

FOR LEASE

1,600 Square Feet



White House Crossings

301 Richard Wilkes Road, White House, TN 37188



DEMOGRAPHICS (2017)

	1-MILE	3-MILE	5-MILE
POPULATION	2,724	14,451	25,202
HOUSEHOLDS	958	5,136	9,023
AVG HH INCOME	\$70,872	\$73,458	\$72,559

TRAFFIC EASTERN

Charles Dr. & SR76	28,267
Interstate 65	57,258

- Unique bedroom community to Nashville, TN
- Shopping hub for White House and Springfield, TN
- 35% Population increase between 2010-2015
- Above average household income
- Shadow Anchored by Walmart, Shoe Department

Other Tenants Include:

- Sally Beauty
- CATO
- Comprehensive Pain Management
- Benchmark Physical Therapy



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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



TENANT	SUITE	SQUARE FEET
BenchMark Physical Therapy	1300	3,007
Images Salon	1200	1,633
Cato	1000	4,160
Available	700	1,600
Comprehensive Pain Specialists	600	4,800
Sally Beauty	500	1,600
China Spring	400	1,185
GameStop	300	2,480
Los Agave's	100	3,520



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Summary	Census 2010	2017	2022
Population	2,438	2,724	2,913
Households	859	958	1,023
Families	686	759	806
Average Household Size	2.84	2.84	2.85
Owner Occupied Housing Units	720	780	828
Renter Occupied Housing Units	139	177	194
Median Age	34.5	36.2	36.3
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.35%	0.90%	0.83%
Households	1.32%	0.86%	0.79%
Families	1.21%	0.76%	0.71%
Owner HHs	1.20%	0.84%	0.72%
Median Household Income	2.18%	2.14%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	90	9.4%	88	8.6%
\$15,000 - \$24,999	47	4.9%	44	4.3%
\$25,000 - \$34,999	62	6.5%	56	5.5%
\$35,000 - \$49,999	106	11.1%	96	9.4%
\$50,000 - \$74,999	280	29.2%	267	26.1%
\$75,000 - \$99,999	216	22.5%	264	25.8%
\$100,000 - \$149,999	126	13.2%	162	15.8%
\$150,000 - \$199,999	15	1.6%	21	2.1%
\$200,000+	17	1.8%	25	2.4%
Median Household Income	\$62,627		\$69,742	
Average Household Income	\$70,872		\$80,554	
Per Capita Income	\$25,183		\$28,590	

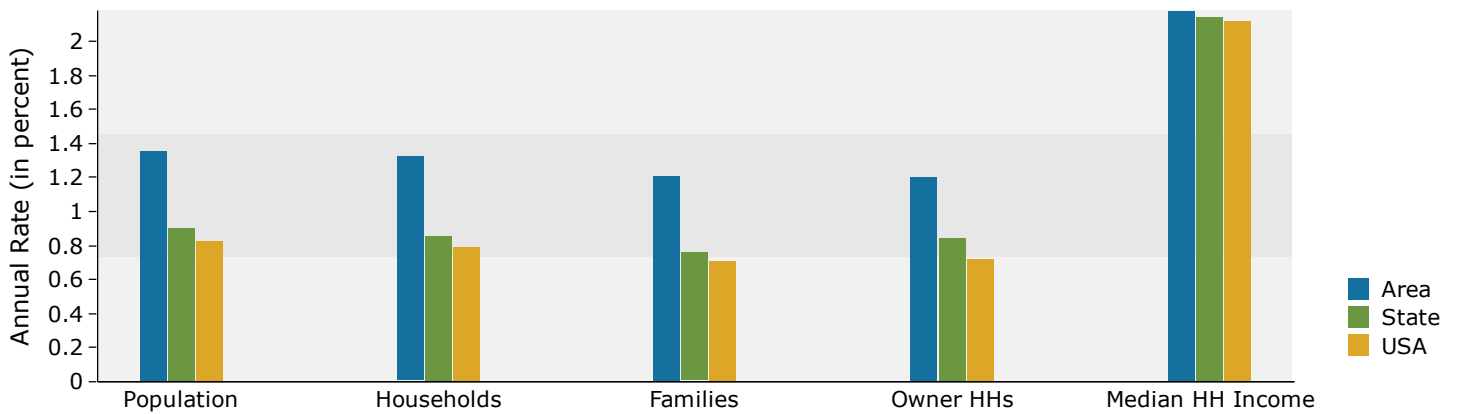
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	188	7.7%	193	7.1%	201	6.9%
5 - 9	219	9.0%	200	7.3%	214	7.3%
10 - 14	197	8.1%	215	7.9%	221	7.6%
15 - 19	168	6.9%	187	6.9%	207	7.1%
20 - 24	114	4.7%	160	5.9%	159	5.5%
25 - 34	353	14.5%	357	13.1%	403	13.8%
35 - 44	393	16.1%	400	14.7%	416	14.3%
45 - 54	341	14.0%	386	14.2%	384	13.2%
55 - 64	234	9.6%	309	11.3%	335	11.5%
65 - 74	145	5.9%	203	7.5%	228	7.8%
75 - 84	69	2.8%	89	3.3%	116	4.0%
85+	18	0.7%	25	0.9%	30	1.0%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,310	94.7%	2,552	93.7%	2,706	92.9%
Black Alone	41	1.7%	50	1.8%	56	1.9%
American Indian Alone	3	0.1%	4	0.1%	4	0.1%
Asian Alone	23	0.9%	28	1.0%	33	1.1%
Pacific Islander Alone	4	0.2%	8	0.3%	10	0.3%
Some Other Race Alone	27	1.1%	36	1.3%	43	1.5%
Two or More Races	31	1.3%	47	1.7%	61	2.1%
Hispanic Origin (Any Race)	70	2.9%	90	3.3%	112	3.8%

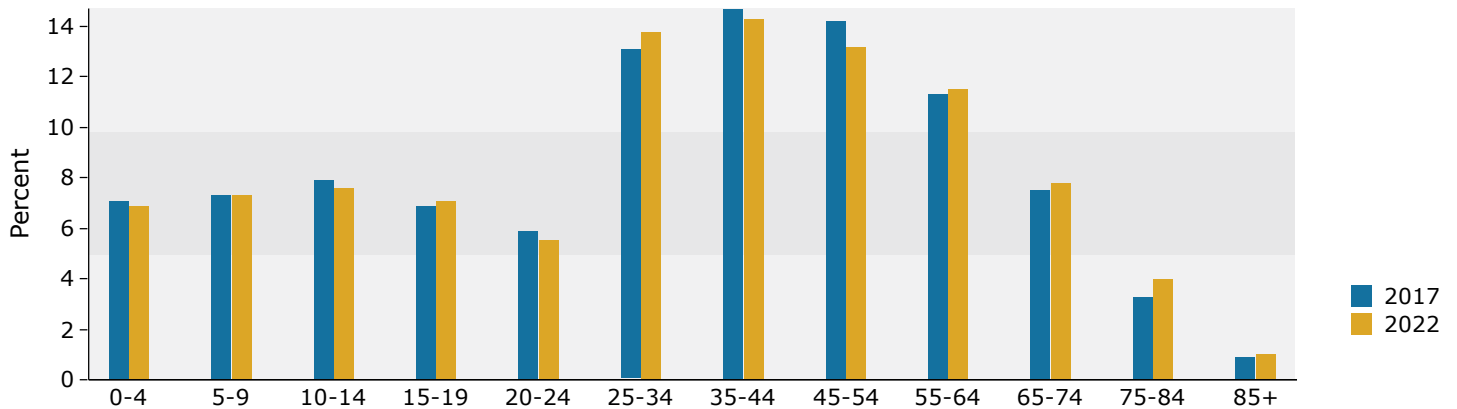
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

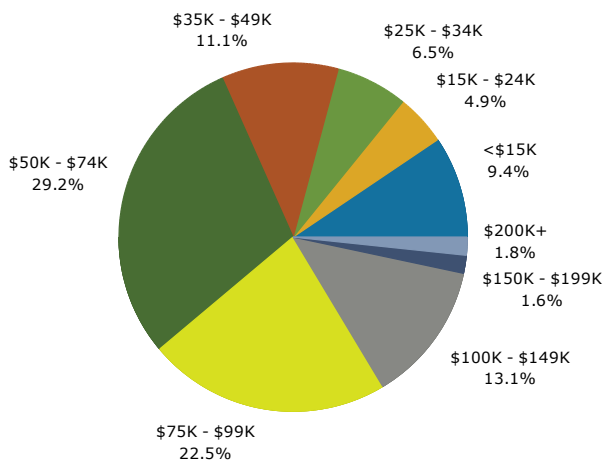
Trends 2017-2022



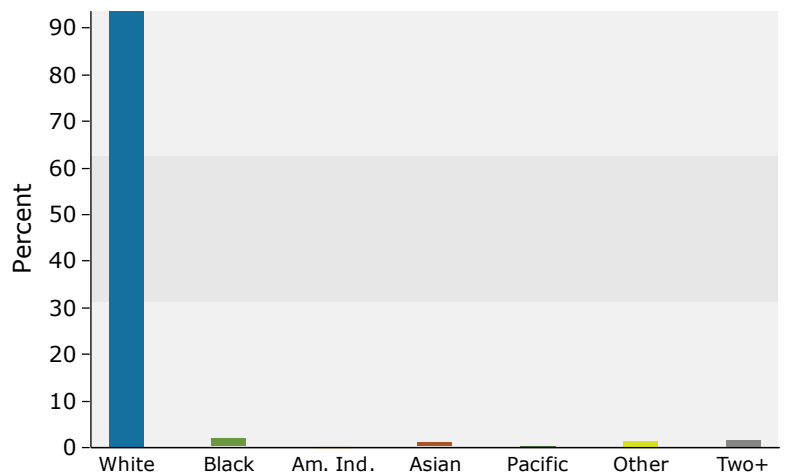
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 3.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

Summary	Census 2010	2017	2022
Population	12,997	14,451	15,515
Households	4,626	5,136	5,505
Families	3,699	4,068	4,340
Average Household Size	2.81	2.81	2.82
Owner Occupied Housing Units	3,904	4,229	4,518
Renter Occupied Housing Units	722	907	987
Median Age	36.4	37.9	38.6
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.43%	0.90%	0.83%
Households	1.40%	0.86%	0.79%
Families	1.30%	0.76%	0.71%
Owner HHs	1.33%	0.84%	0.72%
Median Household Income	2.26%	2.14%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	385	7.5%	385	7.0%
\$15,000 - \$24,999	285	5.5%	273	5.0%
\$25,000 - \$34,999	352	6.9%	317	5.8%
\$35,000 - \$49,999	636	12.4%	579	10.5%
\$50,000 - \$74,999	1,350	26.3%	1,315	23.9%
\$75,000 - \$99,999	1,080	21.0%	1,310	23.8%
\$100,000 - \$149,999	821	16.0%	1,019	18.5%
\$150,000 - \$199,999	135	2.6%	177	3.2%
\$200,000+	92	1.8%	130	2.4%
Median Household Income	\$64,224		\$71,820	
Average Household Income	\$73,458		\$82,924	
Per Capita Income	\$26,165		\$29,488	

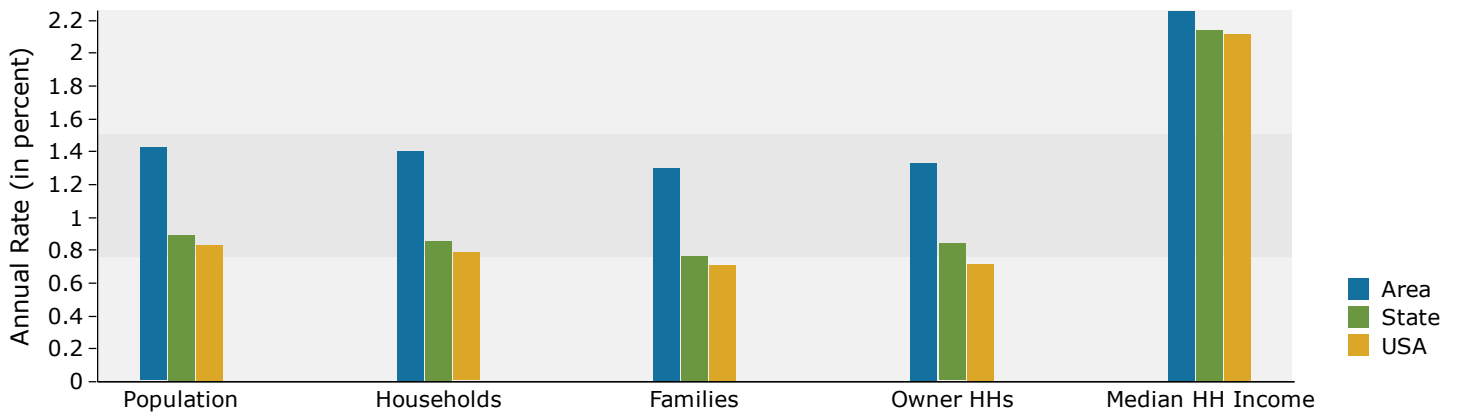
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	874	6.7%	901	6.2%	940	6.1%
5 - 9	1,039	8.0%	972	6.7%	999	6.4%
10 - 14	1,103	8.5%	1,065	7.4%	1,085	7.0%
15 - 19	969	7.5%	980	6.8%	1,017	6.6%
20 - 24	599	4.6%	859	5.9%	777	5.0%
25 - 34	1,624	12.5%	1,874	13.0%	2,161	13.9%
35 - 44	2,113	16.3%	2,026	14.0%	2,125	13.7%
45 - 54	2,022	15.6%	2,200	15.2%	2,140	13.8%
55 - 64	1,356	10.4%	1,794	12.4%	2,039	13.1%
65 - 74	821	6.3%	1,147	7.9%	1,376	8.9%
75 - 84	378	2.9%	492	3.4%	677	4.4%
85+	99	0.8%	141	1.0%	178	1.1%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,367	95.2%	13,589	94.0%	14,447	93.1%
Black Alone	225	1.7%	290	2.0%	340	2.2%
American Indian Alone	30	0.2%	35	0.2%	38	0.2%
Asian Alone	95	0.7%	132	0.9%	172	1.1%
Pacific Islander Alone	10	0.1%	19	0.1%	25	0.2%
Some Other Race Alone	110	0.8%	151	1.0%	186	1.2%
Two or More Races	159	1.2%	235	1.6%	306	2.0%
Hispanic Origin (Any Race)	332	2.6%	453	3.1%	562	3.6%

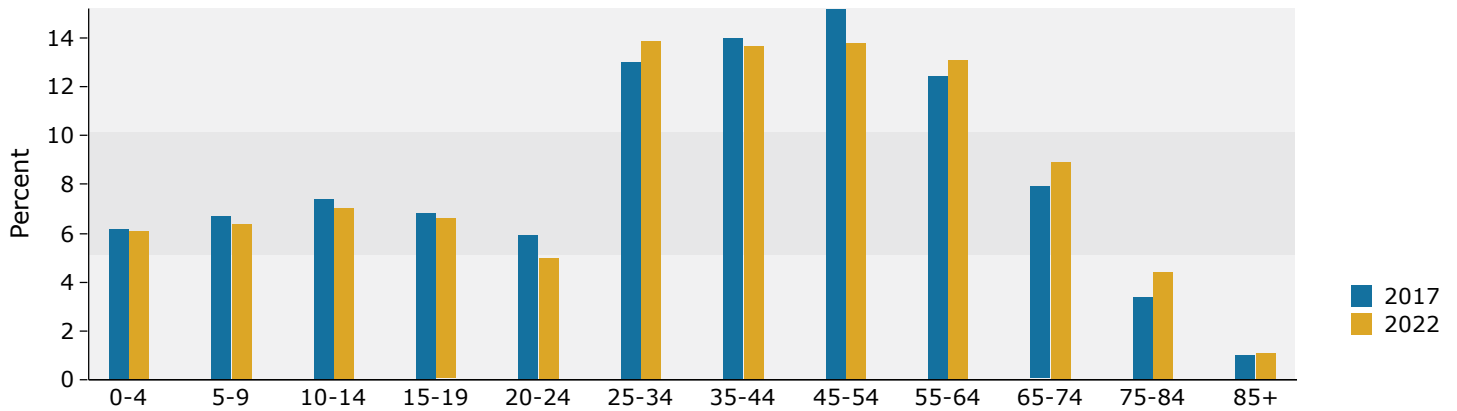
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

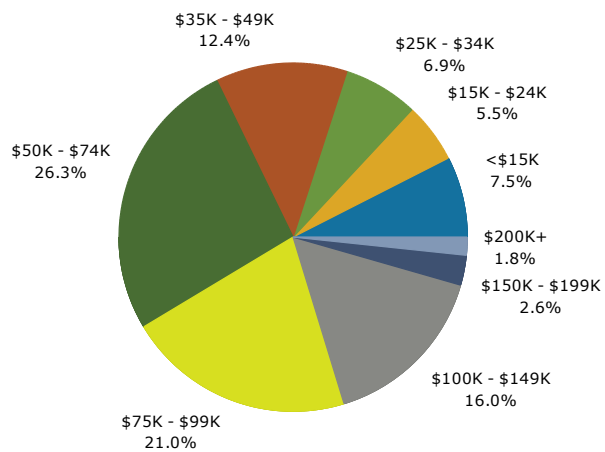
Trends 2017-2022



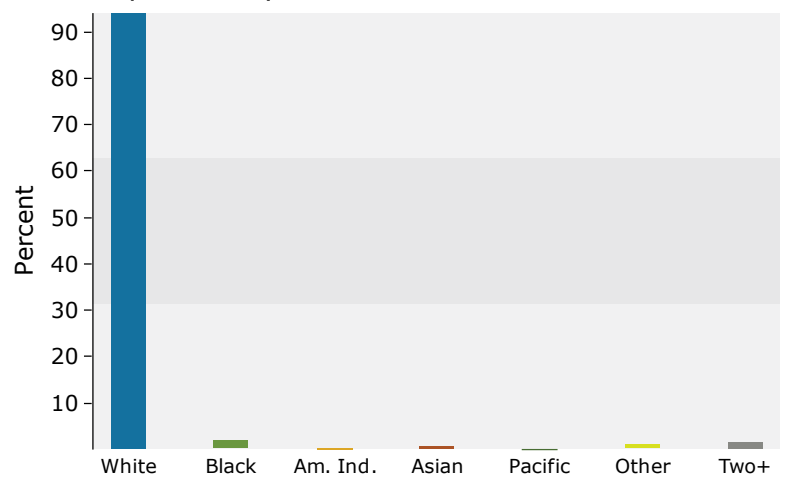
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 3.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

Summary	Census 2010	2017	2022
Population	23,075	25,202	26,832
Households	8,271	9,023	9,591
Families	6,614	7,147	7,562
Average Household Size	2.79	2.79	2.80
Owner Occupied Housing Units	7,003	7,452	7,895
Renter Occupied Housing Units	1,268	1,571	1,696
Median Age	37.5	39.2	40.1
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.26%	0.90%	0.83%
Households	1.23%	0.86%	0.79%
Families	1.14%	0.76%	0.71%
Owner HHs	1.16%	0.84%	0.72%
Median Household Income	2.49%	2.14%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	717	7.9%	711	7.4%
\$15,000 - \$24,999	576	6.4%	546	5.7%
\$25,000 - \$34,999	668	7.4%	594	6.2%
\$35,000 - \$49,999	1,181	13.1%	1,056	11.0%
\$50,000 - \$74,999	2,210	24.5%	2,129	22.2%
\$75,000 - \$99,999	1,754	19.4%	2,119	22.1%
\$100,000 - \$149,999	1,495	16.6%	1,869	19.5%
\$150,000 - \$199,999	272	3.0%	359	3.7%
\$200,000+	151	1.7%	208	2.2%
Median Household Income	\$62,816		\$71,029	
Average Household Income	\$72,559		\$82,280	
Per Capita Income	\$25,983		\$29,418	

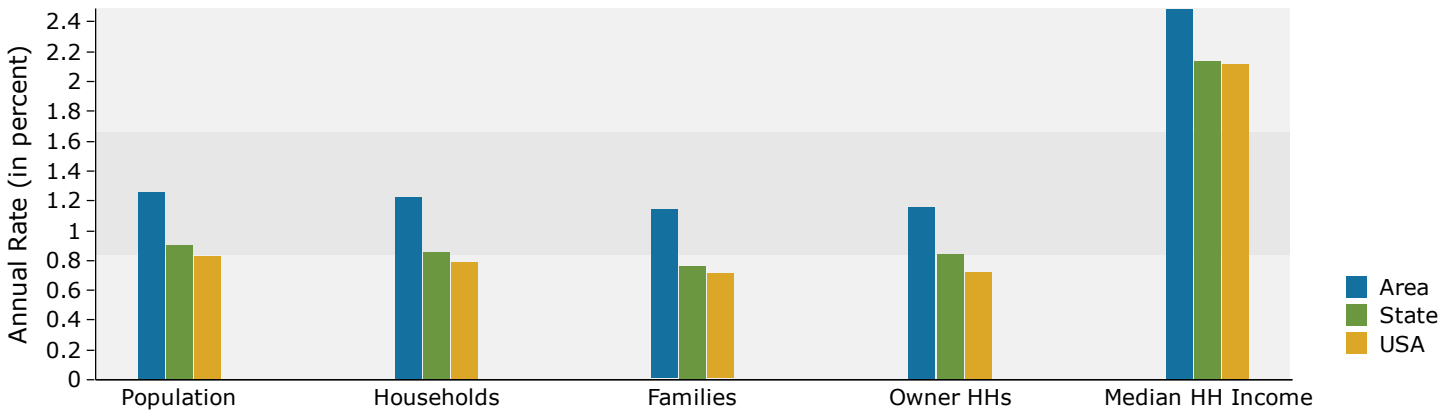
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,459	6.3%	1,472	5.8%	1,520	5.7%
5 - 9	1,734	7.5%	1,628	6.5%	1,649	6.1%
10 - 14	1,910	8.3%	1,788	7.1%	1,830	6.8%
15 - 19	1,691	7.3%	1,653	6.6%	1,703	6.3%
20 - 24	1,074	4.7%	1,442	5.7%	1,290	4.8%
25 - 34	2,781	12.1%	3,188	12.7%	3,553	13.2%
35 - 44	3,626	15.7%	3,446	13.7%	3,618	13.5%
45 - 54	3,736	16.2%	3,862	15.3%	3,706	13.8%
55 - 64	2,674	11.6%	3,400	13.5%	3,742	13.9%
65 - 74	1,550	6.7%	2,189	8.7%	2,667	9.9%
75 - 84	661	2.9%	892	3.5%	1,248	4.7%
85+	179	0.8%	241	1.0%	305	1.1%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	22,025	95.5%	23,794	94.4%	25,101	93.6%
Black Alone	375	1.6%	476	1.9%	556	2.1%
American Indian Alone	73	0.3%	79	0.3%	84	0.3%
Asian Alone	128	0.6%	179	0.7%	232	0.9%
Pacific Islander Alone	13	0.1%	24	0.1%	32	0.1%
Some Other Race Alone	180	0.8%	243	1.0%	300	1.1%
Two or More Races	280	1.2%	406	1.6%	526	2.0%
Hispanic Origin (Any Race)	562	2.4%	750	3.0%	923	3.4%

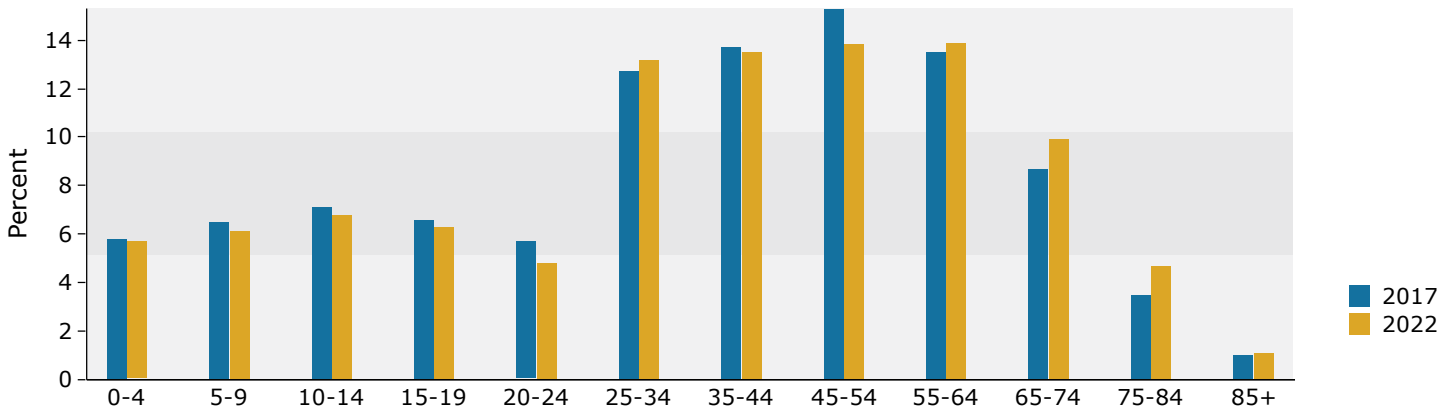
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

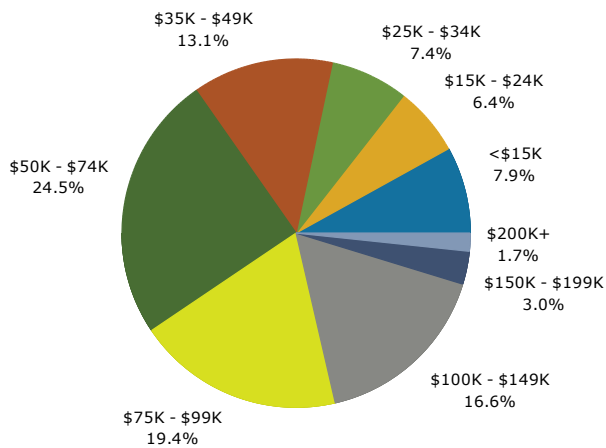
Trends 2017-2022



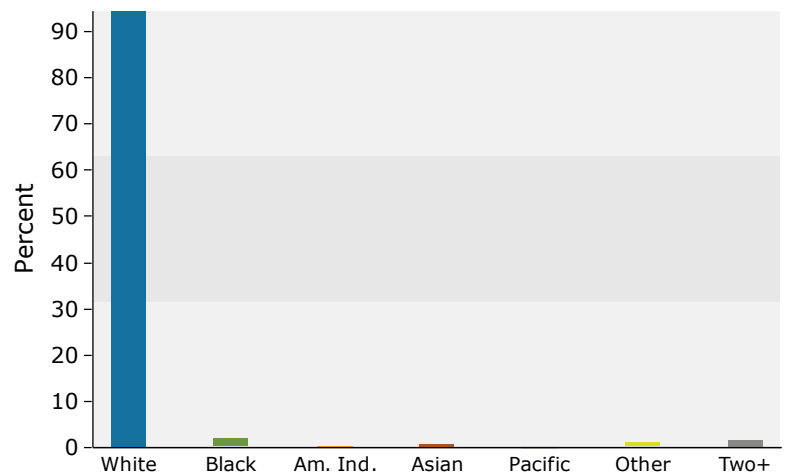
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 3.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.