

LAWRENCEBURG CENTER

1606 N LOCUST AVE

LAWRENCEBURG, TN



SHOPPING CENTER FOR SALE

Property Information

- ◆ **17.5 Acres, +/- 105,396 SF**
- ◆ **\$8,000,000**
- ◆ Tenants: Aaron's, Save A Lot, Harbor Freight, Goodwill, Dollar Tree, Dunkin, China Buffet, Cocina Real
- ◆ Shopping Center—2023 taxes: \$46,783; 2023 Insurance: \$41,151; 2023 CAM: \$40,038
- ◆ 2023 taxes for Cocina Real, China Buffet, Vacant Land: \$12,349
- ◆ Traffic Count: 22,275 N Locust Ave
- ◆ Retail Nearby: Kroger, Advance Auto Parts, Arby's, Speedway, McDonald's
- ◆ **Demographics:**

	<u>5-Mile</u>	<u>7-Mile</u>	<u>10-Mile</u>
Population:	20,627	25,941	30,805
Avg Household Income:	66,451	65,386	67,831

Will Wegner

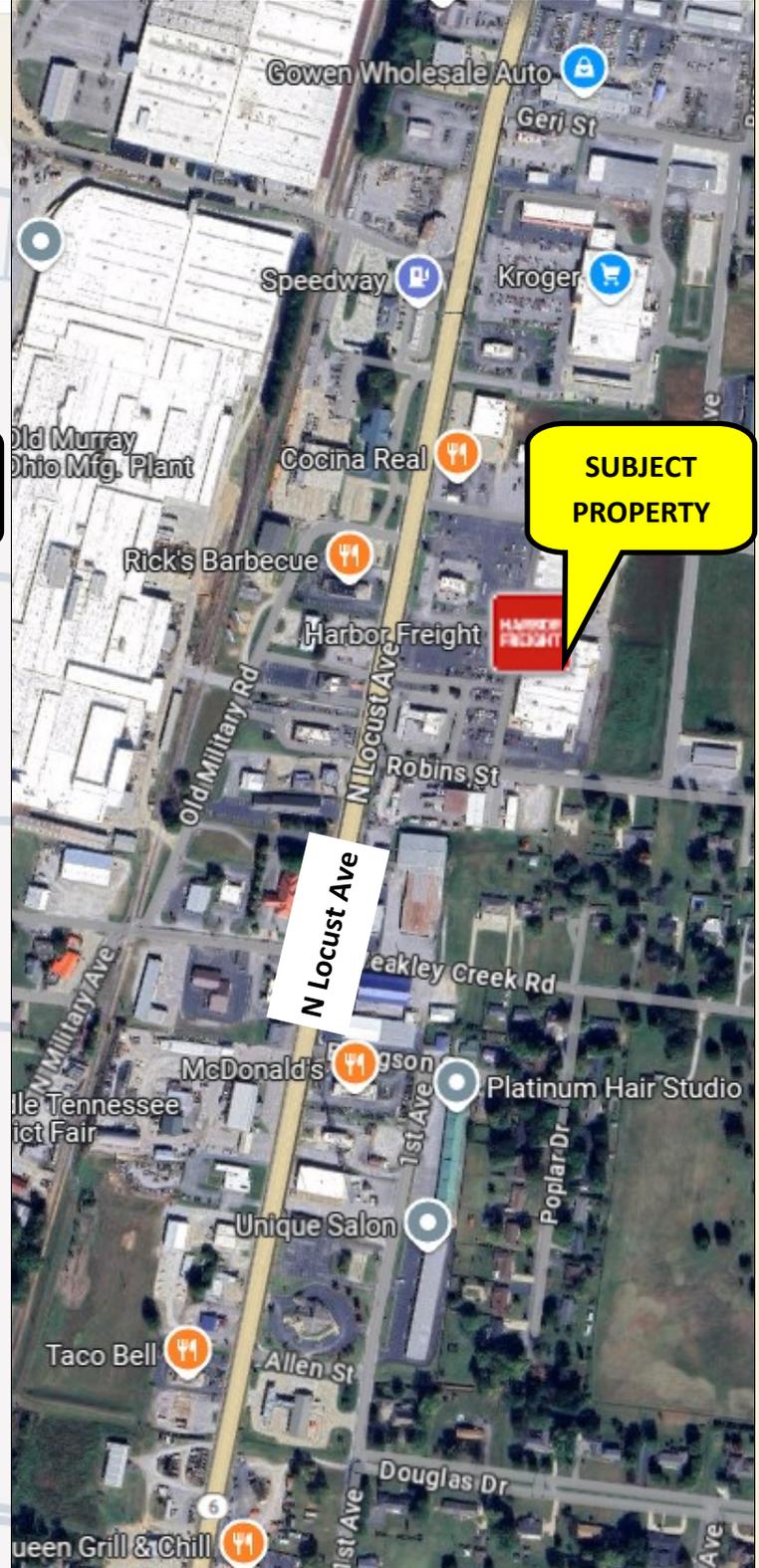
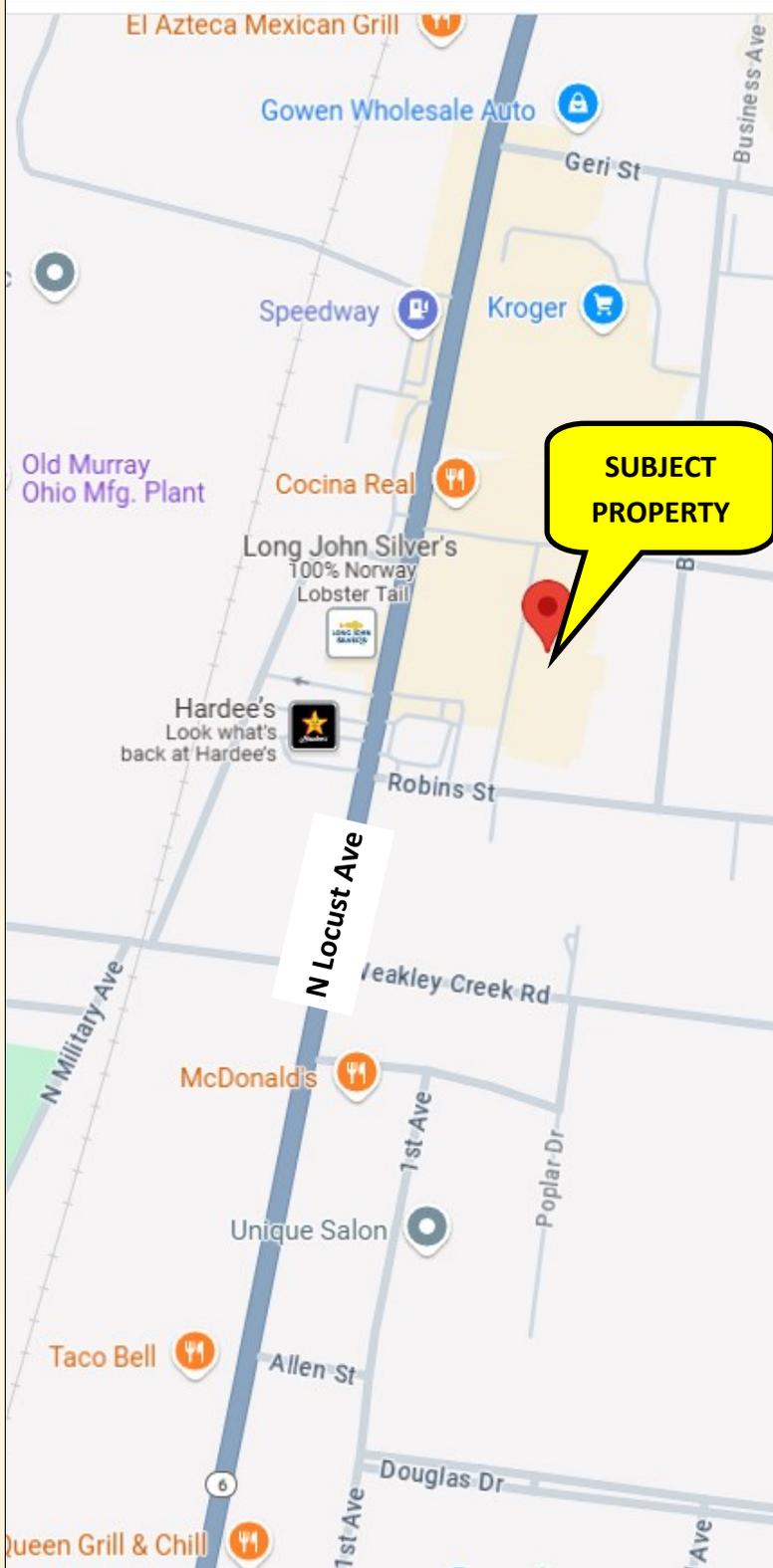
7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

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Email: william@oliversmithrealty.com

Regional Map



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Trade Area Aerial



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Site



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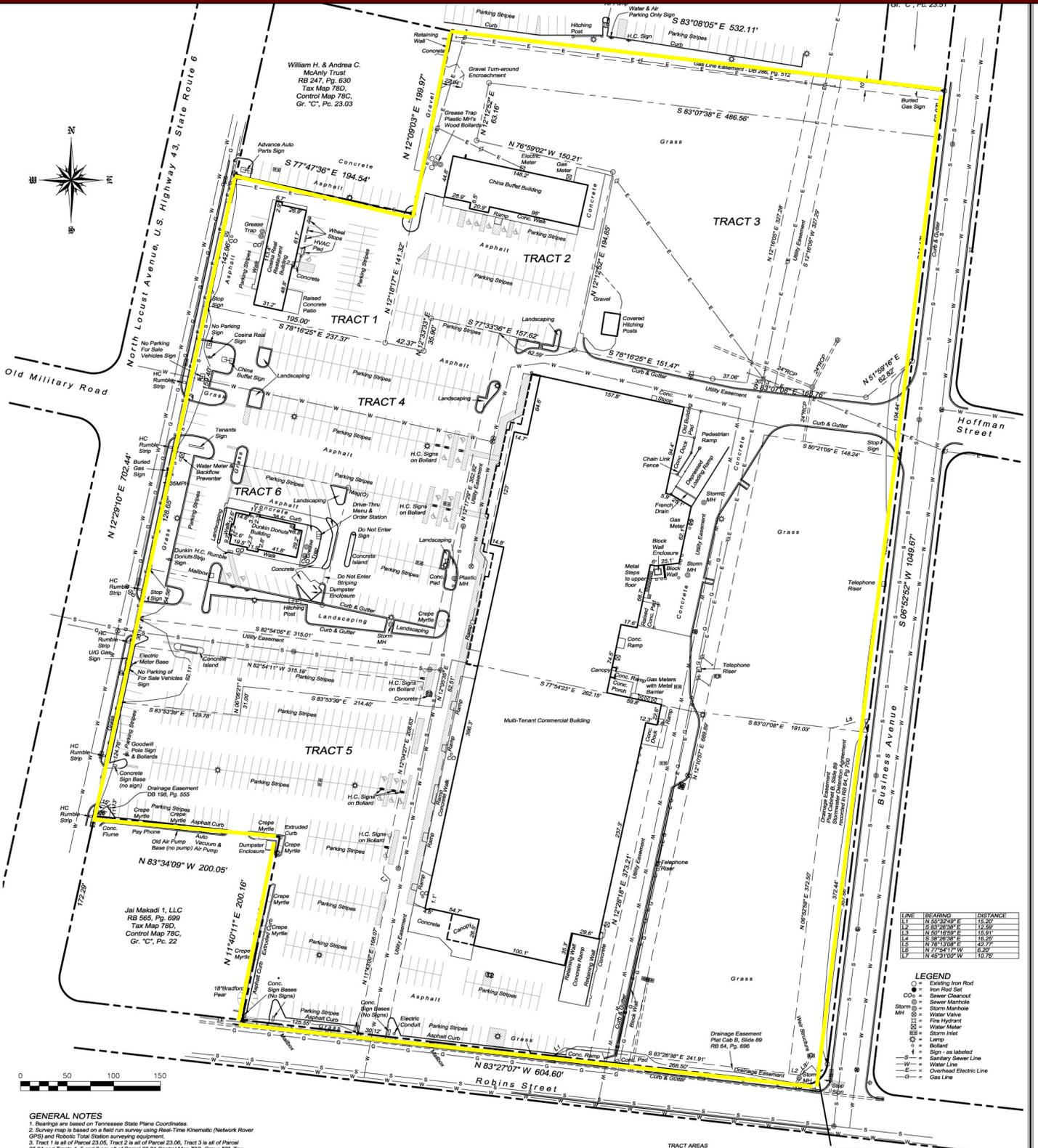
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Survey



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Exterior Photos



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Exterior Photos



Cocina Real



China Buffet

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Exterior Photos



Dunkin Donuts

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Shopping Center Elevations



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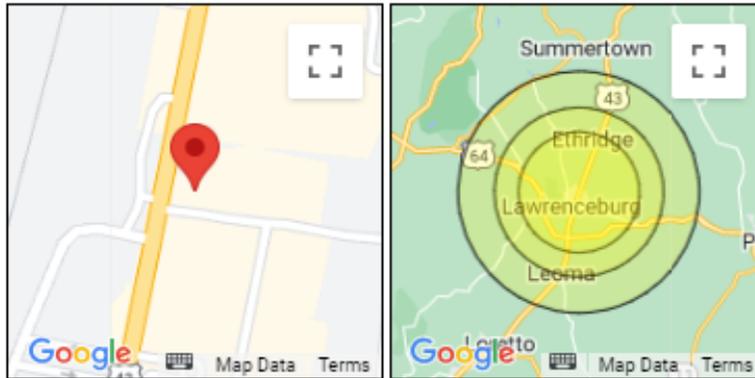
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Demographics



EASI Updated Site Selection Reports & Analysis
Executive Summary

Address: 1610 N Locust Ave Lawrenceburg TN
 Latitude: 35° : 15' : 38"
 Longitude: -87° : 19' : 25"



Description	5 Miles	7 Miles	10 Miles
POPULATION BY YEAR			
Population (4/1/2000)	18,116	22,515	27,079
Population (4/1/2010)	18,465	23,145	27,846
Population (4/1/2020)	19,973	25,052	29,707
Population (1/1/2023)	20,627	25,941	30,805
Population (1/1/2028)	21,424	26,941	31,994
Percent Growth (2023/2020)	3.27	3.55	3.70
Percent Forecast (2028/2023)	3.86	3.85	3.86
HOUSEHOLDS BY YEAR			
Households (4/1/2000)	7,416	8,868	10,561
Households (4/1/2010)	7,585	9,117	10,931
Households (4/1/2020)	8,024	9,710	11,545
Households (1/1/2023)	8,574	10,389	12,360
Households (1/1/2028)	9,038	10,949	13,025
Percent Growth (2023/2020)	6.85	6.99	7.06
Percent Forecast (2028/2023)	5.41	5.39	5.38
GENERAL POPULATION CHARACTERISTICS			
Median Age	39.9	38.4	38.9
Male	9,867	12,604	15,037
Female	10,760	13,337	15,768
Density	190.0	141.1	108.3
Urban	10,865	11,106	11,159
Rural	9,762	14,835	19,646

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Demographics

GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2023)	8,574	10,389	12,360
Families	5,216	6,633	8,148
Non-Family Households	3,358	3,756	4,212
Average Size of Household	2.34	2.44	2.45
Median Age of Householder	56.4	55.8	55.5
Median Value Owner Occupied (\$)	129,599	130,576	133,826
Median Rent (\$)	462	470	470
Median Vehicles Per Household	2.3	2.3	2.4
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	9,203	11,129	13,291
Housing, Owner Occupied	5,478	6,989	8,601
Housing, Renter Occupied	3,096	3,400	3,759
Housing, Vacant	629	740	931
POPULATION BY RACE			
White Alone	18,143	23,209	27,757
Black Alone	610	634	674
Asian Alone	142	150	159
American Indian and Alaska Native Alone	46	53	61
Other Race Alone	356	391	440
Two or More Races	1,330	1,504	1,714
POPULATION BY ETHNICITY			
Hispanic	801	881	978
White Non-Hispanic	17,849	22,883	27,356
GENERAL INCOME CHARACTERISTICS			
Total Personal Income (\$)	582,017,618	691,698,996	850,801,750
Total Household Income (\$)	569,753,103	679,291,665	838,394,419
Median Household Income (\$)	43,164	44,587	46,822
Average Household Income (\$)	66,451	65,386	67,831
Per Capita Income (\$)	28,216	26,664	27,619
RETAIL SALES			
Total Retail Sales (including Food Services) (\$)	374,309	375,328	417,950
CONSUMER EXPENDITURES			
Total Annual Expenditures (\$000)	537,194.8	657,065.4	793,806.2
EMPLOYMENT BY PLACE OF BUSINESS			
Employees, Total (by Place of Work)	4,063	4,244	5,256
Establishments, Total (by Place of Work)	326	364	397
EASI QUALITY OF LIFE			
EASI Quality of Life Index (US Avg=100)	122	123	122
EASI Total Crime Index (US Avg=100; A=High)	116	107	104
EASI Weather Index (US Avg=100)	146	146	146
BLOCK GROUP COUNT	14	17	20

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Disclosure

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