

FOR SALE > COMMERCIAL LAND

# Prime Commercial Land



31E @ ROCKLAND ROAD, HENDERSONVILLE, TN 37075



## Site Features

- > ±29 AC
- > Zoned GCS/PUD
- > Located off Exit 3 of Vietnam Veterans Parkway
- > Road frontage on 31E and Rockland Road
- > Traffic Count:
  - 26,860 ADT on 31E
  - 8,290 on Rockland Road
  - 66,208 on Vietnam Veterans Parkway
- > Population Count:
  - 3 Miles - 36,433
  - 5 Miles - 109,550
- > Unique location that provides close proximity to highway, railway and waterway



**Sale Price: \$3,950,000**

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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