

Coming Soon -

SPRING HILL, TENNESSEE



Marketplace



PROPERTY OVERVIEW

Location

3091 Miles Johnson Pkwy - Spring Hill, TN

Anchor

Aubrey's Restaurant 7,636 S.F.

Shops

Retail	"A"	6,300 S.F.
Retail	"B"	6,300 S.F.
Retail	"C"	7,400 S.F.
"Future Development Area"		TBD

Aubrey's Opening Late 2024

Projected Occupancy Shops Late 2025

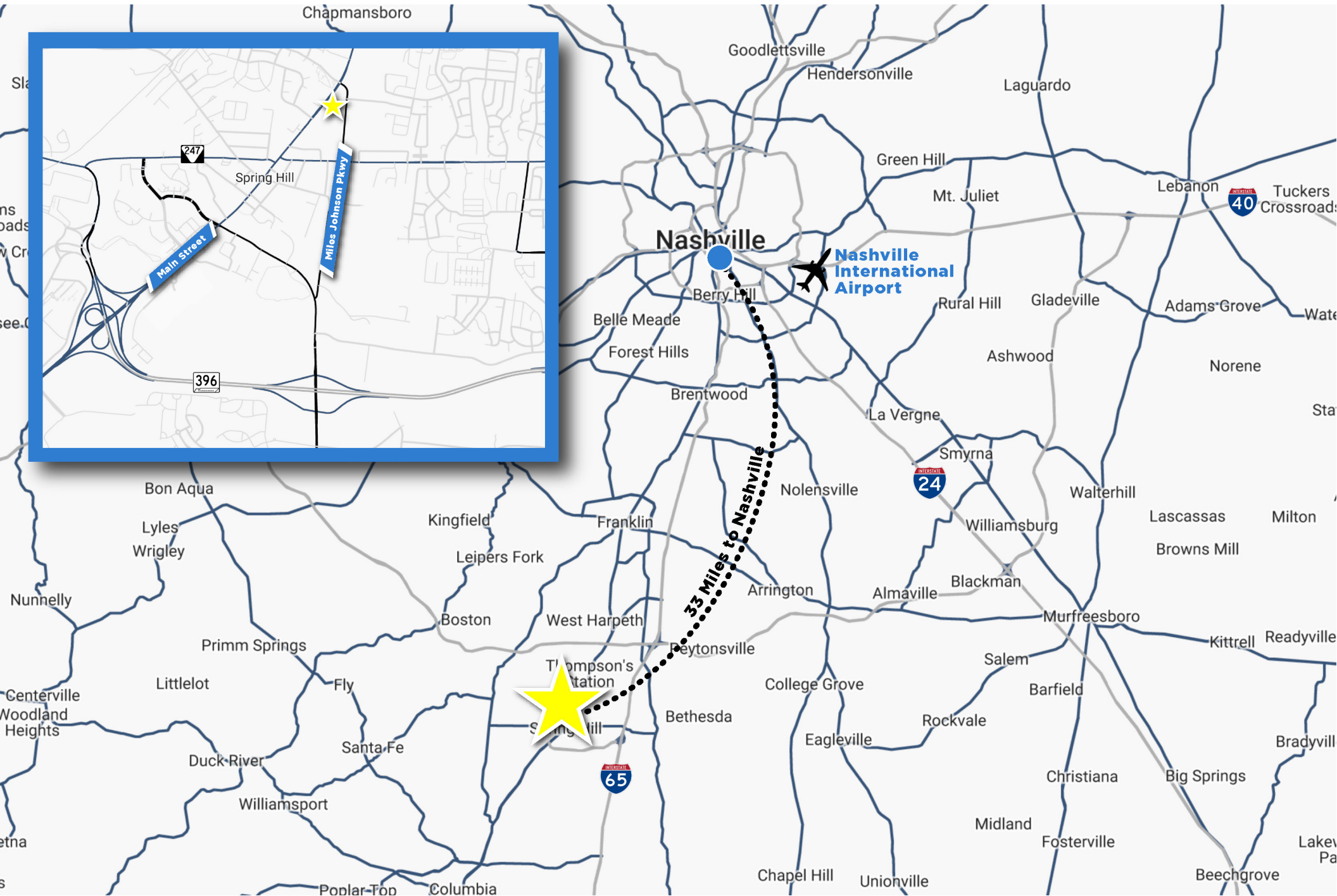


Real Estate Advisors, LLC

GARY DeNICOLA
MANAGING PRINCIPAL
800.908.4936, ext. 1
www.gjdrealestateadvisors.com

**JKS Real Estate
Development, LLC**

LOCATION



COMPETITION

Aubrey's Marketplace



SITE

Aubrey's Marketplace



Harvey Springs Dr.

Miles Johnson Pkwy (6,906 VPD)

Main Street (15,080 VPD)

247

PLAN

Aubrey's Marketplace

PARKING SUMMARY

RESTAURANT PARKING REQUIREMENTS PER SPRING HILL CODE:
 MINIMUM 1 SPACE PER 100 SF OF GROSS FLOOR AREA
 MINIMUM 1 ADDITIONAL SPACE PER 150 OF OUTDOOR DINING AREA
 RETAIL PARKING REQUIREMENTS PER SPRING HILL CODE:
 MINIMUM 1 SPACE PER 600 SF OF GROSS FLOOR AREA
 MAXIMUM 150% OF THE MINIMUM REQUIREMENT

IF MORE THAN 150% IS DESIRED, A PARKING STUDY JUSTIFYING THE OVERAGE PARKING IS REQUIRED
 EVERY PARKING SPACE OVER 125% MUST BE CONSTRUCTED WITH PERVIOUS PAVEMENT

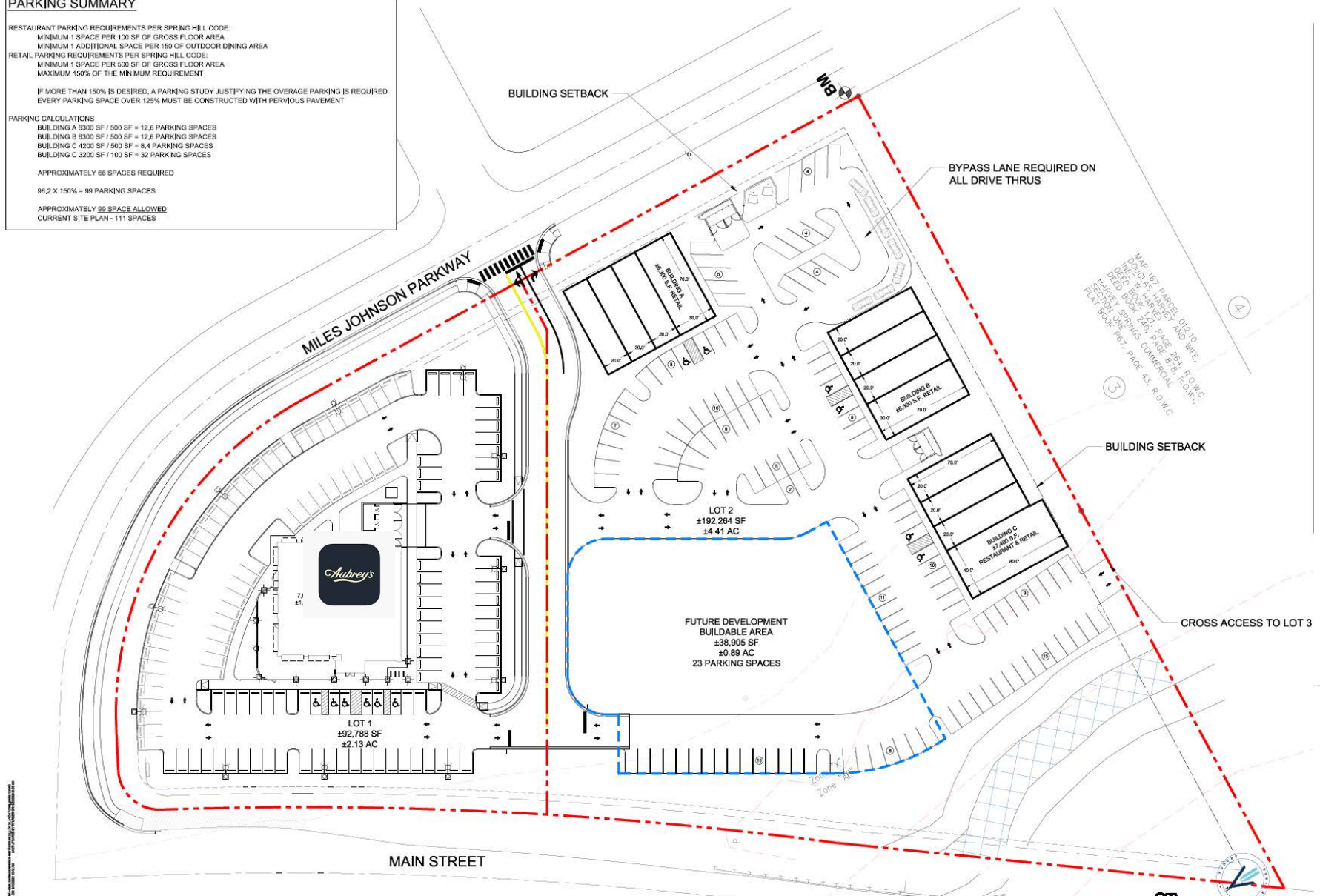
PARKING CALCULATIONS

BUILDING A 6300 SF / 500 SF = 12.6 PARKING SPACES
 BUILDING B 6300 SF / 500 SF = 12.6 PARKING SPACES
 BUILDING C 4200 SF / 500 SF = 8.4 PARKING SPACES
 BUILDING C 3200 SF / 100 SF = 32 PARKING SPACES

APPROXIMATELY 66 SPACES REQUIRED

96.2 X 150% = 99 PARKING SPACES

APPROXIMATELY 99 SPACE ALLOWED
 CURRENT SITE PLAN - 111 SPACES



DEMOGRAPHICS

Highlights:	1-Mile	3-Mile	5-Mile
2023 Population	6,724	51,150	69,843
2028 Projection	7,273	55,803	78,140
Annual Growth Rate	1.58%	1.76%	2.27%
Average Household Size	2.70	2.86	2.82
Owner Occupied Housing Units	68.2%	80.2%	80.5%
Median Age	35.7	34.3	35.5%
Median Household Income	\$87,018	\$93,239	\$95,135
Average Household Income	\$108,286	\$119,065	\$124,021

Education/Labor	1-Mile	3-Mile	%-Mile
College Degree	31.9%	36.6%	36.1%
Graduate Degree	11.9%	14.4%	13.4%
Associate Degree	14.4%	13.5%	12.2%
% Labor Force Employed	97.2%	98.1%	97.9%

Source: esri
Market Profile

2023 Consumer Spending	1-Mile	3-Mile	5-Mile
Apparel & Services: Total \$	\$5,450,850	\$42,770,512	\$61,577,403
Average Spent	\$2,220.31	\$2,404.59	\$2,499.89
Spending Potential Index	101	109	114
Education: Total \$	\$4,104,330	\$33,038,043	\$48,368,294
Average Spent	\$1,671.82	\$1,857.43	\$1,963.64
Spending Potential Index	93	104	109
Entertainment/Recreation: Total \$	\$9,387,672	\$74,767,329	\$107,970,400
Average Spent	\$3,823.90	\$4,203.48	\$4,383.34
Spending Potential Index	101	111	116
Food at Home: Total \$	\$16,343,515	\$126,504,822	\$183,560,836
Average Spent	\$6,657.24	\$7,112.21	\$7,452.13
Spending Potential Index	98	105	110
Food Away from Home: Total \$	\$9,431,159	\$74,506,152	\$106,643,027
Average Spent	\$3,841.61	\$4,188.80	\$4,329.45
Spending Potential Index	103	113	116
Health Care: Total \$	\$18,028,636	\$140,275,239	\$204,907,382
Average Spent	\$7,343.64	\$7,886.39	\$8,318.75
Spending Potential Index	100	107	113
HH Furnishings & Equipment: Total \$	\$7,409,930	\$58,615,137	\$84,567,341
Average Spent	\$3,018.30	\$3,295.39	\$3,433.23
Spending Potential Index	102	112	116
Personal Care Products & Services: Total \$	\$2,391,817	\$18,808,938	\$27,117,508
Average Spent	\$974.26	\$1,057.45	\$1,100.91
Spending Potential Index	102	111	115
Shelter: Total \$	\$60,743,705	\$479,407,720	\$689,839,967
Average Spent	\$24,742.85	\$26,952.70	\$28,005.84
Spending Potential Index	100	109	113
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$7,913,161	\$63,534,539	\$92,023,439
Average Spent	\$3,223.28	\$3,571.96	\$3,735.93
Spending Potential Index	103	114	119
Travel: Total \$	\$5,767,735	\$46,656,000	\$66,985,177
Average Spent	\$2,349.38	\$2,623.04	\$2,719.44
Spending Potential Index	104	117	121
Vehicle Maintenance & Repairs: Total \$	\$3,298,322	\$25,606,748	\$36,964,913
Average Spent	\$1,343.51	\$1,439.63	\$1,500.69
Spending Potential Index	103	110	115



**AVERAGE HOUSEHOLD INCOME OF
\$119,065 3-Mile Radius**



**POPULATION OF 51,150
3-Mile Radius**

MARKETPLACE



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