

RANDAL CORNER - OLD HICKORY

Shell Space Center Bay - Now Available



1404 Robinson Rd, Old Hickory, TN 37138



ANDERSON COMMERCIAL BROKERAGE

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PARCEL #: 053 00 0 032.00 | DAVIDSON COUNTY

CROSS STREET: ROBINSON ROAD

CORNER LOCATION: @ SIGNALIZED INTERSECTION ROBINSON RD & MARTINGALE DR.

ACRES / SF: 0.95 ACRES | 1550 SF

ZONING : CS with Overlay PUD 173-79-G

PROPERTY SUMMARY HIGHLIGHTS

LOCATED BETWEEN MCDONALDS & HARDEE'S

Shell space, Includes at Landlord Expense-10 Ton HVAC & Duct Work, Grease Trap & Restrooms.

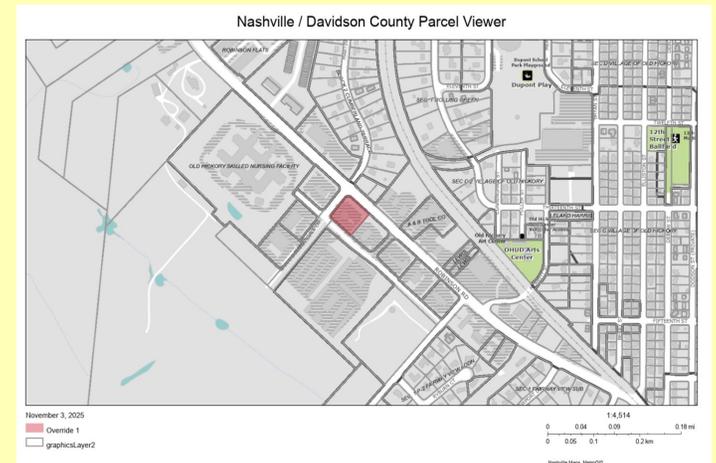
Space between Subway & RR Market

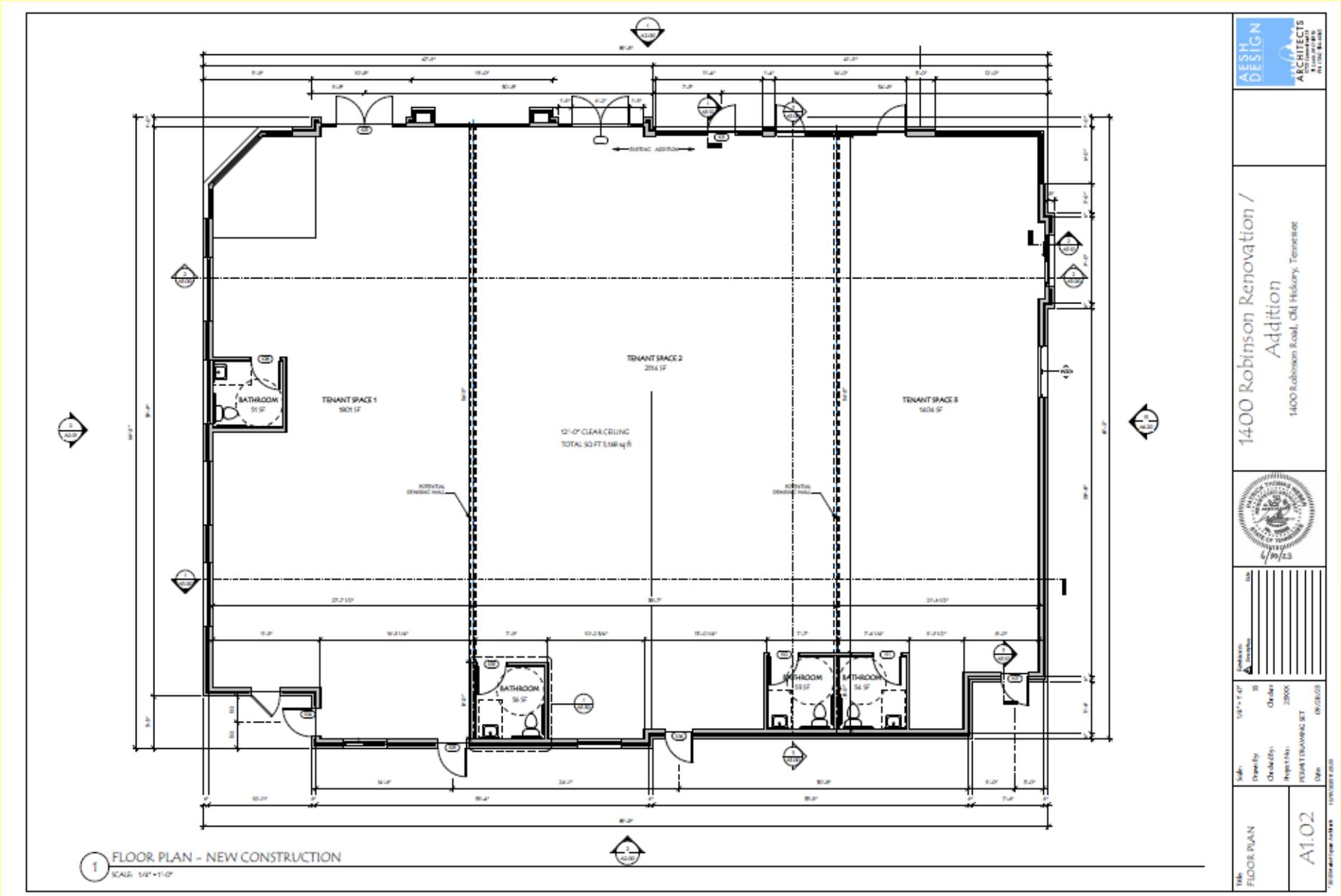
Great Signage & Visibility

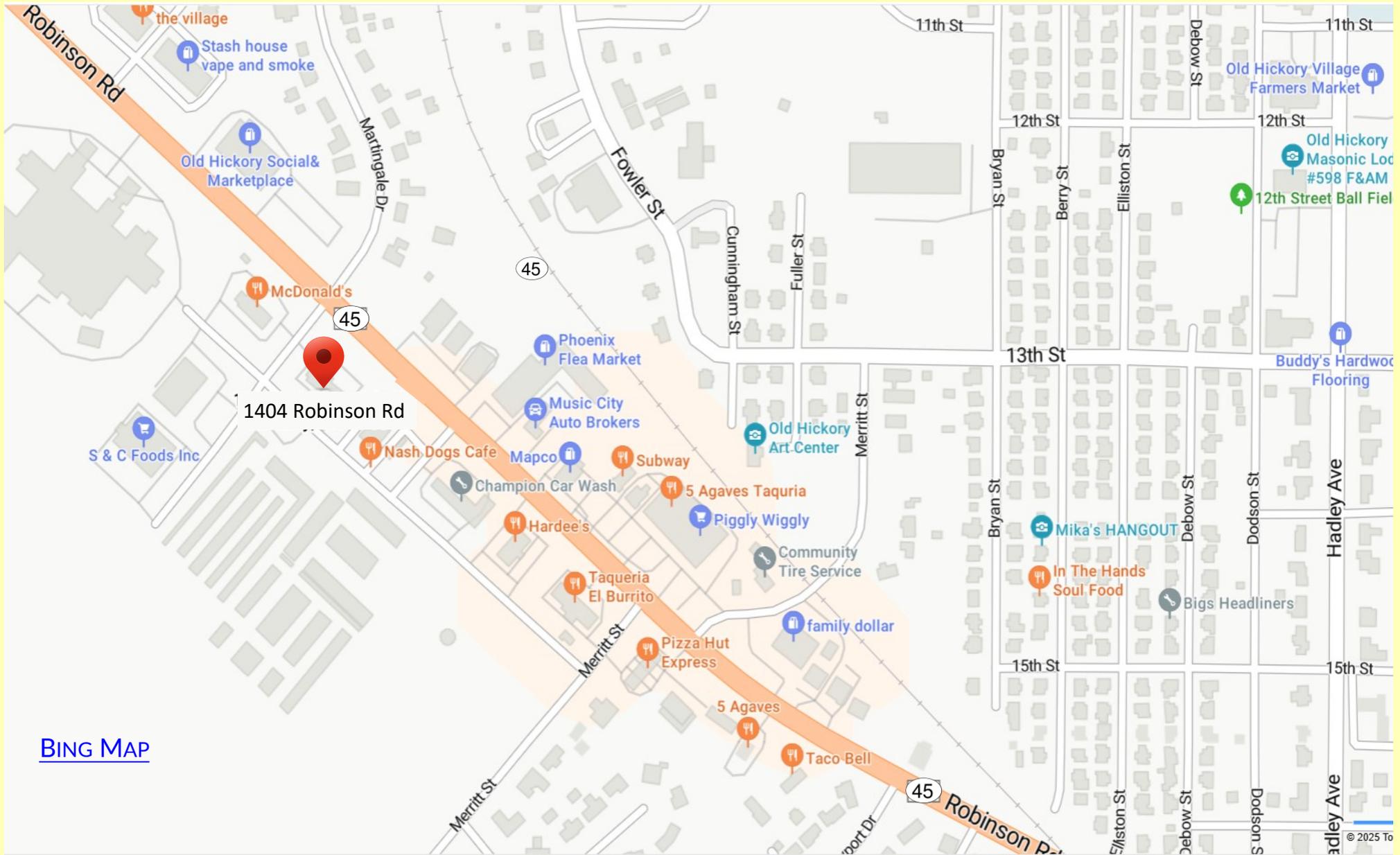
See Attached Floor Plan & Photos

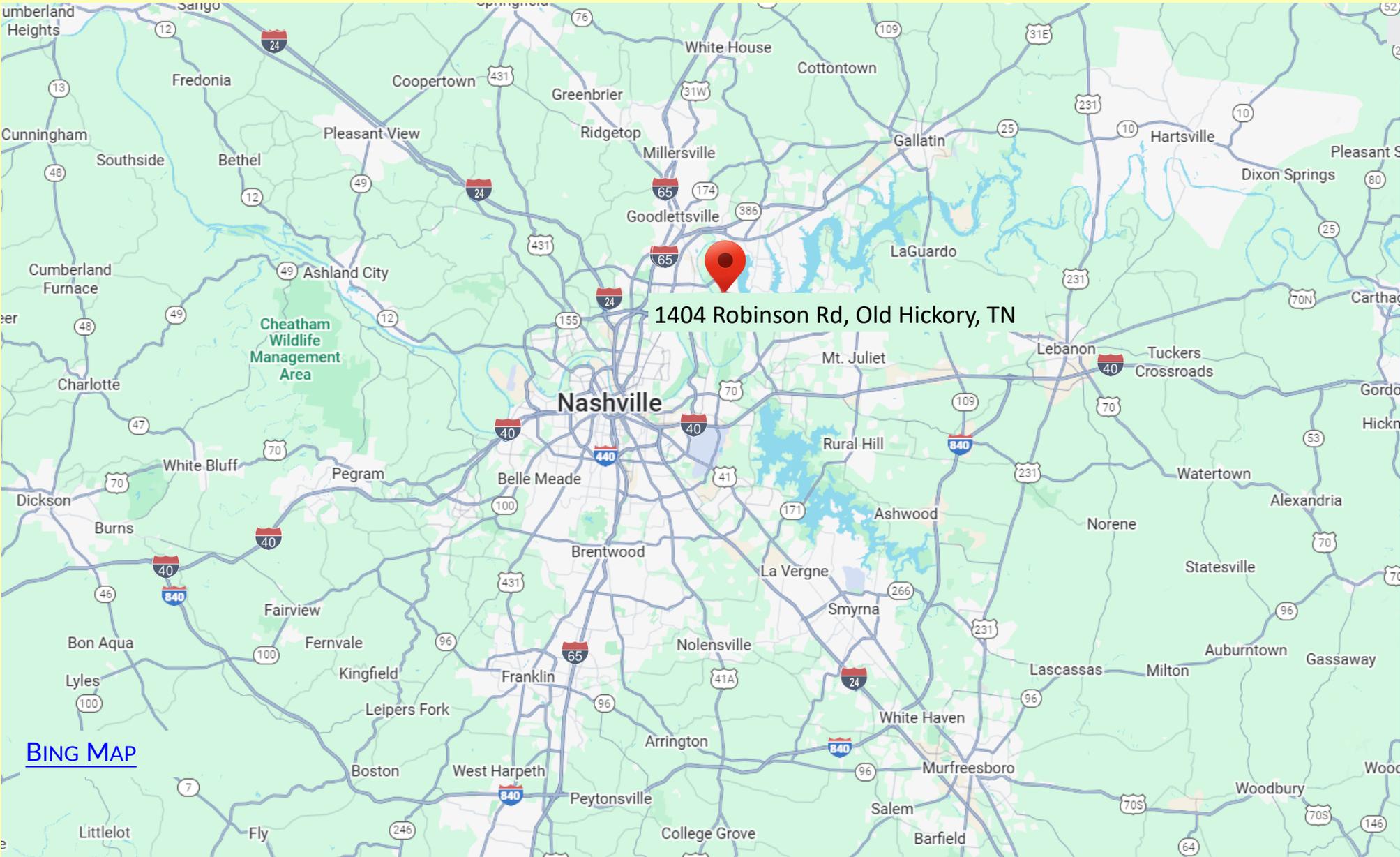
NEARBY BUSINESSES INCLUDE:

- RT Medical - Old hickory Social - Integrated Insurance
- Dominos - BK Nails & Spa - Bang Bang Hibachi Express - Star Physical Therapy
- Tavern @ The Village - Dunkin Donuts - Dollar General

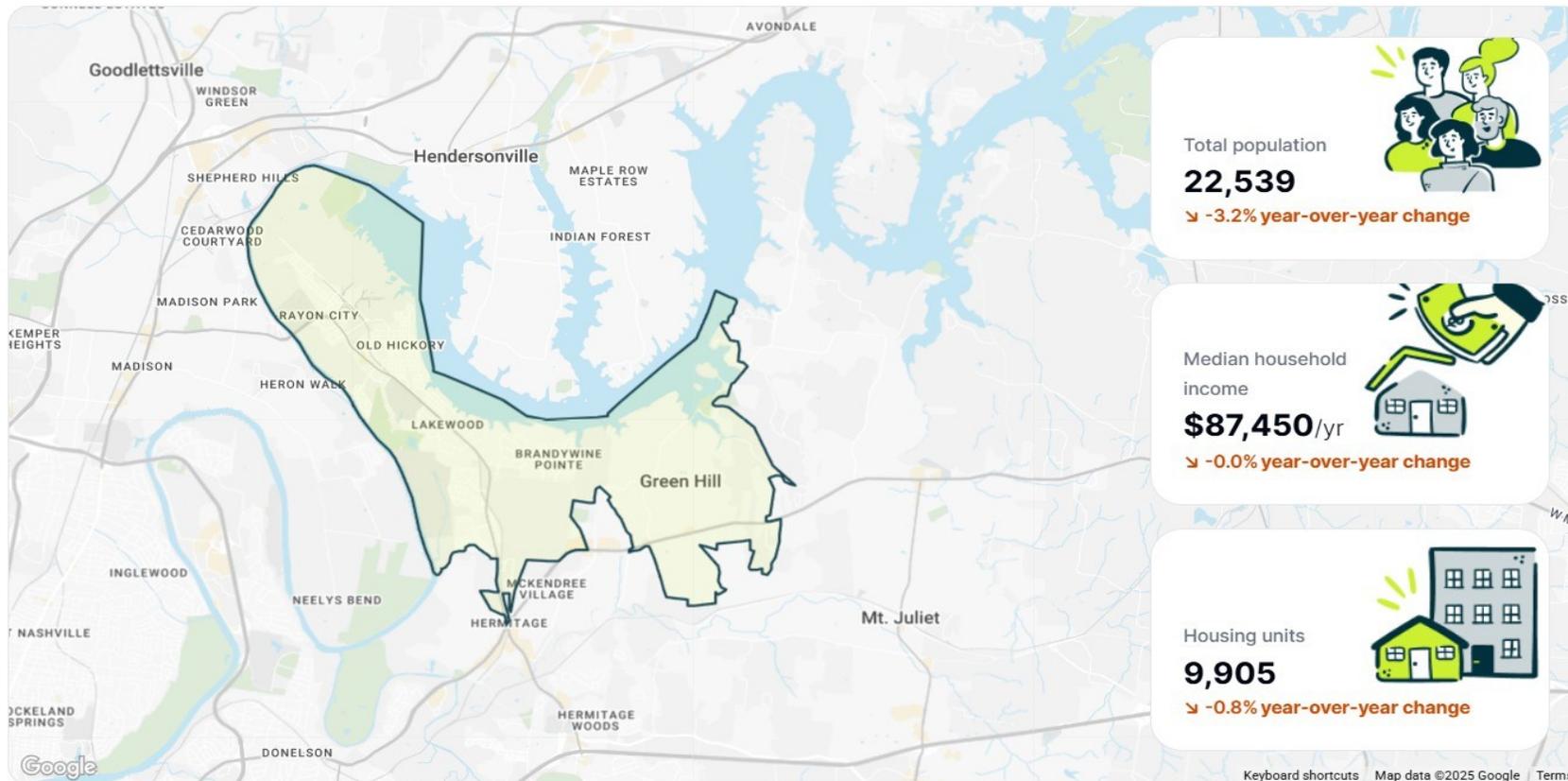




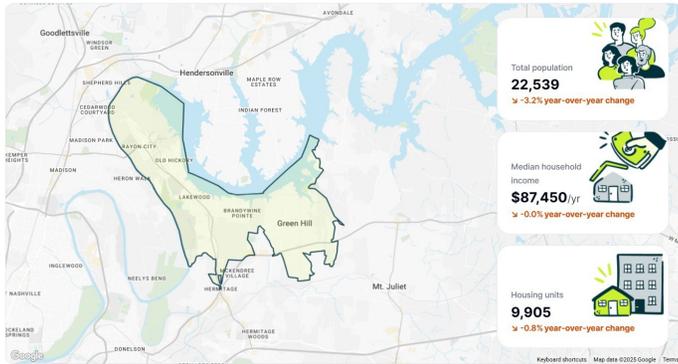




Old Hickory is home to **22,539** residents, according to the most recent Census data. Gender-wise, **50.7%** of Old Hickory locals are male, and **49.3%** are female. The average annual household income in Old Hickory was **\$115,476** in 2023, the most recent annual data available, according to the U.S. Census Bureau. This marked a **+3%** change from the previous year. At the same time, the median income stood at **\$87,450**, reflecting a **-0%** shift over the same period.

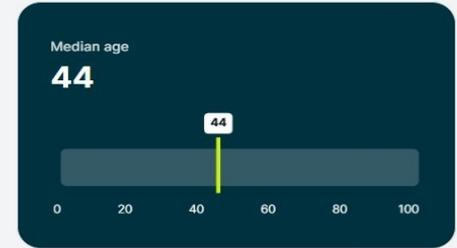


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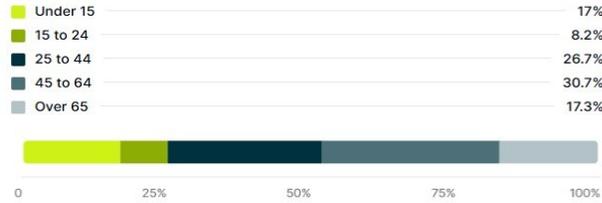


Age demographics

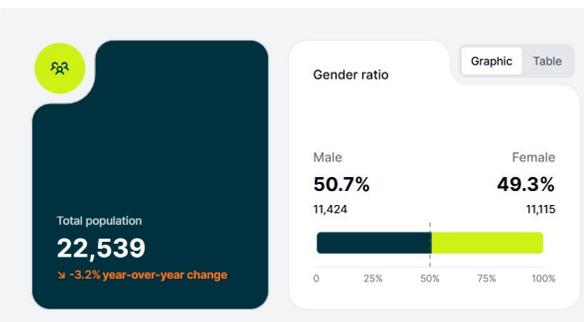
The median age in Old Hickory is 44, with the population distributed as follows: about 17% are children under 15, then 8.2% are in the 15 to 24 age group. Adults between 25 and 44 make up 26.7% of the population, while another 30.7% fall into the 45 to 64 bracket. Finally, around 17.3% are 65 or older.



Age breakdown



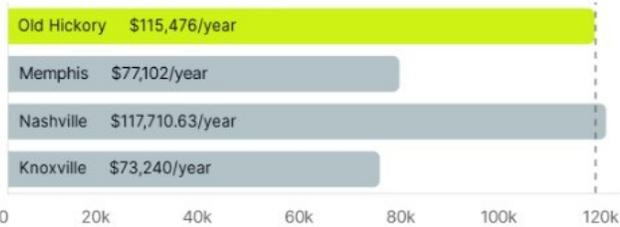
The age composition helps you get insight into who lives in the area. A younger population might mean a more active, fast-paced vibe, while an older one could suggest a quieter, slower lifestyle. If there's a balanced makeup, you're likely to find a variety of services, housing types, and community spaces that cater to different life stages.



Average household income in Old Hickory

\$115,476/year

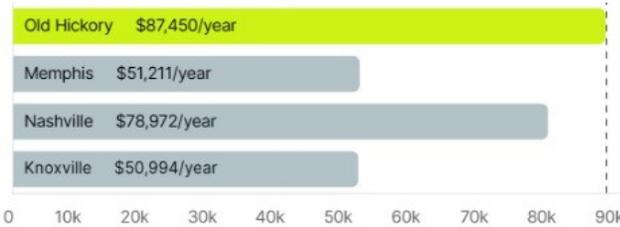
↗ 3.0% year-over-year change



Median household income in Old Hickory

\$87,450/year

↔ -0.0% year-over-year change



Racial makeup: In Old Hickory, 94.8% of the population are US-born citizens, while 3.2% have gained naturalized citizenship. At the same time, 2% of residents are non-citizens. As for race, 81% of locals are Caucasian, 9.9% are African American and 1.3% have Asian roots. There's also a share of 5.1% that includes residents with two or more races.

My 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 Mt. 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

