

PARIS CROSSINGS SHOPPING CENTER

BRG | **BUCHANAN REALTY GROUP**
INVESTMENTS | MANAGEMENT | BROKERAGE | DEVELOPMENT

APARTMENT COMPLEX

HOTEL SITE



SUBJECT SITES

AVAILABLE OUTPARCELS



MINERAL WELLS AVE., PARIS, TN 38242

PARIS CROSSINGS SHOPPING CENTER



APARTMENT COMPLEX

HOTEL SITE



Outparcel #1
2.23 Acres

Outparcel #2
1.17 Acres

Outparcel #3
1.18 Acres

Outparcel #5
2.28 Acres

MINERAL WELLS AVE 18,000+ VPD

Paris Crossings is a new power center development located at the signalized intersection of Mineral Wells Ave (Hwy 77) and Hwy 218 in Paris, TN. Anchored by national retailers including ALDI, Burlington, T.J. Maxx, Five Below, Ulta Beauty, PetSmart, and Hobby Lobby, the center serves as a primary retail destination for the region. Prime outparcel opportunities are still available for a bank, QSR, retail users, and a proposed convenience store, offering excellent visibility, strong co-tenancy, and high daily traffic in a well-established retail corridor.

AVAILABLE OUTPARCELS

PROPERTY OVERVIEW

Paris Crossing represents one of the premier retail growth opportunities in Paris, Tennessee, offering highly visible outparcel pad sites within an established and expanding retail corridor. The development is positioned to capture daily-needs retail demand from Henry County and surrounding rural trade areas, while benefiting from regional draw and seasonal tourism traffic. These outparcels provide flexible development opportunities for national and regional tenants seeking strong market entry with lower occupancy costs and limited direct competition.

KEY HIGHLIGHTS

- Prime Road Frontage with 18,000+ VPD
- Pad-ready Sites
- Access to Established Retail Traffic
- Limited New Retail Competition
- Ideal configuration for drive-thru QSR, coffee, medical, and service retail users

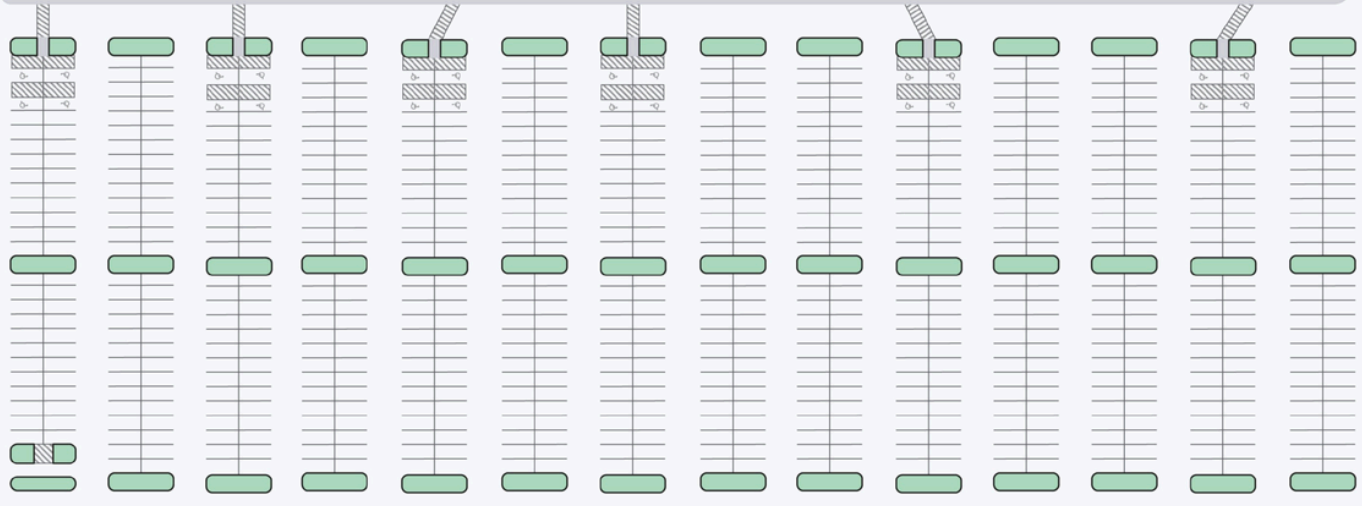
DEMOGRAPHICS

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	7,129	10,296	15,862
Total Population	16,692	24,370	37,900
Average HH Income	\$65,986	\$68,274	\$69,493

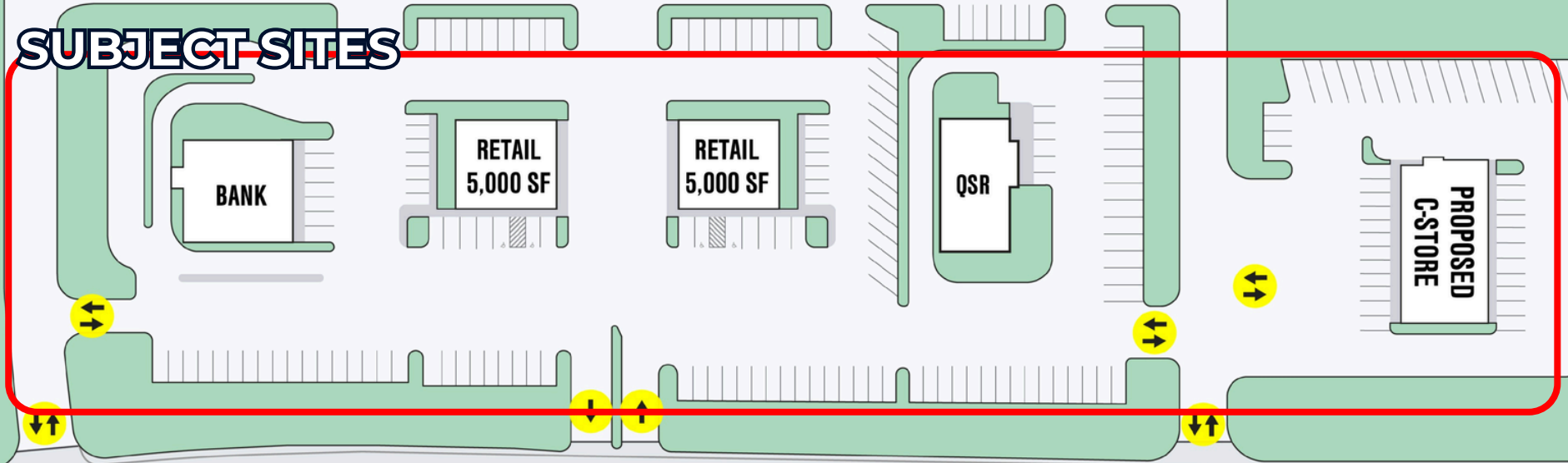


BUCHANAN
REALTY
GROUP

PARIS CROSSINGS SHOPPING CENTER



SUBJECT SITES



MINERAL WELLS AVE

77

77

Rent-A-Center
RAC

77

LOWE'S

69A

DEMOGRAPHICS

PARIS CROSSINGS SHOPPING CENTER

RETAIL MAP

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

Walgreens

Ford

MERISON'S
HOME FURNISHINGS

MEMORIAL DR

FAIRVIEW ST

641

69

Walmart
Save money. Live better.

77

NISSAN

Hampton Inn

SETCO
AUTOMOTIVE

MINERAL WELLS AVE

TSC TRACTOR SUPPLY CO

Paris Crossing

MOCKINGBIRD LN

Clifty Farm
COUNTRY MEATS

BRG

BUCHANAN
REALTY
GROUP

INVESTMENTS | MANAGEMENT | BROKERAGE | DEVELOPMENT

218



TENNESSEE COLLEGES
OF APPLIED TECHNOLOGY

PARIS BYPASS