

FLEX SPACE FOR LEASE

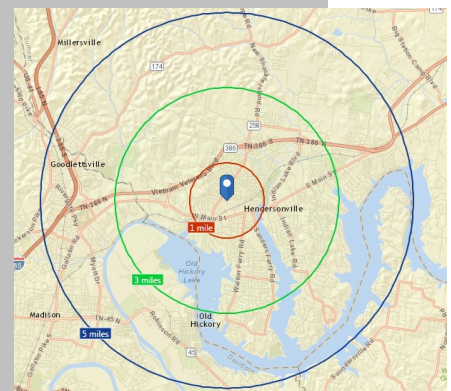
103 TENNESSEE WAY, SUITE A in HENDERSONVILLE, TN 37075



- ◆ NICE 5,200 SF OFFICE-WAREHOUSE SPACE [+/-800 SF OFFICE & 4,400 SF OF HEATED WAREHOUSE] FOR LEASE AT \$12/SF MODIFIED GROSS [TENANT TO PAY UTILITIES] - TOTAL MONTHLY LEASE: \$5,200
- ◆ GOOD CENTRAL HENDERSONVILLE LOCATION WITH QUICK ACCESS TO INTERSTATE
- ◆ INTERIOR WAREHOUSE CLEARANCE: 15-18' TO BOTTOM OF MAIN BEAMS / 17-20' IN MOST AREAS FOR STACKING/STORAGE
- ◆ TWO (2) 10' WIDE x 11' TALL OVERHEAD DOORS / DRIVE-IN LEVEL
- ◆ 3-PHASE | 208 VOLT ELECTRICAL [200 AMP PANEL / CAN BE EXPANDED TO 400 AMP]
- ◆ 14 PARKING SPACES + ADDITIONAL OVERFLOW PARKING POSSIBLE AT TIMES

2015 DEMOGRAPHIC HIGHLIGHTS

	1-MILE	3-MILE	5-MILE
POPULATION	7,389	44,143	101,973
HOUSEHOLDS	3,166	17,751	40,593
AVERAGE HH INCOME	\$66,933	\$85,182	\$86,991
DAYTIME POPULATION	6,045	19,776	48,612



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