

2314 HILLSBORO BOULEVARD  
MANCHESTER, TN 37355

I-24 - 53,555 VPD

HILLSBORO BOULEVARD - 18,488 VPD

five BEL'W TRACTOR SUPPLY CO. gandall  
HIBBETT AutoZone

ZAXBY'S

SUBWAY MCDONALD'S  
BASKIN ROBBINS

FaceWay  
BURGER KING WAFFLE HOUSE

Kentucky Fried Chicken

CAPTAIN D

DUNKIN'

Bojangles Arby's

Krystal

CIRCLE K

TACO BELL

Starbucks

O'Charleys

Exxon

bp Shell

Chick-fil-A Great Clips MURPHY USA  
SHOE SHOW GameStop

DOLLAR TREE

LOBBY ROADHOUSE

Walmart Supercenter  
SUBWAY

THE HOME DEPOT

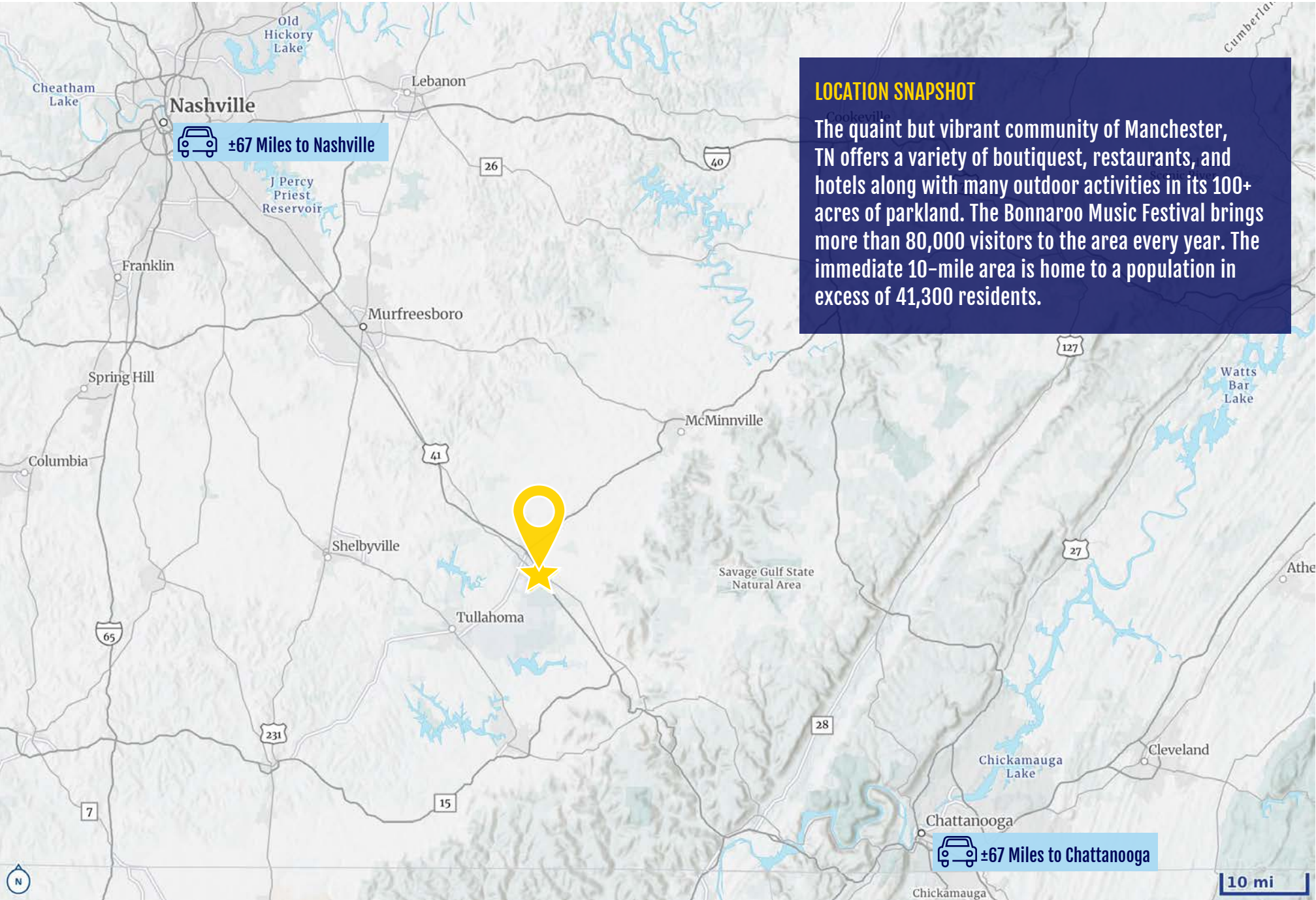
**±0.90 ACRE PAD SITE**  
AVAILABLE FOR SALE  
OR GROUND LEASE



Accelerating success.

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# LOCATION MAP



## LOCATION SNAPSHOT

The quaint but vibrant community of Manchester, TN offers a variety of boutiques, restaurants, and hotels along with many outdoor activities in its 100+ acres of parkland. The Bonnaroo Music Festival brings more than 80,000 visitors to the area every year. The immediate 10-mile area is home to a population in excess of 41,300 residents.

±67 Miles to Nashville

±67 Miles to Chattanooga

10 mi



# SITE FEATURES

- ±0.90 acre hard corner pad site available for sale or ground lease
- Attractive interstate site ideal for restaurants, fast food and other retail uses
- Highly visible on the corner of Interstate 24 and Hillsboro Boulevard (Highway 41)
- Located in the center of Manchester's retail activity
- Traffic counts in excess of 53,500 VPD on I-24 and nearly 18,500 VPD on Hwy 41 (TDOT 2023)

**LEASE RATE: CONTACT AGENT**  
**SALES PRICE: \$1,500,000**

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**MANCHESTER, TN 37355**

## DEMOGRAPHICS

2024



POPULATION		
3 MILES	5 MILES	10 MIN DRIVE
11,874	18,962	13,186



POPULATION GROWTH (2029)		
3 MILES	5 MILES	10 MIN DRIVE
12,685	20,317	14,051



AVG. HOUSEHOLD INCOME		
3 MILES	5 MILES	10 MIN DRIVE
\$77,278	\$78,721	\$76,120

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