

# LAND FOR LEASE - BUILD TO SUIT | BEMIS SQUARE OUT PARCEL 1

1 South Highland Ave., Jackson, TN

Located in South Jackson's retail hub, sitting directing on Hwy 45, with a daily average of over 37k daily commuters. Ideal fast food, bank or other high profile retail or office locations.

## KEY HIGHLIGHTS

- Traffic Count: 37,000
- Tenants: Goodwill, Verizon
- Located off of US Hwy 45
- Avg. HH income \$52,869
- All City Services

## OFFERING SUMMARY

- Lease Rate: Negotiable
- Available SF: 2,000 - 10,000 SF
- Zoning: PB (Planned Business)

## DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population:	9,526	31,437	80,183
Median Age:	40.3	35.6	37.9
Households:	4,936	44,998	35,874
# Of Persons Per HH	1.9	2.1	2.2
Avg. HH Income	\$33,600	\$37,167	\$52,869
Avg. House Value	\$76,507	\$82,496	\$127,500

\* Demographic data derived from 2020 ACS - US Census



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# Market Aerial / Retail Map



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