



## MARKET OVERVIEW

420 Long Hollow Pike is strategically located within Goodlettsville's primary retail trade corridor, surrounded by a strong mix of national and regional retailers, restaurants, and service businesses. The immediate trade area is anchored by Publix and Kroger, along with Walgreens and numerous shop tenants, restaurants, and QSR operators.

The property benefits from excellent visibility and access along Long Hollow Pike, which carries approximately 23,291 vehicles per day, and is located just one-half mile from I-65, with traffic counts of approximately 78,000 vehicles per day. A signalized intersection at Long Hollow Pike and North Creek Boulevard further enhances accessibility.

Strong surrounding demographics include a three-mile population of approximately 27,333 and an average household income of \$109,273.

## SPACE AVAILABLE

- Great Visibility & Access
- Adjacent High-Traffic Retail Center
- 23,291 VPD
- Population Density
- Commuter Traffic Exit of I-65

## DEMOGRAPHICS

| Distance | Est. Population | Avg. HH Income |
|----------|-----------------|----------------|
| 1 Mile   | 4,953           | \$116,665      |
| 3 Mile   | 27,333          | \$109,273      |
| 5 Mile   | 71,013          | \$102,692      |





The information contained herein was obtained from sources believed reliable; however, Centennial Retail Services makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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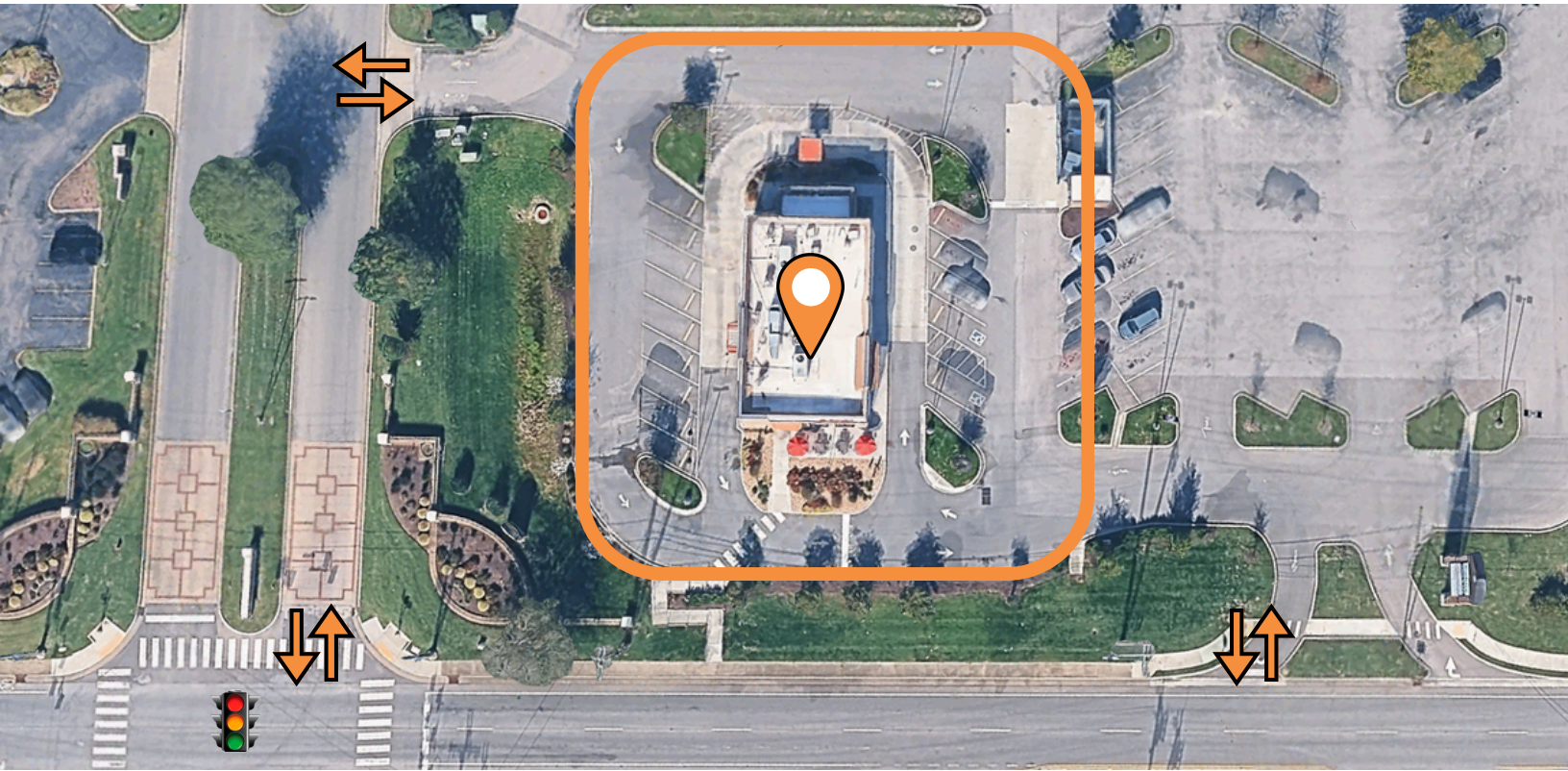
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**Centennial**  
RETAIL SERVICES

**RETAIL** BROKERS  
NETWORK





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