

# RETAIL PROPERTY FOR SALE / LEASE | FORMER DOLLAR GENERAL

420 W Main St, Atwood, TN 38220



# FOR SALE

420 W MAIN ST, ATWOOD, TN 38220

Stan Clampitt  
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BUCHANAN  
REALTY  
GROUP

INVESTMENTS | MANAGEMENT | BROKERAGE | DEVELOPMENT



# FOR LEASE

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## PROPERTY DESCRIPTION

Unveiling an exceptional opportunity for retail and free-standing building investors, this prime 8,000 SF property in the vibrant Atwood area offers a multitude of advantages. Boasting a single, versatile unit, this 2000-built building provides a spacious layout ideal for a range of retail or commercial ventures. The strategic location on W Main St enhances its appeal, placing it at the heart of Atwood's flourishing commercial district. Thoughtfully designed with investor needs in mind, this property beckons entrepreneurs to harness its potential and establish a prominent presence in this dynamic retail landscape. Don't miss the chance to elevate your business in Atwood with this superb investment prospect.

## PROPERTY HIGHLIGHTS

- Spacious 8,000 SF layout for flexible usage
- Easily accessible location for customer convenience
- Large lot for ample parking and outdoor space
- Versatile usage options to accommodate various business needs
- 8,000 SF retail building

## OFFERING SUMMARY

Sale Price:	\$550,000
Lease Rate:	\$7.50 SF/yr (NNN)
Number of Units:	1
Available SF:	8,000 SF
Lot Size:	2.26 Acres
Building Size:	8,000 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	3,478	9,330	19,887
Total Population	8,407	22,552	49,492
Average HH Income	\$76,613	\$81,363	\$81,466

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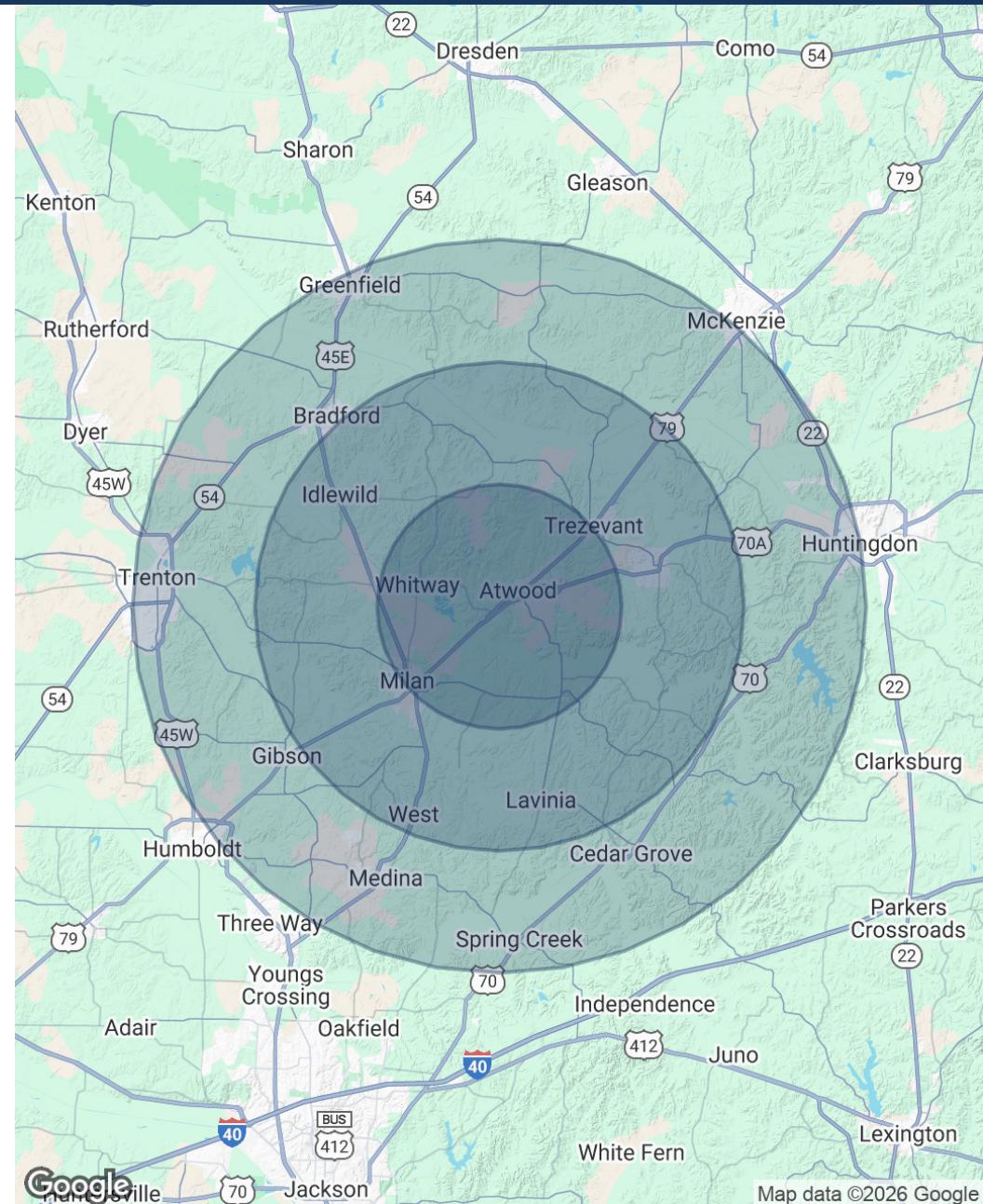
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	8,407	22,552	49,492
Average Age	41	42	41
Average Age (Male)	39	41	40
Average Age (Female)	43	44	42

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	3,478	9,330	19,887
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$76,613	\$81,363	\$81,466
Average House Value	\$144,261	\$177,257	\$200,571

Demographics data derived from AlphaMap



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