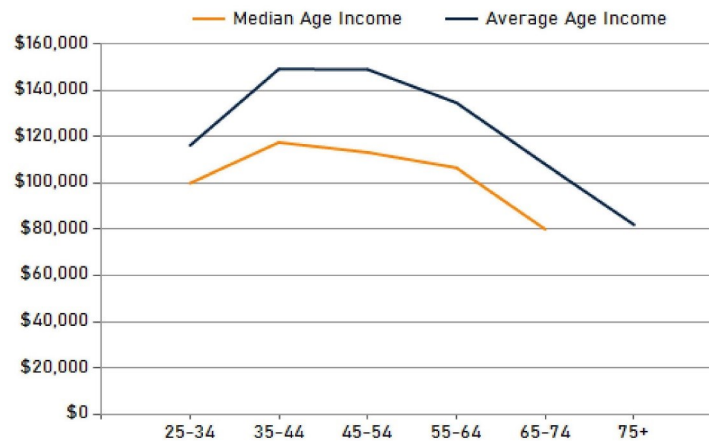
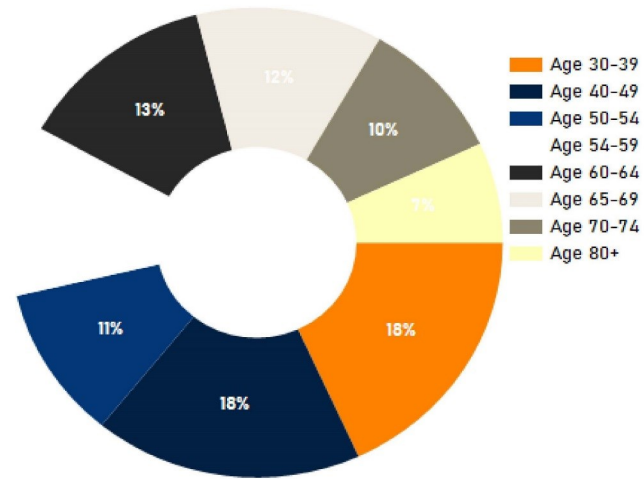


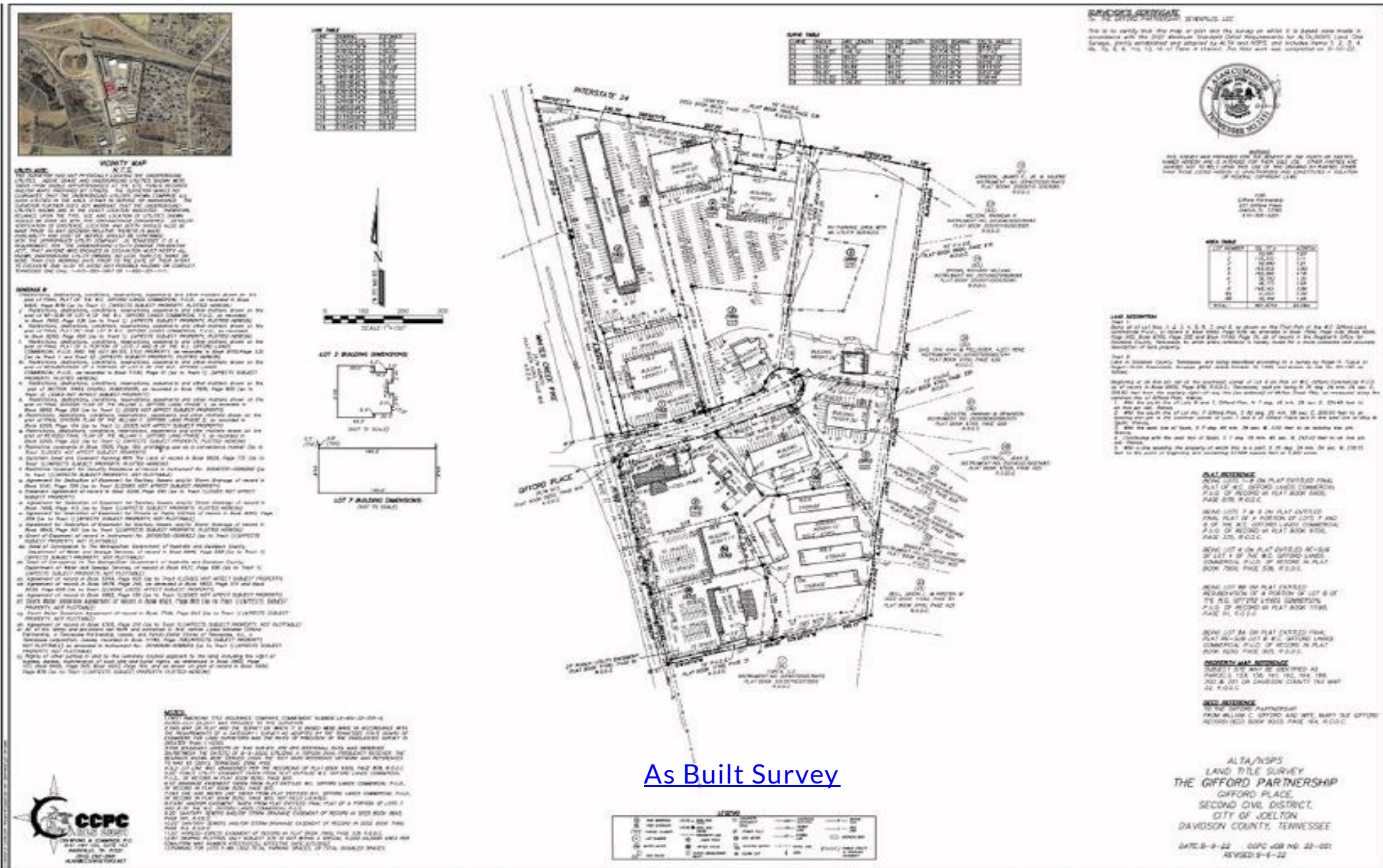
Source: esri



2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	46	260	678
2024 Population Age 35-39	49	269	695
2024 Population Age 40-44	47	242	689
2024 Population Age 45-49	45	238	654
2024 Population Age 50-54	55	292	736
2024 Population Age 55-59	61	328	796
2024 Population Age 60-64	68	371	907
2024 Population Age 65-69	64	356	853
2024 Population Age 70-74	51	277	656
2024 Population Age 75-79	36	200	497
2024 Population Age 80-84	21	111	268
2024 Population Age 85+	20	106	227
2024 Population Age 18+	643	3,473	8,849
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	\$96,238	\$94,891
Average Household Income 25-34	\$116,276	\$125,963	\$118,944
Median Household Income 35-44	\$117,558	\$123,519	\$112,874
Average Household Income 35-44	\$149,366	\$159,770	\$144,243
Median Household Income 45-54	\$113,230	\$119,421	\$108,226
Average Household Income 45-54	\$149,176	\$153,544	\$135,901
Median Household Income 55-64	\$106,583	\$100,619	\$94,088
Average Household Income 55-64	\$134,722	\$137,175	\$124,768
Median Household Income 65-74	\$80,038	\$79,036	\$74,168
Average Household Income 65-74	\$108,102	\$110,982	\$101,654
Average Household Income 75+	\$82,015	\$79,468	\$77,376





As Built Survey

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.



My company's success is earned from relationships and trust we achieved from our clients. I established ACB 29 years ago and I have been leading with 40 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.



Rita Anderson, Broker

License: 214959

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

- Rita Anderson, Broker

