

9809 US HIGHWAY 64

ARLINGTON, TN 38002

**FOR SALE
& LEASE**




LOCATION DESCRIPTION

Property available on the south side of US Highway 64 just west of the intersection with North Houston Levee Rd in Arlington, Tennessee

PROPERTY HIGHLIGHTS

- 3,233 SF building on 0.88 acres available For Sale or Lease
- Currently a Zips Car Wash
- Adjacent to D1 Training and Macon Discount Tire
- Traffic Counts (AADT): Hwy 64 48,484 and N Houston Levee Rd 19,999



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	8,001	40,246	90,789
Daytime Population	5,265	26,459	78,277
Households	3,297	15,368	35,172
Average HH Income	\$101,614	\$122,418	\$121,890



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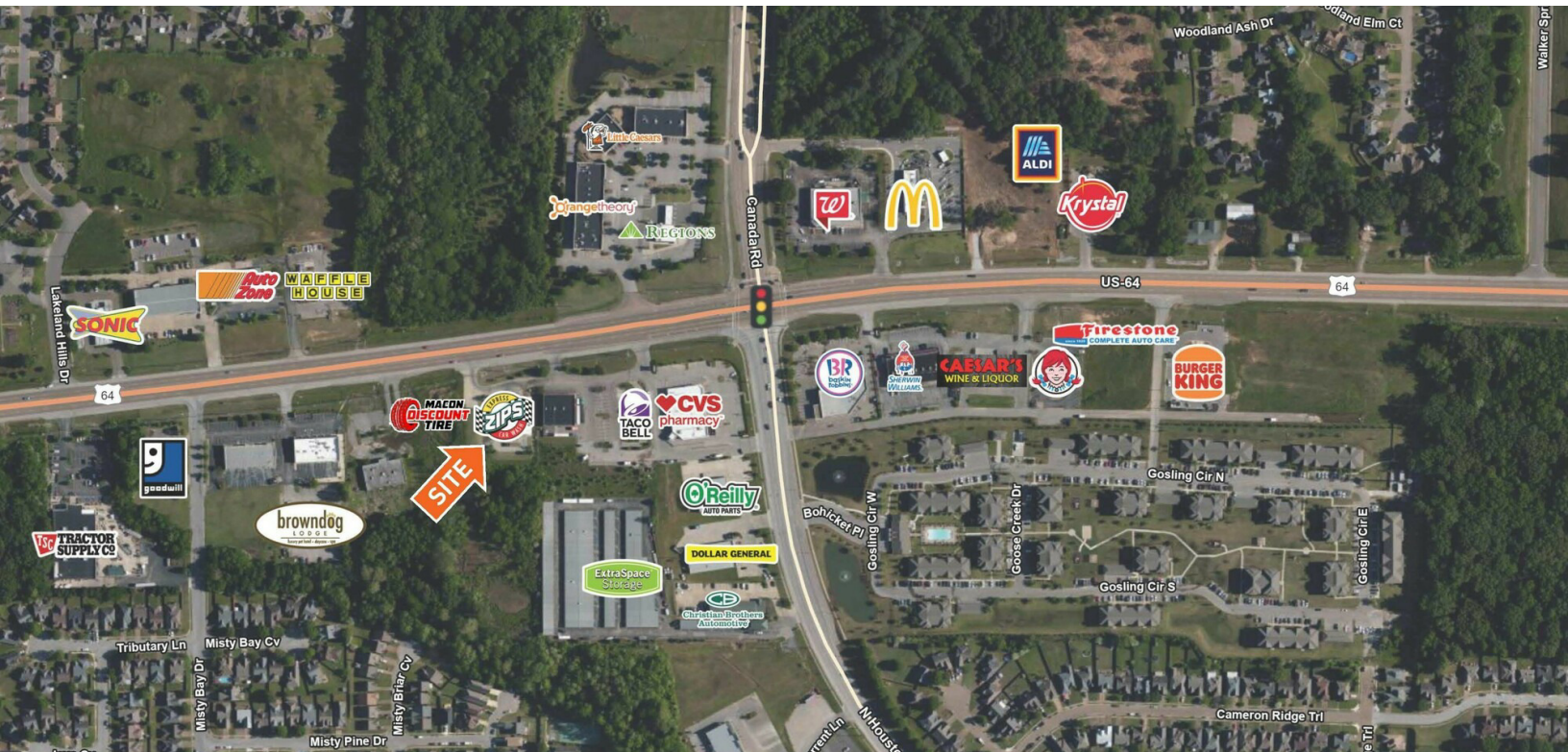
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The map displays the Lakeland Town Square area in Houston, Texas, with various commercial and residential developments. Key locations and businesses shown include:

- Lakeland Town Square:** The Exercise Coach, Carrington Oaks Coffeehouse, and Miguirita Mexican Restaurant.
- The Lake District:** EconoLodge, Super 8, The Lake District, Starbucks, and a Rocker Bar.
- Commercial Zone:** Harbor Freight, Sprouts Farmers Market, Zaxby's, Enterprise, AT&T, Express Oil Change, Dunkin', Marco's, Car Wash, Papa John's, Starbucks, Backyard, Lennys, and McDonald's.
- Other Businesses:** ALDI, Walgreens, Krystal, Auto Zone, Sonic, O'Reilly, CVS Pharmacy, Dollar General, Tractor Supply Co., Captain D's, Goodfella, Zips, Domino's, Firestone, Burger King, and Dairy Queen.
- Infrastructure:** Major roads include US-70, I-40, Canada Rd, and N Houston Levee Rd. Mileage markers are provided along these routes.