



# LAWRENCEBURG PLAZA

2008 N. LOCUST AVE | LAWRENCEBURG, TN 38464



## PROPERTY DESCRIPTION

Lawrenceburg Plaza is in a great position to support Lawrenceburg's economic growth and development! It sits on 18.44 acres along U.S. 43 (20K VPD), located in a well-developed retail district with a tenant mix that complements the nearby Walmart.

Between Memphis and Chattanooga, Lawrenceburg, TN is known for its Amish Farms, Tennessee Bourbon, and the David Crockett State Park.

## PROPERTY HIGHLIGHTS

- 6 miles away from David Crockett State Park
- Known for its Amish Farms and heritage museums
- 1 hour away from Jack Daniels Distillery
- 3 Hours away from Memphis and Chattanooga

## OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	16
Available SF:	2,830 - 6,000 SF
Lot Size:	8.44 Acres
Building Size:	174,411 SF

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	361	2,482	5,260
Total Population	878	6,233	13,470
Average HH Income	\$42,764	\$41,716	\$43,276



## LEE COWDEN

*Executive Vice President, Leasing & Operations*

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,830 - 6,000 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1	Tractor Supply	25,173 SF	NNN	-	-
2	Big Lots	40,757 SF	NNN	-	-
3	Puente Grande Mexican Restaurant	4,200 SF	NNN	-	-
■ 4	Available	2,830 SF	NNN	Negotiable	-
5	Shoe Show	6,770 SF	NNN	-	-
6	Farmers Furniture	14,400 SF	NNN	-	-
7	First Heritage Credit	1,200 SF	NNN	-	-
8	Advanced America	3,000 SF	NNN	-	-
9	Dollar General	7,100 SF	NNN	-	-
10	CATO	4,900 SF	NNN	-	-



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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
11	Marshalls	25,550 SF	NNN	-	-
12	Burke's Outlet	19,950 SF	NNN	-	-
13	Auto Zone	7,140 SF	NNN	-	-
14	Sherwin-Williams	4,241 SF	NNN	-	-
■ 15	Available	6,000 SF	NNN	Negotiable	-
16	Tobacco & Beer For Less	1,200 SF	NNN	-	-



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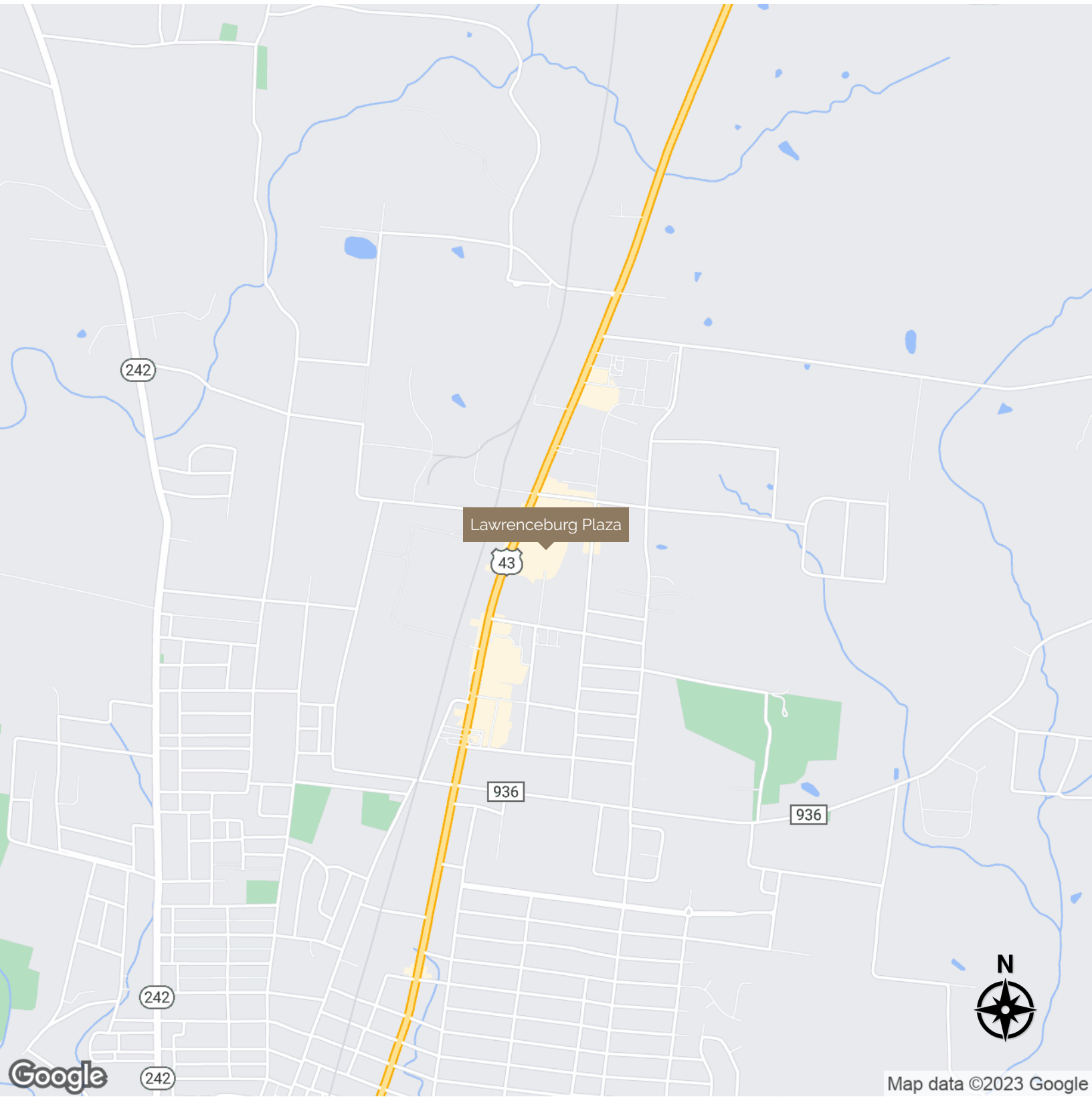
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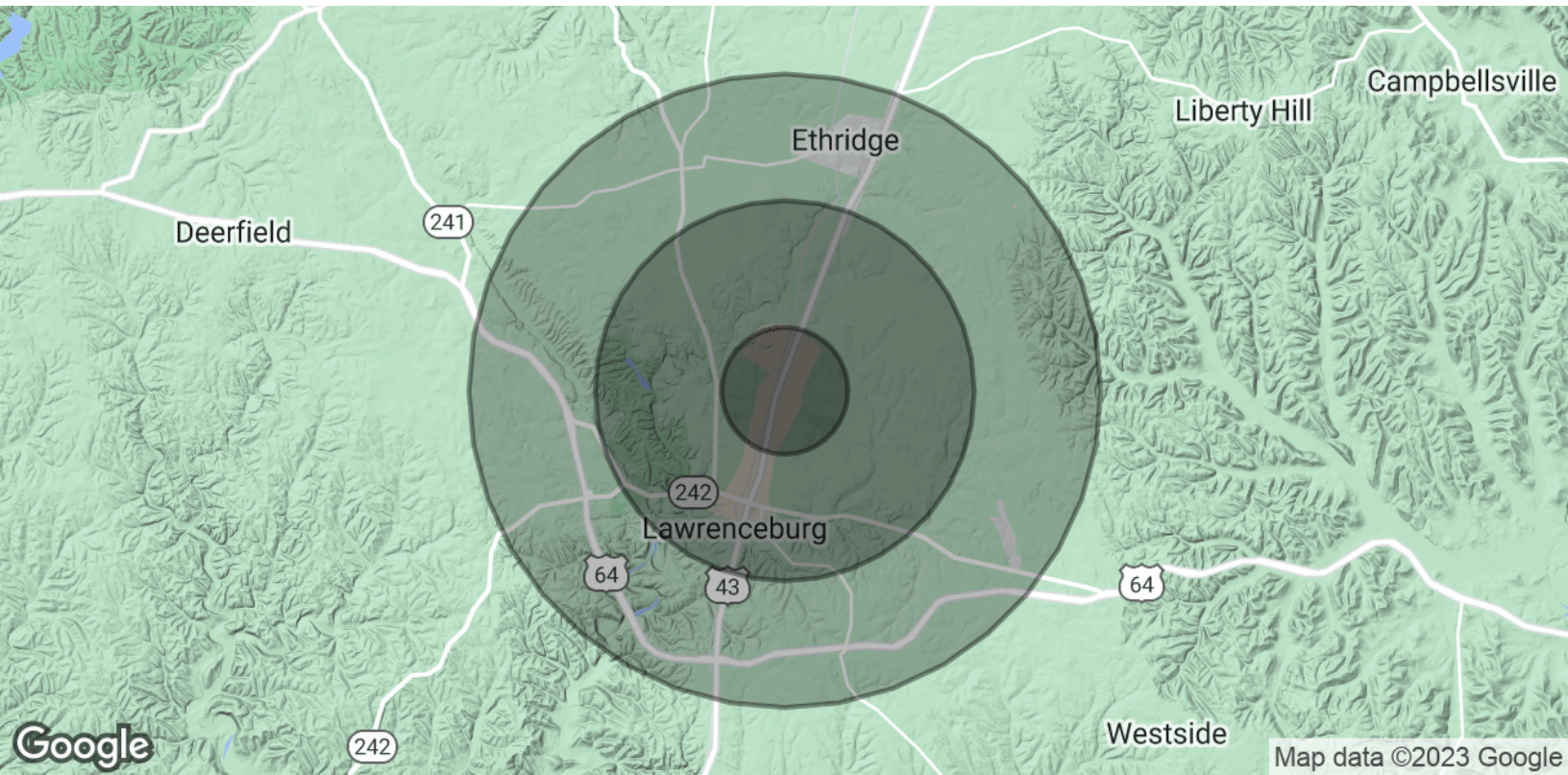
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	878	6,233	13,470
Average Age	43.3	41.9	40.6
Average Age (Male)	37.0	36.6	36.6
Average Age (Female)	45.5	43.1	41.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	361	2,482	5,260
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$42,764	\$41,716	\$43,276
Average House Value	\$102,455	\$103,498	\$108,465

\* Demographic data derived from 2020 ACS - US Census



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