

204 GIFFORD PLACE

One Parcel - Multiple Buildings



204 Gifford Place, Joelton, TN 37080



ANDERSON COMMERCIAL BROKERAGE

2442 N. Mt. Juliet Rd, Mt. Juliet, TN 37122

Rita Anderson, Broker

Email: rita.acb@outlook.com

Office : (615) 754-2442

www.andersoncommercialbrokerage.com

©2025 Anderson Commercial Brokerage

PARCEL #: 022 00 0 161.00 | DAVIDSON COUNTY

CS-COMMERCIAL PUD

7236-7242 WHITES CREEK PIKE: VACANT BUILDING

ROAD FRONTAGE: 550' +/- FRONTING WHITES CREEK PIKE, 230' +/- ON GIFFORD PL

YEAR BUILT: 1985 | NEW RENOVATION & CONSTRUCTION PLANS: COMPLETE

ACRES / SF: 6.01 ACRES (SHARED) | 10,833 SF VACANT BUILDING

PARKING: 53 SPACES | FORMER USE : 4 RETAIL BAYS + GUN RANGE



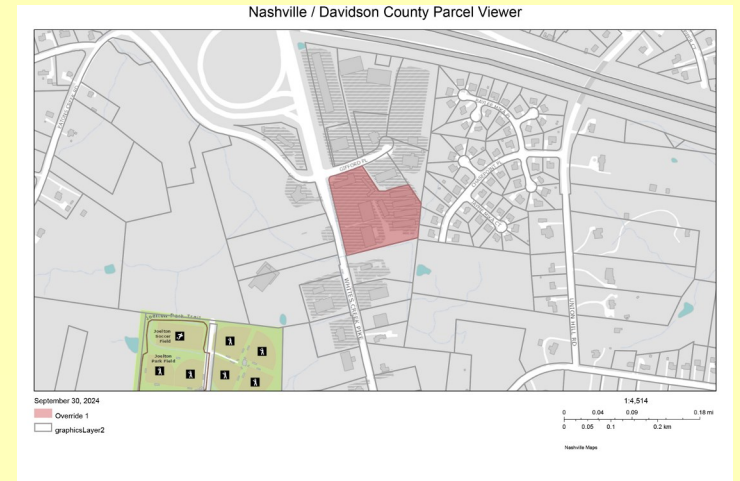
INVESTMENT SUMMARY

This property is currently vacant, owners have completed architectural and construction plans for a complete remodel of the building. This creates a tremendous upside for future expansion under new ownership. Ample parking and room for future expansion. Located just off I- 24 at Joelton, exit 35.

204 Gifford Place contains 6.01 acres and has 5 different buildings all of which will sell as one parcel containing all the buildings on that parcel.

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.



PARCEL #: 022 00 0 161.00 | DAVIDSON COUNTY

CS-COMMERCIAL PUD

7244-7246 WHITES CREEK PIKE: TWO TENANT BUILDING

ROAD FRONTAGE: 550' +/- FRONTING WHITES CREEK PIKE 230' +/- ON GIFFORD PL

YEAR BUILT: 1999 | RENOVATED 2019 | CEILING HEIGHT: 16'

ACRES / SF / PARKING: 6.01 ACRES (SHARED) | 11,455 SF | PARKING: 41 SPACES

MECHANICAL: HVAC 2-10 TON UNITS | ELECTRICAL: 3 PHASE

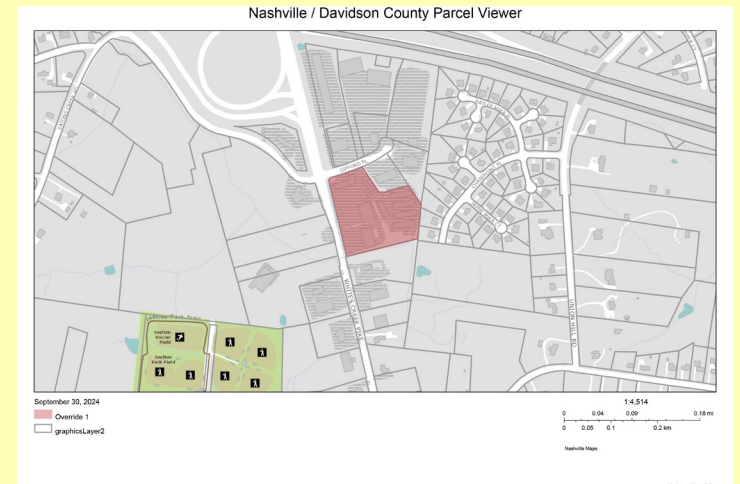


INVESTMENT SUMMARY

Two Tenant Building occupied by Mazatlán Mexican Restaurant & Prime Fitness Center. Both interior spaces were remodeled in 2019. Ample parking with great visibility. The site is located just off I- 24 at Joelton, exit 35.

204 Gifford Place contains 6.01 acres and has 5 different buildings all of which will sell as one parcel containing all the buildings on that parcel.

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.



PARCEL #: 022 00 0 161.00 | DAVIDSON COUNTY

CS-COMMERCIAL PUD

7250 WHITES CREEK: PIKE CONVENIENCE STORE BUILDING

ROAD FRONTAGE: 550' +/- FRONTING WHITES CREEK PIKE 230' +/- ON GIFFORD PL

YEAR BUILT: 1983 | RENOVATION: 2024 IN PROGRESS | CEILING HT: 15"

ACRES / SF / BRAND: 6.01 ACRES (SHARED) | 2,100 SF | BRANDED SHELL GAS

MECHANICAL: HVAC: 2/5 TON UNITS | ELECTRICAL: 3 PHASE



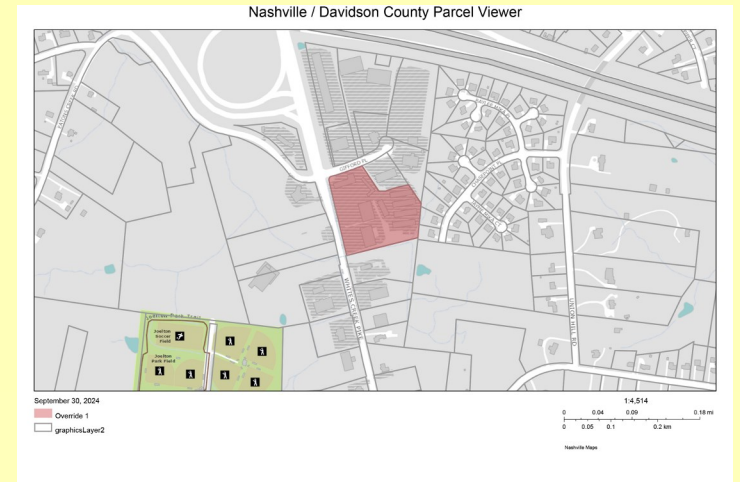
INVESTMENT SUMMARY

This property is currently leased. Tenant is in process of remodeling interior of Building. The store has an extended canopy over the gas dispensers. Branded Shell. Ample parking and room for future expansion. The site is located just off I- 24 at Joelton, exit 35.

204 Gifford Place contains 6.01 acres and has 5 different buildings all of which will sell as one parcel containing all the buildings on that parcel.

Convenient to Downtown Nashville, 14 miles with proximity to:

Nashville Int'l Airport (BNA), 22 miles, Gaylord Opryland Resort & Convention and Vanderbilt Hospital, 17 miles.



PARCEL #: 022 00 0 161.00 | DAVIDSON COUNTY

CS-COMMERCIAL PUD

204 GIFFORD PL: CAR WASH BUILDING-BUSINESS & EQUIPMENT

ROAD FRONTAGE: 550' +/- FRONTING WHITES CREEK PIKE 230' +/- ON GIFFORD PL

YEAR BUILT: 1999 | EXTERIOR: MASONRY

ACRES / SF: 6.01 ACRES (SHARED)

CURRENT USE : 6-BAY+1-IN BAY AUTOMATIC CAR WASH



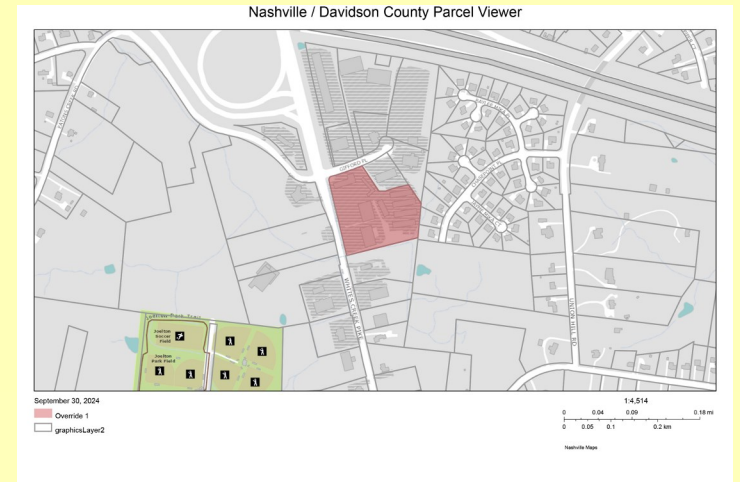
INVESTMENT SUMMARY

Six Bay Car Wash plus one In-Bay Automatic. Three Vacuum Islands. Located between the C-Store and Self Storage. Ample parking with good visibility. The site is located just off I- 24 at Joelton, exit 35

204 Gifford Place contains 6.01 acres and has 5 different buildings all of which will sell as one parcel containing all the buildings on that parcel.

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.



PARCEL #: 022 000 161.00 | DAVIDSON COUNTY

CS-COMMERCIAL PUD

204 GIFFORD PL: SELF-STORAGE BUSINESS

ROAD FRONTAGE: 550' +/- FRONTING WHITES CREEK PIKE 230' +/- ON GIFFORD PL

YEAR BUILT: 1994 | # EXTERIOR LOT STORAGE: 10-12 RV's

OF BUILDINGS / SF: FIVE, 6,400 SF BUILDINGS

175 UNITS: 38-5x10, 37-10x10, 74-10x20, 14-10x30, 9-20x20, 3-40x40



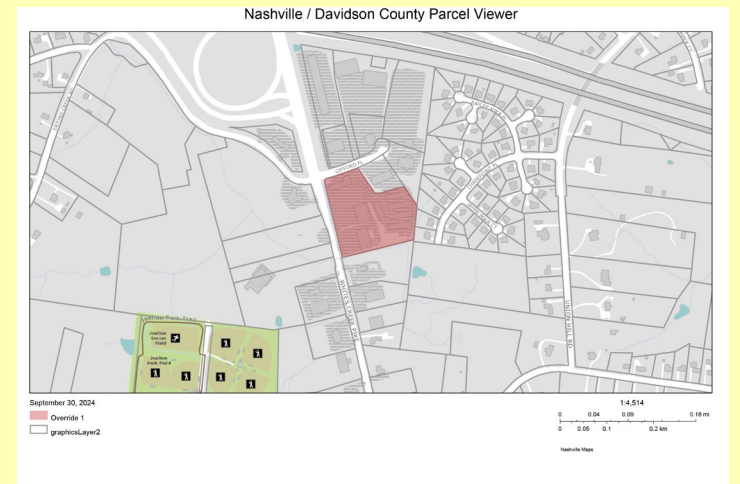
INVESTMENT SUMMARY

Owners have kept storage rental rates below market, this creates a tremendous upside for new ownership to bump rents up to or near market rates. Ample parking and room for future expansion. Located just off I-24 at Joelton, exit 35.

204 Gifford Place contains 6.01 acres and has 5 different buildings all of which will sell as one parcel containing all the buildings on that parcel.

Convenient to Downtown Nashville, 14 miles with proximity to:

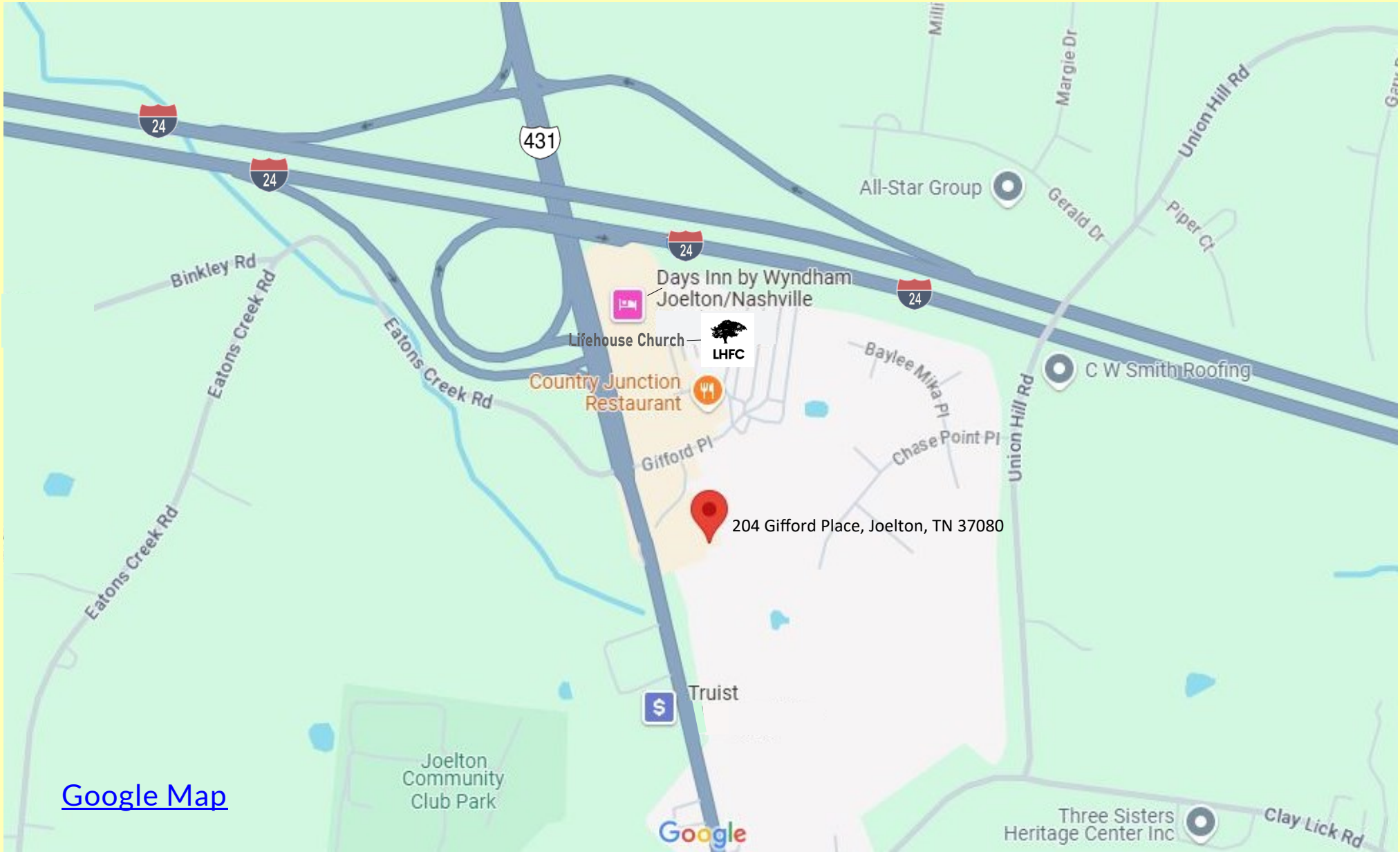
Nashville Int'l Airport (BNA), 22 miles, Gaylord Opryland Resort & Convention Center, 16 miles and Vanderbilt Hospital, 17 miles.



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.

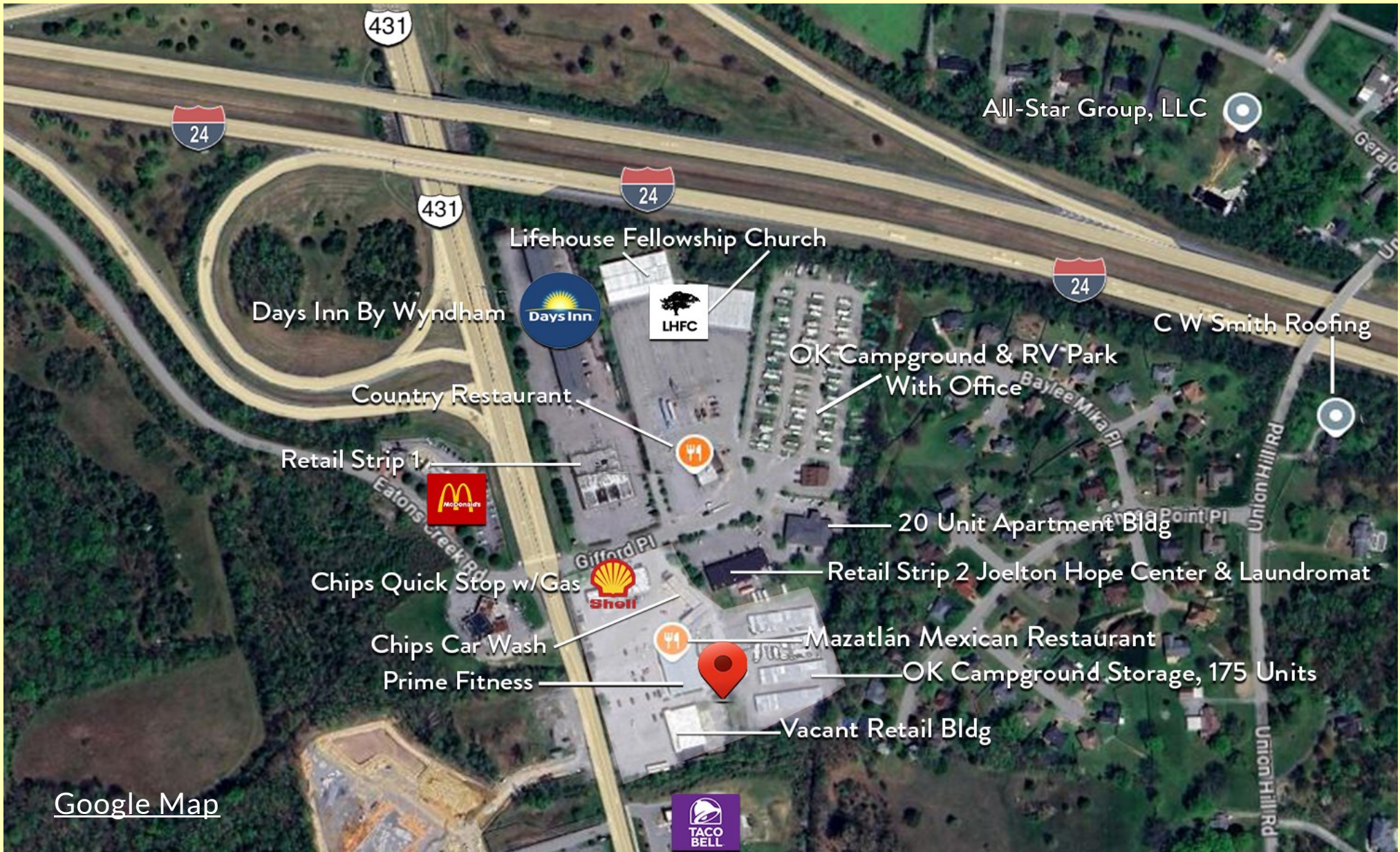


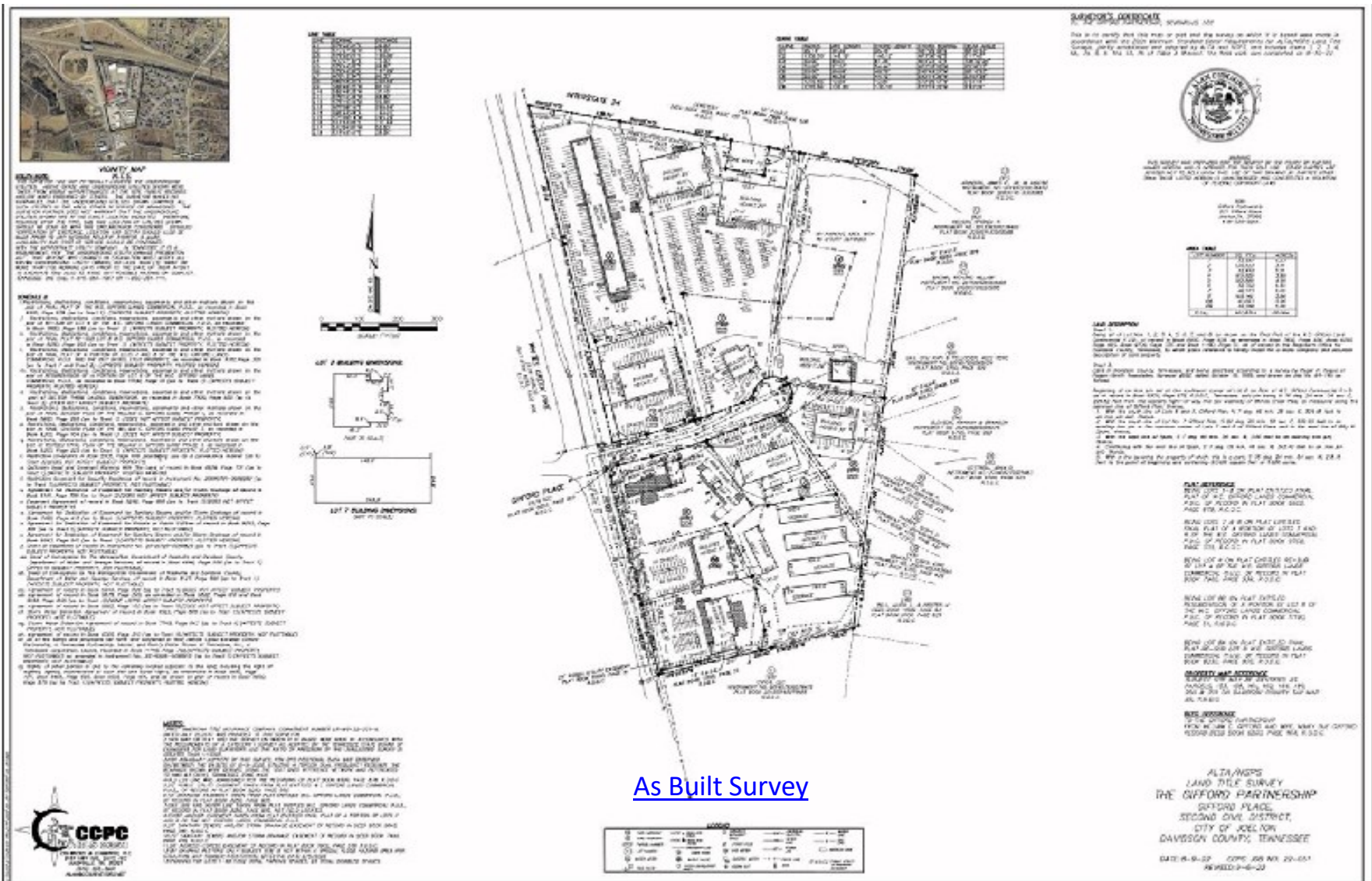




[Google Map](#)







As Built Survey

Rita Anderson
Broker | License# 234959
(615) 754-2442
rita.acb@outlook.com

Anderson Commercial Brokerage
2442 N. Mt Juliet Rd., Mt Juliet, TN 37122

As Built Survey | 204 GIFFORD PLACE - VACANT RETAIL BLDG

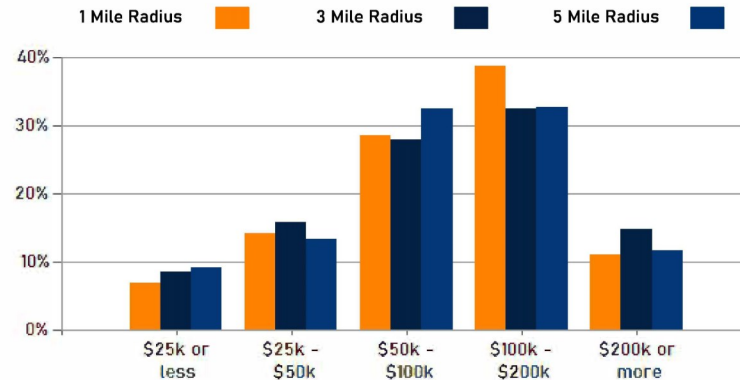
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	720	4,005	9,730
2010 Population	691	3,918	9,900
2024 Population	742	4,148	10,614
2029 Population	731	4,106	10,560
2024-2029: Population: Growth Rate	-1.50%	-1.00%	-0.50%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	9	66	189
\$15,000-\$24,999	12	85	209
\$25,000-\$34,999	11	75	136
\$35,000-\$49,999	32	201	441
\$50,000-\$74,999	48	279	816
\$75,000-\$99,999	39	207	579
\$100,000-\$149,999	74	321	846
\$150,000-\$199,999	44	245	552
\$200,000 or greater	34	257	505
Median HH Income	\$100,200	\$93,402	\$88,219
Average HH Income	\$120,441	\$125,887	\$117,394

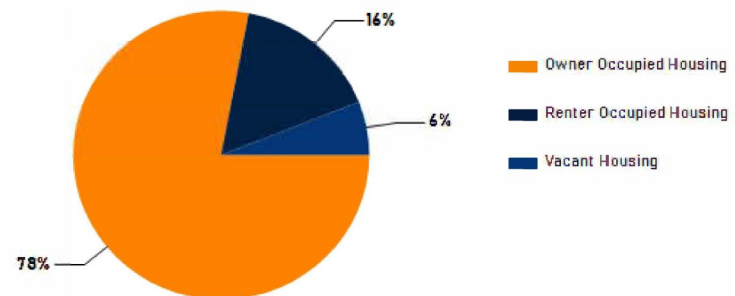
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	289	1,646	3,893
2010 Total Households	280	1,639	3,951
2024 Total Households	302	1,736	4,273
2029 Total Households	297	1,718	4,264
2024 Average Household Size	2.46	2.39	2.48
2024-2029: Households: Growth Rate	-1.65%	-1.05%	-0.20%



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius

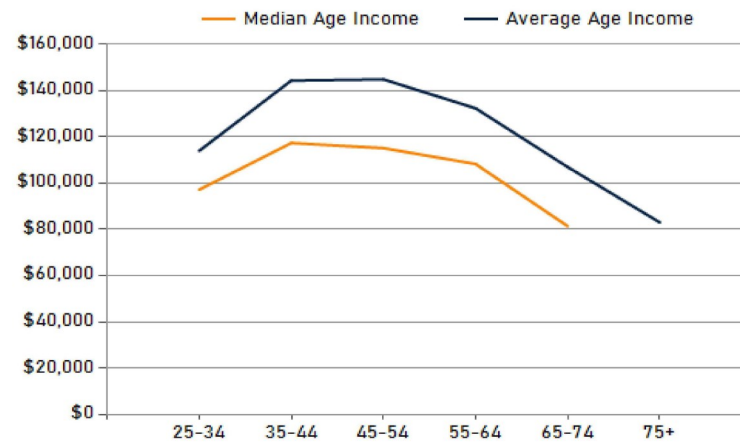
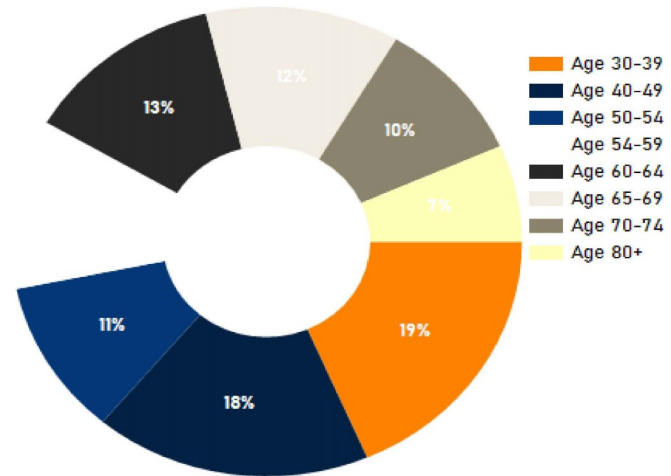


Source: esri



2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	45	255	663
2024 Population Age 35-39	47	264	678
2024 Population Age 40-44	45	237	663
2024 Population Age 45-49	42	232	631
2024 Population Age 50-54	53	286	713
2024 Population Age 55-59	58	321	772
2024 Population Age 60-64	63	362	878
2024 Population Age 65-69	61	349	825
2024 Population Age 70-74	49	272	633
2024 Population Age 75-79	33	195	483
2024 Population Age 80-84	19	109	260
2024 Population Age 85+	19	104	221
2024 Population Age 18+	611	3,400	8,579
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	\$97,235	\$95,582	\$94,644
Average Household Income 25-34	\$114,042	\$124,848	\$119,168
Median Household Income 35-44	\$117,403	\$123,113	\$113,909
Average Household Income 35-44	\$144,453	\$159,294	\$145,557
Median Household Income 45-54	\$115,174	\$119,388	\$109,316
Average Household Income 45-54	\$144,963	\$152,981	\$137,425
Median Household Income 55-64	\$108,307	\$101,050	\$93,993
Average Household Income 55-64	\$132,398	\$136,959	\$125,624
Median Household Income 65-74	\$81,401	\$79,146	\$73,188
Average Household Income 65-74	\$106,999	\$110,697	\$102,737
Average Household Income 75+	\$83,037	\$79,633	\$78,158



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 success was earned from relationships and trust we achieved from our clients. ACB was established 29 years ago and I have been leading with 40 years of experience in the Real Estate Industry. We are 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 us 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.

Headquartered in Mount Juliet, TN we service 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

