

LEASE

1760-1764 Decherd Blvd

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Decherd, TN 37324

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$12.00 - 14.00 SF/yr (NNN)
BUILDING SIZE:	8,625 SF
AVAILABLE SF:	1,500 - 3,000 SF
LOT SIZE:	1.33 Acres
YEAR BUILT:	2005

PROPERTY OVERVIEW

Located right off Decherd Blvd, this is a prime location for office/retail. With high visibility, convenient accessibility, and a generous floor area this space offers a great opportunity for any business. This building has 4 spaces with up to 2 available for lease. Current tenants are P4 Physical Therapy and Evolve Smoke Shop.

PROPERTY HIGHLIGHTS

- 2nd generation office/retail space
- 36 parking spaces
- Pylon sign on road
- 20,568 AADT

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RETAILER MAP



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RETAILER/LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

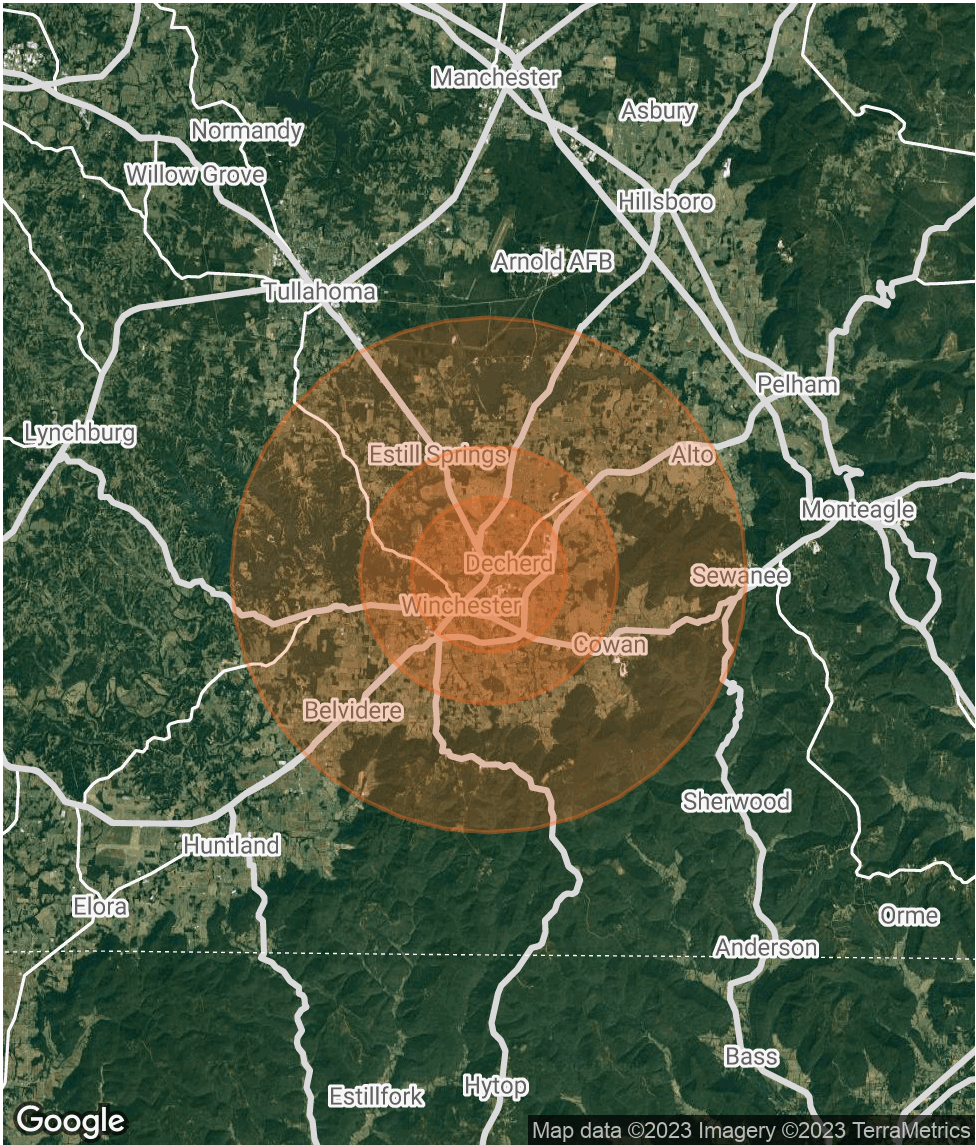
HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

TOTAL HOUSEHOLDS	5,102	7,705	13,755
AVERAGE HH INCOME	\$67,757	\$66,587	\$67,520
AVERAGE HOUSE VALUE	\$144,449	\$150,444	\$159,096

* Demographic data derived from 2023 ACS - US Census

POPULATION 3 MILES 5 MILES 10 MILES

TOTAL POPULATION	12,430	18,947	35,223
MEDIAN AGE	42.7	43.7	42.7



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