

# Medical SPACE AVAILABLE | 9,110 SF

245 W. Church Street, Lexington, TN 38351

Prime retail space available in a high-traffic area with exceptional visibility from the main corridor of Lexington. The daily traffic count averages 30,000, making it an ideal location for businesses seeking high exposure. This medical office is ready to go with multiple exam rooms, labs, waiting room, private offices and more.

## KEY HIGHLIGHTS

- VPD: 24,900
- Waiting Room, Reception Area
- Multiple Private offices
- 20+ Exam Rooms
- Attic & Extra Storage Area
- Proximity to key amenities and services
- Beech River Regional Airport (15.7mi)

DEMOGRAPHICS	3 MILES	5 MILES	9 MILES
Total Households	2,767	4,825	7,651
Total Population	6,534	11,553	18,511
Average HH Income	\$63,997	\$70,270	\$71,949

\* Demographic data derived from 2020 ACS - US Census

For More Information:  
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731.225.3330



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**Outdoor Recreation**  
7 lakes in Henderson County



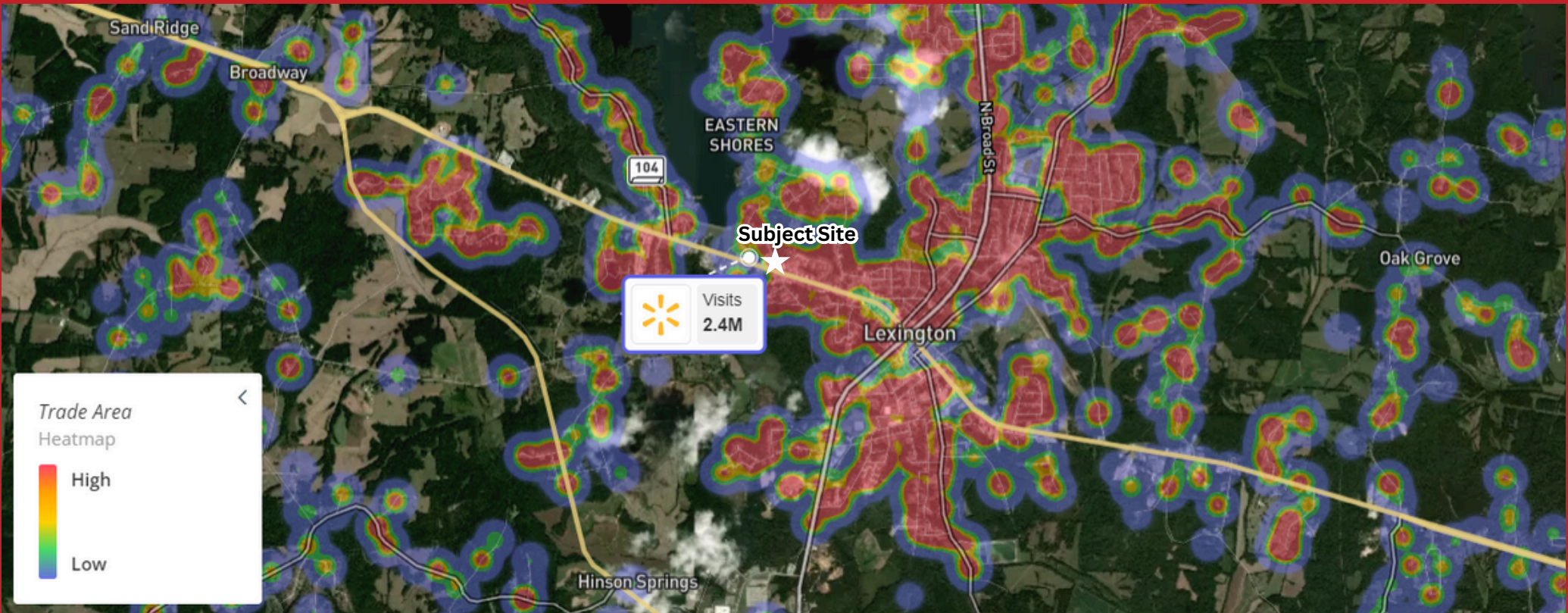
**Natchez Trace State Park**  
Largest state park in Tennessee



**Small-Town Charm**  
Without the big city hassle



**Top Quality Schools**  
7 elementary and 2 high schools



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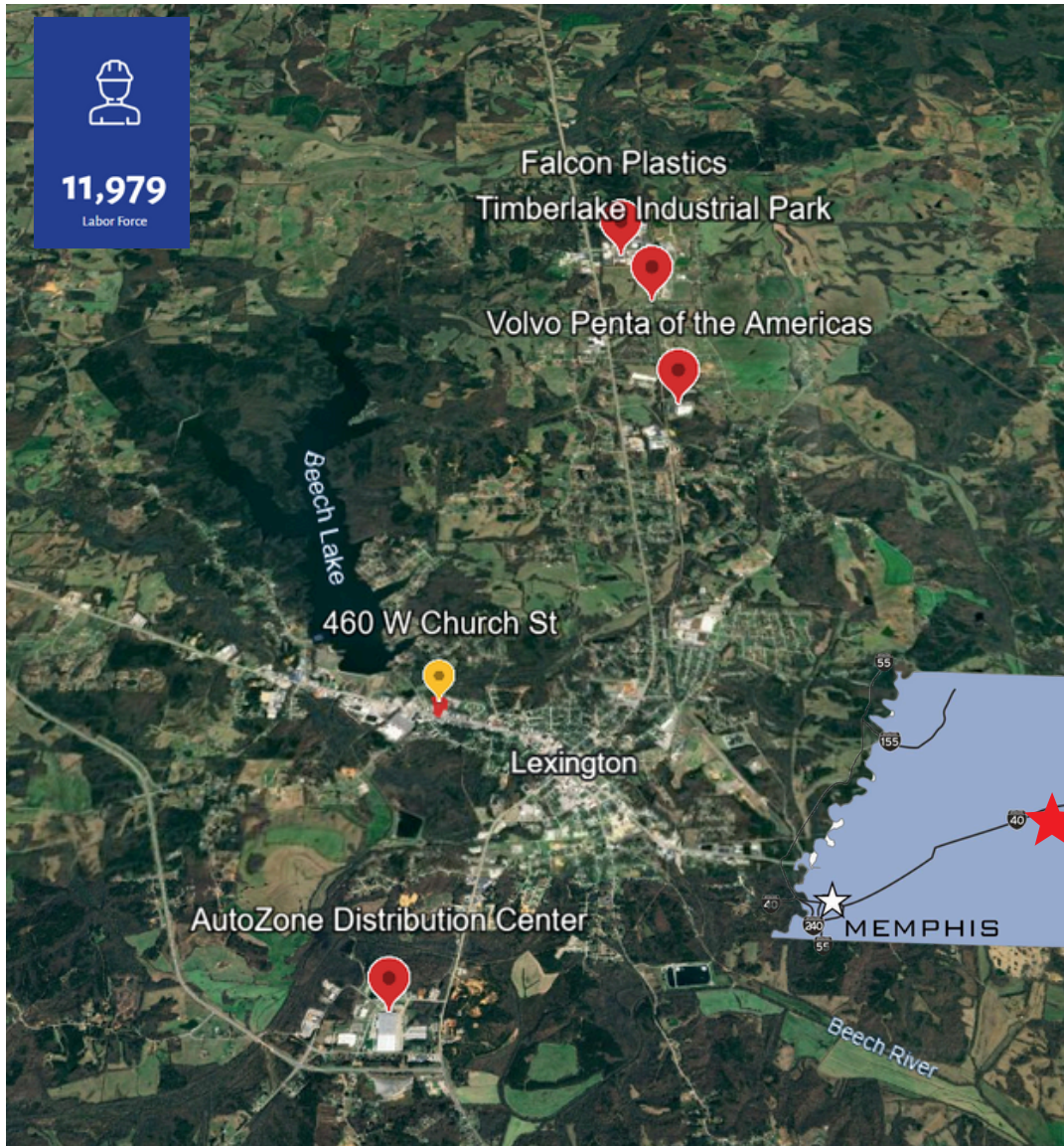
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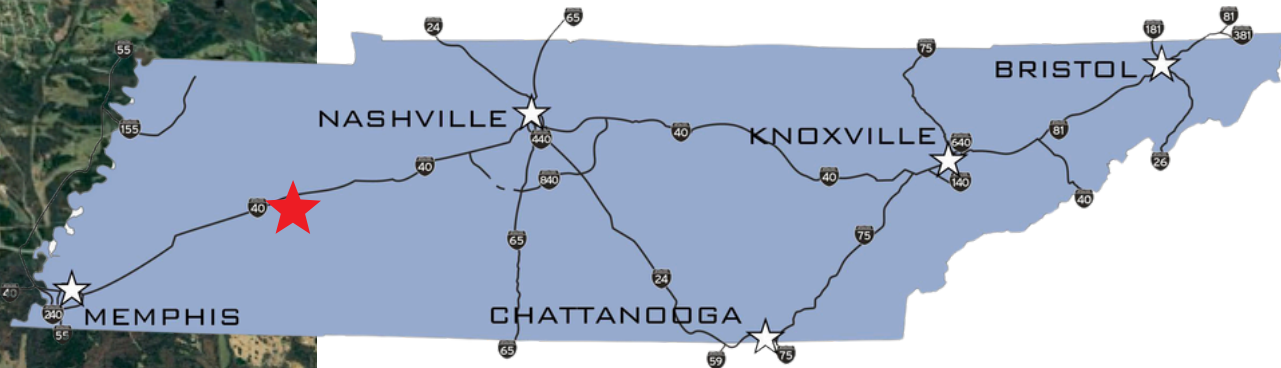
11,979

Labor Force



Henderson County, located almost equal distance between Nashville and Memphis, is strategically situated to serve the populous and rapidly developing areas of Tennessee and the Southeast Region of the United States.

A number of manufacturing plants in Lexington have found the city's location to be ideal for them to distribute products to a national market. Lexington's manufacturing, processing industries and distribution centers distribute goods all over the Southeast, as well as the principal markets in the United States.



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