

RETAIL SPACE FOR LEASE | BEMIS SQUARE 55,796 SF

1328 South Highland Ave., Suite 1, Jackson, TN

Thriving Location at the Prime South Jackson Retail Hub:

Situated in one of the fastest-growing cities in West Tennessee, this location boasts close proximity to national retailers, restaurants, and various amenities, adding to its convenience and appeal.

KEY HIGHLIGHTS

- Traffic Count: 35,123
- Ample Parking 300+ Spaces
- Co-Tenants: Goodwill, Dynamix Physical Therapy, Maples Tools
- Located off main thoroughfare of US Hwy 45
- 146,000 + Population within 20 Miles
- Newly Resurfaced Parking Lot
- Goodwill location ranked as top 20% performing stores in the state of Tennessee

OFFERING SUMMARY

- Lease Rate: Negotiable
- Available SF: 55,796 SF
- Zoning: PB (Planned Business)

| DEMOGRAPHICS | 5 MILES | 10 MILES | 20 MILES |
|-------------------|----------|----------|----------|
| Total Households | 13,471 | 28,967 | 58,129 |
| Total Population | 33,549 | 71,954 | 146,537 |
| Average HH Income | \$55,091 | \$71,646 | \$78,755 |

* Demographic data derived from 2020 ACS - US Census

For More Information:

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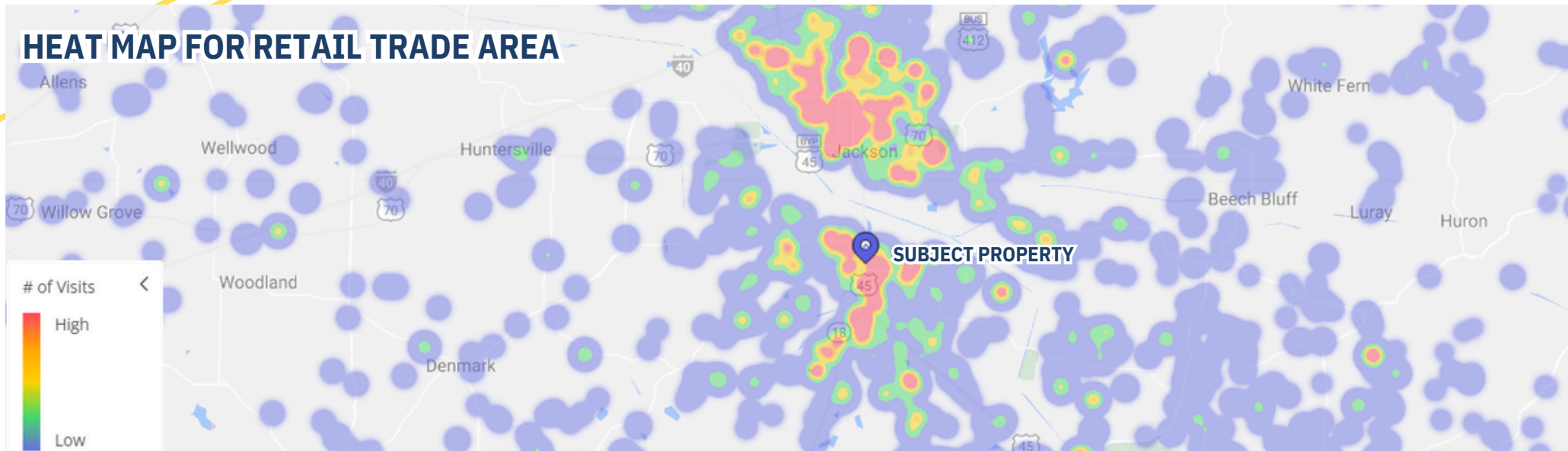


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HEAT MAP FOR RETAIL TRADE AREA



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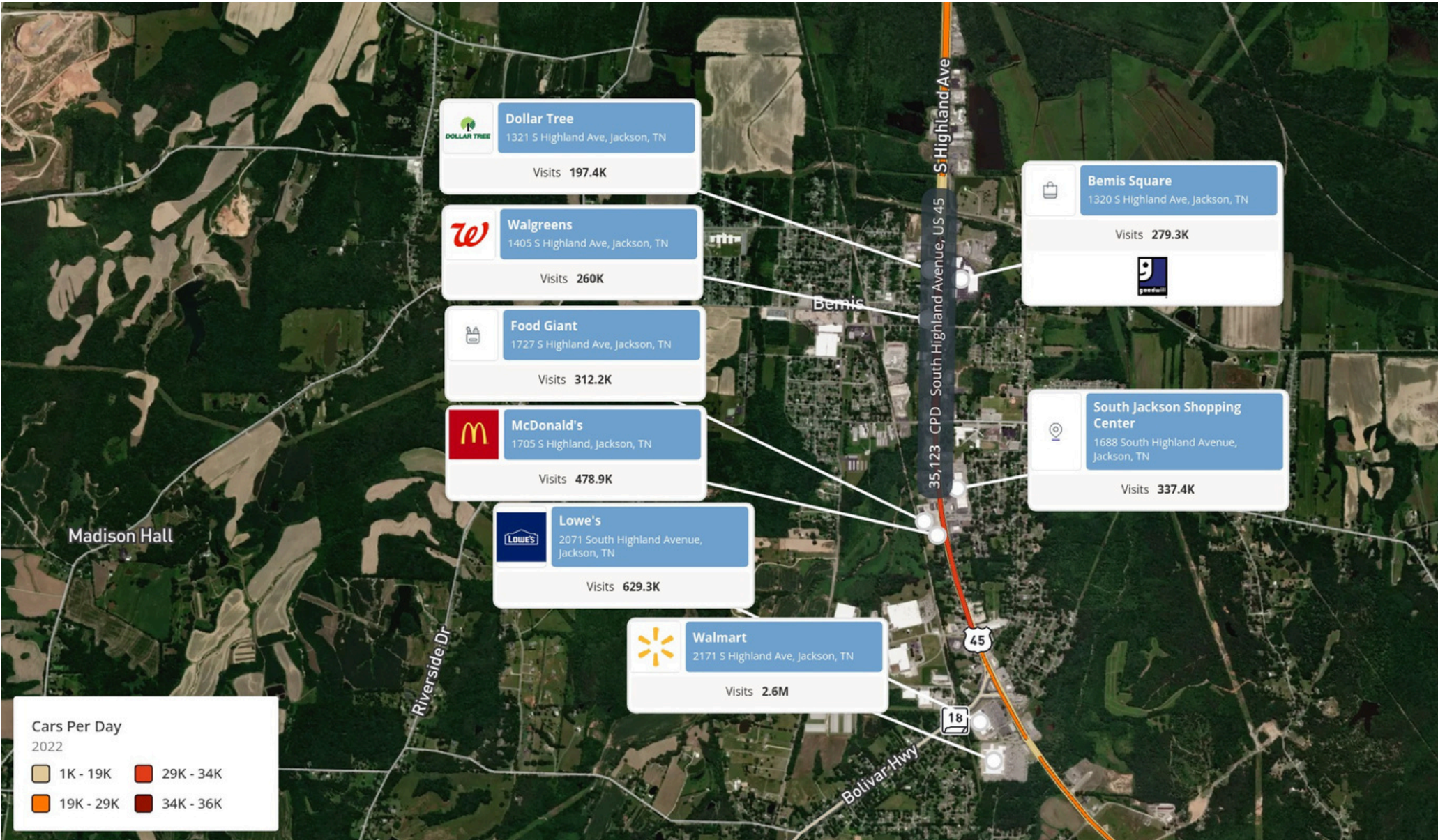
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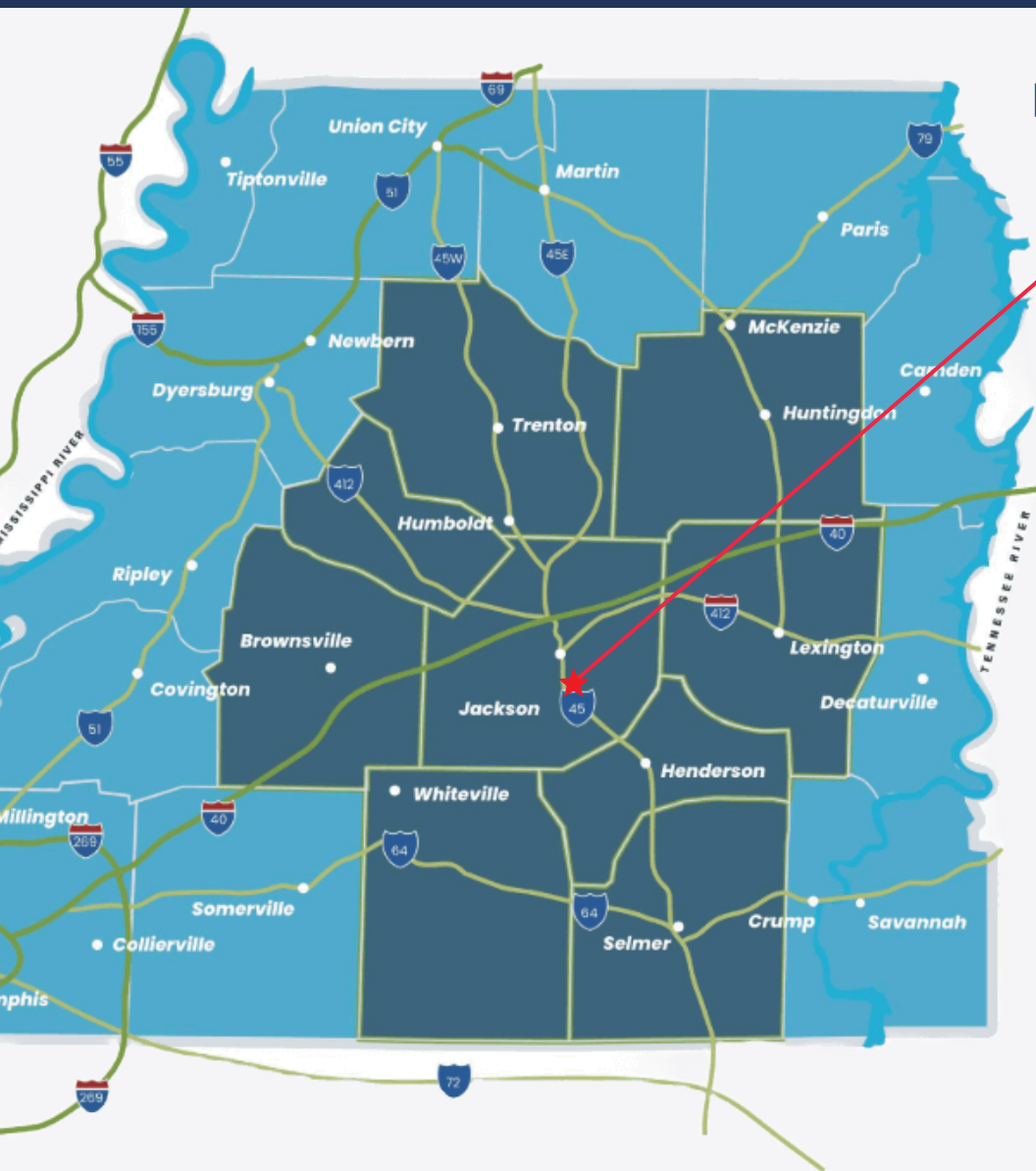


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LABOR FORCE FROM SURROUNDING COUNTIES

PROPOSED LOCATION

Located directly on main thoroughfare for city, Highway 45.

| County | Labor Force |
|-------------|-------------|
| Carroll | 11,654 |
| ● Chester | 8,607 |
| Crockett | 6,822 |
| Gibson | 21,737 |
| ● Hardeman | 8,875 |
| Haywood | 8,272 |
| ● Henderson | 11,871 |
| Madison | 49,464 |
| ● McNairy | 8,305 |
| | |
| Total | 135,607 |

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