

# RETAIL SPACE AVAILABLE | 1,940 SF

541 W. Church Street, Lexington, TN 38351

Prime retail space available in the out parcel of Walmart, located in a high-traffic area with exceptional visibility from the main corridor of Lexington. This retail center receives an impressive 2.4 million annual visits due to its strategic location. The daily traffic count averages 30,000, making it an ideal location for businesses seeking high exposure and foot traffic. Don't miss the opportunity to position your business in this bustling retail hub!

### KEY HIGHLIGHTS

- VPD: 24,900
- High visibility with corner red-light intersection
- Ample space for customized construction
- Proximity to key amenities and services
- Beech River Regional Airport (14.7mi)

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:

**Stan Clampitt**

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## Outdoor Recreation

7 lakes in Henderson County



## Natchez Trace State Park

Largest state park in Tennessee



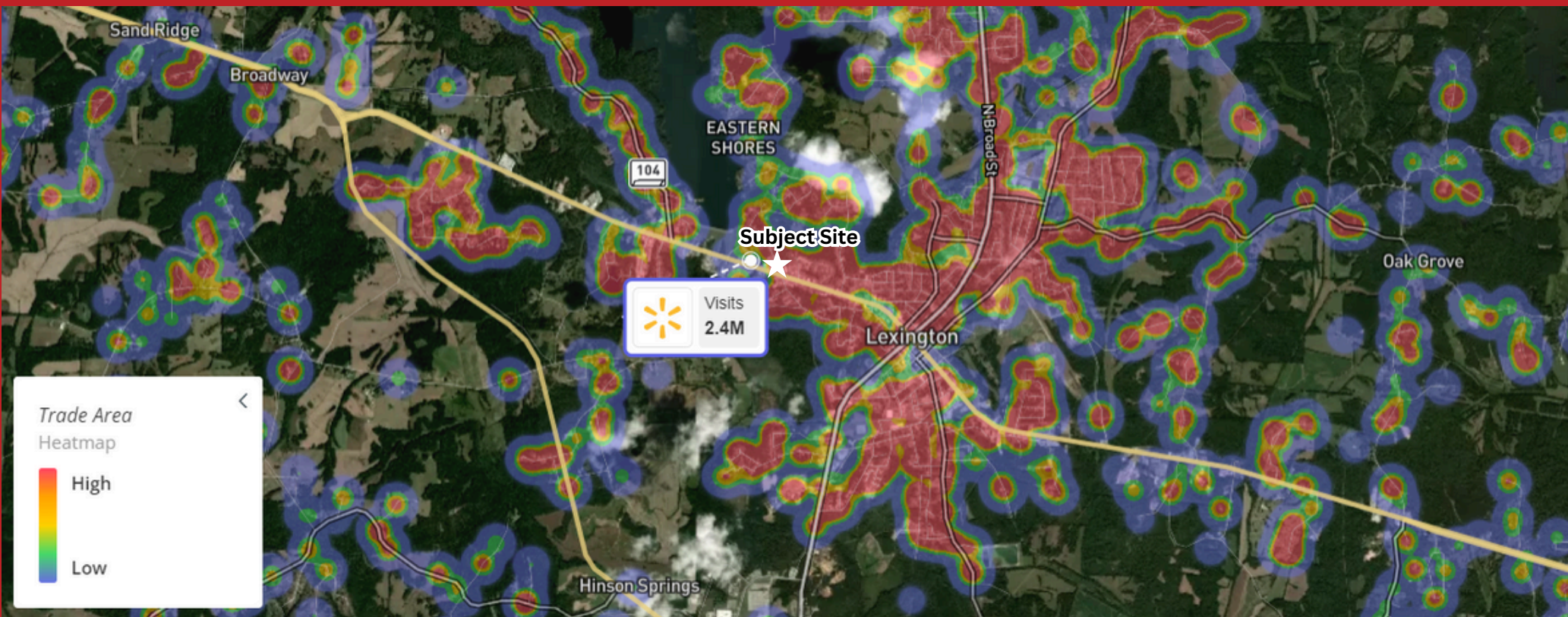
## Small-Town Charm

Without the big city hassle



## Top Quality Schools

7 elementary and 2 high schools



For More Information:

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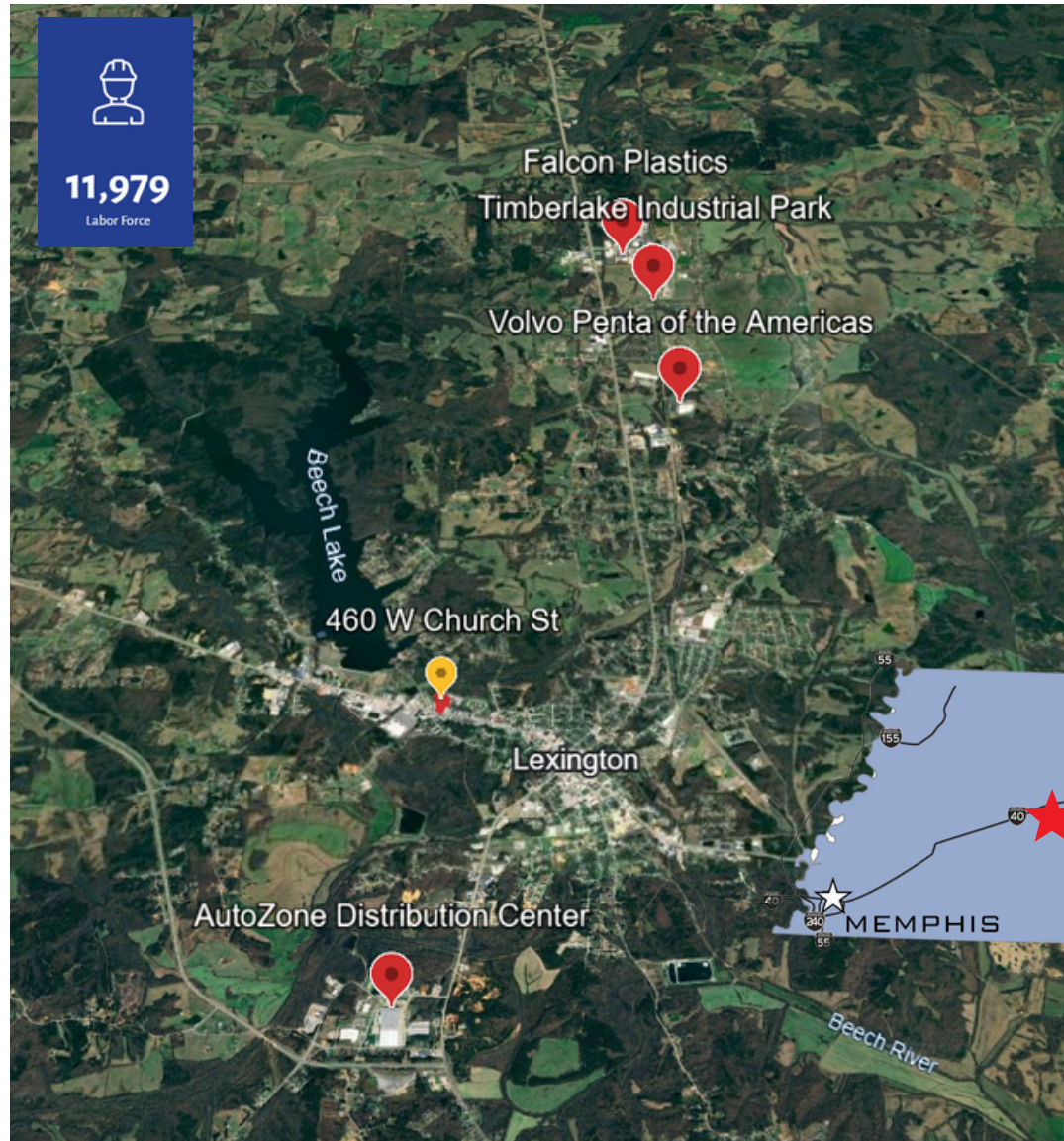
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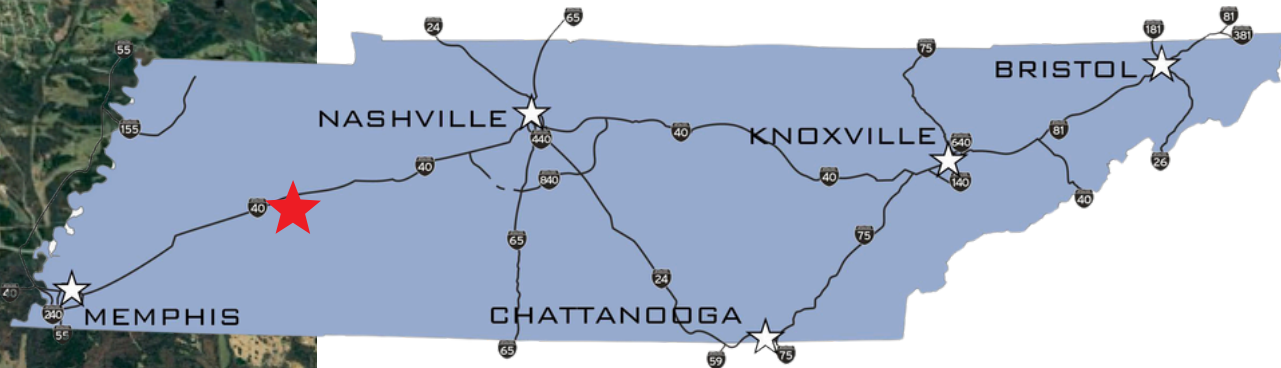
11,979

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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**BUCHANAN  
REALTY  
GROUP**

INVESTMENTS | MANAGEMENT | BROKERAGE | DEVELOPMENT