

# RETAIL SPACE FOR LEASE | BEMIS SQUARE 21,479 SF

1325 South Highland Ave., Suite 9, Jackson, TN

Thriving Location at the Prime South Jackson Retail Hub:

Situated in one of the fastest-growing cities in West Tennessee, this location boasts close proximity to national retailers, restaurants, and various amenities, adding to its convenience and appeal.

## KEY HIGHLIGHTS

- Traffic Count: 35,123
- Ample Parking 300+ Spaces
- Co-Tenants: Goodwill, Dynamix Physical Therapy, Maples Tools
- Located off main thoroughfare of US Hwy 45
- 146,000 + Population within 20 Miles
- Newly Resurfaced Parking Lot
- Goodwill location ranked as top 20% performing stores in the state of Tennessee

## OFFERING SUMMARY

- Lease Rate: Negotiable
- Available SF: 21,479SF
- Zoning: PB (Planned Business)

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	13,471	28,967	58,129
Total Population	33,549	71,954	146,537
Average HH Income	\$55,091	\$71,646	\$78,755

\* Demographic data derived from 2020 ACS - US Census

For More Information:

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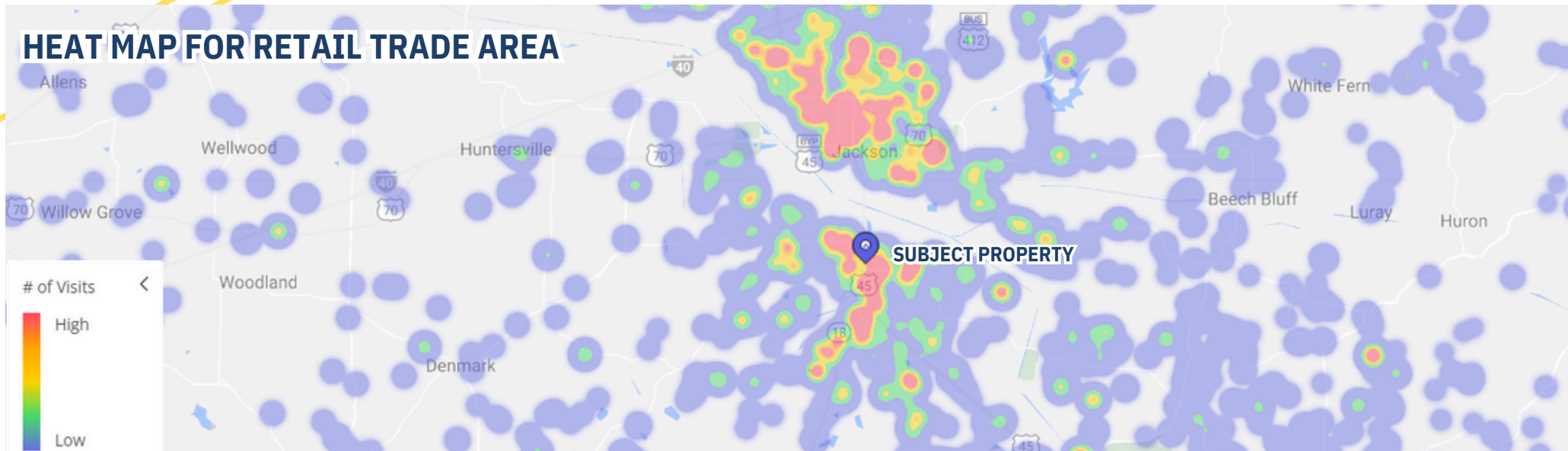


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## HEAT MAP FOR RETAIL TRADE AREA



\* Demographic data derived from 2020 ACS - US Census

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**BRG** | **BUCHANAN**  
**REALTY**  
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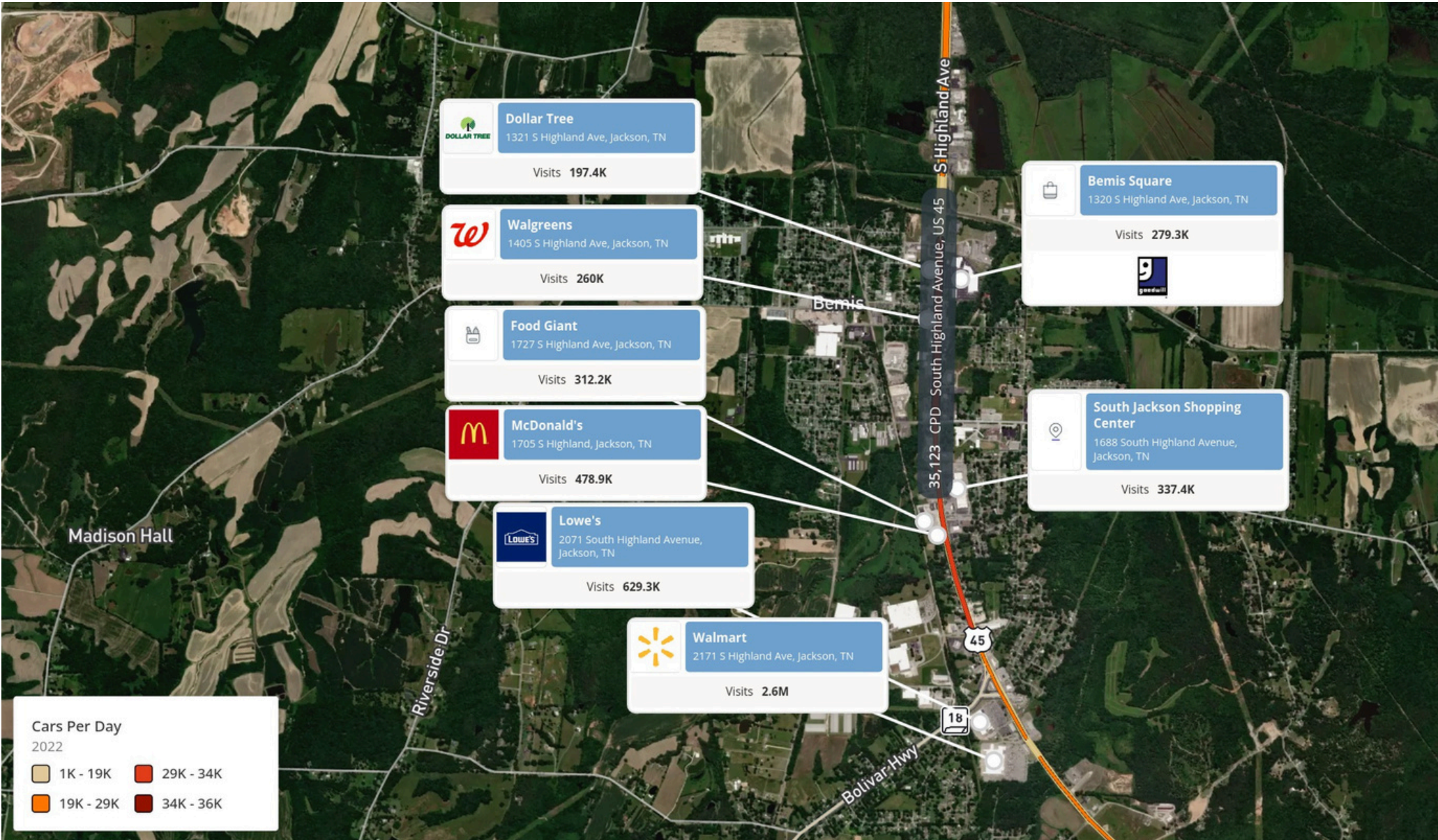
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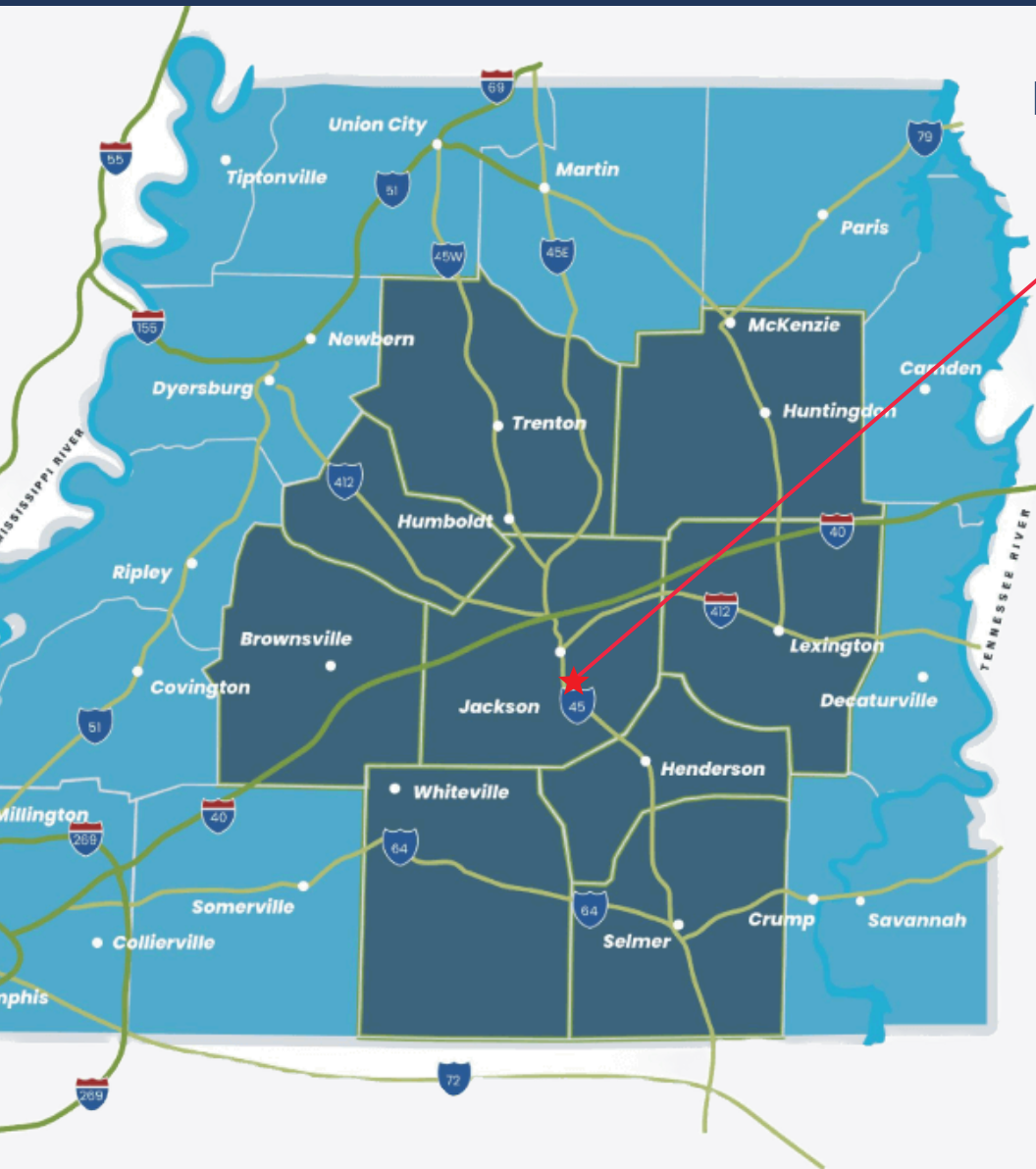


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## LABOR FORCE FROM SURROUNDING COUNTIES

### PROPOSED LOCATION

Located directly on main thoroughfare for city, Highway 45.

County	Labor Force
Carroll	11,654
● Chester	8,607
Crockett	6,822
Gibson	21,737
● Hardeman	8,875
Haywood	8,272
● Henderson	11,871
Madison	49,464
● McNairy	8,305
Total	135,607

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