

5502 OLD HICKORY BLVD, HERMITAGE, TN, 37076

retail | parcel 08600008900 | Davidson County, TN

SUBJECT

Building size: 146,760 SF
Units: -
Year built:
Last arm's-length sale \$10,600,000 on 2000-08-10 (warranty)
Assessor appraised (\$20,648,800)
Land: 19.05 ac

VALUATION CONCLUSION

\$27,445,587
Indicated range \$16,795,214 - \$37,046,626 basis ppsf_median confidence 0.35 21 comps scope zip

COMPARABLE SALES (21)

#	Address	Sale date	Sale price	Size	Rate (SF)	Distance	Indicated (\$/SF)	Source
1	4040 LEBANON PIKE	2025-07-30	\$2,448,000	11,631 SF	\$210/SF	1.42 mi	\$30,888,577	davidson_tn_cre
2	4050 ANDREW JACKSON WAY	2025-05-13	\$660,000	4,860 SF	\$135/SF	0.33 mi	\$19,930,008	davidson_tn_cre
3	3441 LEBANON PIKE	2024-12-30	\$7,777,000	41,585 SF	\$187/SF	1.21 mi	\$27,445,587	davidson_tn_cre
4	5205 OLD HICKORY BLVD	2022-05-16	\$5,100,000	11,470 SF	\$444/SF	0.80 mi	\$65,255,366	davidson_tn_cre
5	100 BONNABROOK DR	2022-01-13	\$720,000	5,306 SF	\$135/SF	1.32 mi	\$19,915,332	davidson_tn_cre
6	4101 LEBANON PIKE	2021-12-23	\$7,214,133	116,812 SF	\$61/SF	1.33 mi	\$9,063,897	davidson_tn_cre
7	5225 OLD HICKORY BLVD	2021-11-15	\$4,325,000	10,971 SF	\$394/SF	0.66 mi	\$57,855,727	davidson_tn_cre
8	4005 LEBANON PIKE	2021-10-26	\$8,509,000	16,115 SF	\$528/SF	1.34 mi	\$77,492,215	davidson_tn_cre
9	4130 LEBANON PIKE 100	2021-10-22	\$515,000	4,500 SF	\$114/SF	1.50 mi	\$16,795,214	davidson_tn_cre
10	3954 DODSON CHAPEL RD	2021-05-21	\$3,250,000	12,875 SF	\$252/SF	0.73 mi	\$37,046,626	davidson_tn_cre

#	Address	Sale date	Sale price	Size	Rate (SF)	Distance	Indicated (\$/SF)	Source
11	3520 HOGGETT FORD RD	2020-08-19	\$425,000	7,075 SF	\$60/SF	1.90 mi	\$8,815,873	davidson_tn_cre
12	4833 LEBANON PIKE	2019-11-15	\$850,000	3,524 SF	\$241/SF	2.65 mi	\$35,398,512	davidson_tn_cre
13	400 TULIP GROVE RD	2019-10-23	\$4,325,000	13,848 SF	\$312/SF	2.45 mi	\$45,836,083	davidson_tn_cre
14	3786 CENTRAL PIKE	2018-02-21	\$5,200,000	19,527 SF	\$266/SF	0.69 mi	\$39,082,188	davidson_tn_cre
15	3425 LEBANON PIKE	2015-11-02	\$225,000	918 SF	\$245/SF	1.27 mi	\$35,970,876	davidson_tn_cre
16	5780 OLD HICKORY BLVD	2014-06-10	\$440,000	2,456 SF	\$179/SF	0.75 mi	\$26,292,054	davidson_tn_cre
17	3910 LEBANON PIKE	2008-12-31	\$2,231,100	44,160 SF	\$50/SF	1.31 mi	\$7,414,315	davidson_tn_cre
18	3455 LEBANON PIKE	2004-07-28	\$520,000	4,590 SF	\$113/SF	1.23 mi	\$16,626,440	davidson_tn_cre
19	4001 CENTRAL PIKE	2000-08-14	\$3,545,000	15,048 SF	\$235/SF	0.60 mi	\$34,573,720	davidson_tn_cre
20	5570 OLD HICKORY BLVD	2000-08-10	\$1,424,000	10,301 SF	\$138/SF	0.10 mi	\$20,288,102	davidson_tn_cre
21	4028 LEBANON PIKE	1996-10-17	\$570,000	8,605 SF	\$66/SF	1.39 mi	\$9,721,382	davidson_tn_cre

0 non-market low outlier(s) excluded by the pool-relative floor.

METHODOLOGY & PURITY

Comparable sales are limited to VERIFIED, arm's-length, non-distressed, non-estimated recorded sales of the same property type within zip. Nominal / quitclaim / intra-family transfers, foreclosure & other distressed deeds, estimated prices, and multi-parcel deeds are excluded; 0 presumptive non-market low outlier(s) were excluded by the pool-relative floor. No qualitative (condition, location, or time) adjustments are applied - each comp's indicated value is a pure size-normalization (price per square foot) applied to the subject. The concluded value is the median of the qualified comp set's rate (an AVM, not a certified appraisal).

EXCLUSION LOG - WHAT WE REFUSED, AND WHY

1 excluded candidate(s) in scope

Address	Sale date	Sale price	Deed type	Reason(s)
690 OLD HICKORY BLVD	2001-08-03	\$3,096,986	non_qualified	deed_type=non_qualified

PROVENANCE & CITATION PACK

Sources: davidson_tn_cre | 21 comps | retrieved 2026-08-01T20:11:40

Per-comp citations (source chain, retrieval date, confidence basis):

1. 4040 LEBANON PIKE - \$2,448,000 (2025-07-30)

source	davidson_tn_cre	retrieved	2026-08-01T20:11:40	method	county_bulk	confidence	0.85	raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20250804_0061348 07513024300								

2. 4050 ANDREW JACKSON WAY - \$660,000 (2025-05-13)

source	davidson_tn_cre	retrieved	2026-08-01T20:11:40	method	county_bulk	confidence	0.85	raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20250514_0038056 08600020400								

3. 3441 LEBANON PIKE - \$7,777,000 (2024-12-30)

source	davidson_tn_cre		retrieved	2026-08-01T20:11:40		method	county_bulk		confidence	0.85		raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20250109 0001897 08600000900												

4. 5205 OLD HICKORY BLVD - \$5,100,000 (2022-05-16)

source	davidson_tn_cre	retrieved	2026-08-01T20:11:40	method	county_bulk	confidence	0.85	raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20220517_0056552 08600076300								

5. 100 BONNABROOK DR - \$720,000 (2022-01-13)

source	davidson_tn_cre	retrieved	2026-08-01T20:11:40	method	county_bulk	confidence	0.85	raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20220125 0008813 08601006900								

6. 4101 LEBANON PIKE - \$7,214,133 (2021-12-23)

source	davidson_tn_cre		retrieved	2026-08-01T20:11:40		method	county_bulk		confidence	0.85		raw_ref	
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20211230_0171974 07514013500													

7. 5225 OLD HICKORY BLVD - \$4,325,000 (2021-11-15)

source	davidson_tn_cre	retrieved	2026-08-01T20:11:40	method	county_bulk	confidence	0.85	raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20211117_0153036 08600076500								

8. 4005 LEBANON PIKE - \$8,509,000 (2021-10-26)

source	davidson_tn_cre		retrieved	2026-08-01T20:11:40		method	county_bulk		confidence	0.85		raw_ref	rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20211028_0144773 07500021400
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9. 4130 LEBANON PIKE 100 - \$515,000 (2021-10-22)

source	davidson_tn_cre	retrieved	2026-08-01T20:11:40	method	county_bulk	confidence	0.85	raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20211025_0142605 07500014900								

10. 3954 DODSON CHAPEL RD - \$3,250,000 (2021-05-21)

source	davidson_tn_cre	retrieved	2026-08-01T20:11:40	method	county_bulk	confidence	0.85	raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20210603_0074426 08600013700								

11. 3520 HOGGETT FORD RD - \$425,000 (2020-08-19)

source	davidson_tn_cre	retrieved	2026-08-01T20:11:40	method	county_bulk	confidence	0.85	raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20200820_0093793 08500007200								

12. 4833 LEBANON PIKE - \$850,000 (2019-11-15)

source	davidson_tn_cre	retrieved	2026-08-01T20:11:40	method	county_bulk	confidence	0.85	raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20191121_0120320 06513013600								

13. 400 TULIP GROVE RD - \$4,325,000 (2019-10-23)

source	davidson_tn_cre	retrieved	2026-08-01T20:11:40	method	county_bulk	confidence	0.85	raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20191030_0111079107601013800								

14. 3786 CENTRAL PIKE - \$5,200,000 (2018-02-21)

source	davidson_tn_cre	retrieved	2026-08-01T20:11:40	method	county_bulk	confidence	0.85	raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20180222_0017115108600013900								

15. 3425 LEBANON PIKE - \$225,000 (2015-11-02)

source	davidson_tn_cre	retrieved	2026-08-01T20:11:40	method	county_bulk	confidence	0.85	raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20151104_0112493108600032000								

16. 5780 OLD HICKORY BLVD - \$440,000 (2014-06-10)

source	davidson_tn_cre	retrieved	2026-08-01T20:11:40	method	county_bulk	confidence	0.85	raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20140612_0051193 08600016300								

17. 3910 LEBANON PIKE - \$2,231,100 (2008-12-31)

source	davidson_tn_cre	retrieved	2026-08-01T20:11:40	method	county_bulk	confidence	0.85	raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20081231_0123793 07513024600								

18. 3455 LEBANON PIKE - \$520,000 (2004-07-28)

source	davidson_tn_cre	retrieved	2026-08-01T20:11:40	method	county_bulk	confidence	0.85	raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20040729_0090879 08600019700								

19. 4001 CENTRAL PIKE - \$3,545,000 (2000-08-14)

CREVault - auditable comparable-sales intelligence

source davidson_tn_cre | retrieved 2026-08-01T20:11:40 | method county_bulk | confidence 0.85 | raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20000825 0084161|08600034400

20. 5570 OLD HICKORY BLVD - \$1,424,000 (2000-08-10)

source davidson_tn_cre | retrieved 2026-08-01T20:11:40 | method county_bulk | confidence 0.85 | raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20000810 0079583|08600033600

21. 4028 LEBANON PIKE - \$570,000 (1996-10-17)

source davidson_tn_cre | retrieved 2026-08-01T20:11:40 | method county_bulk | confidence 0.85 | raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-00010234 0000818|07513024700