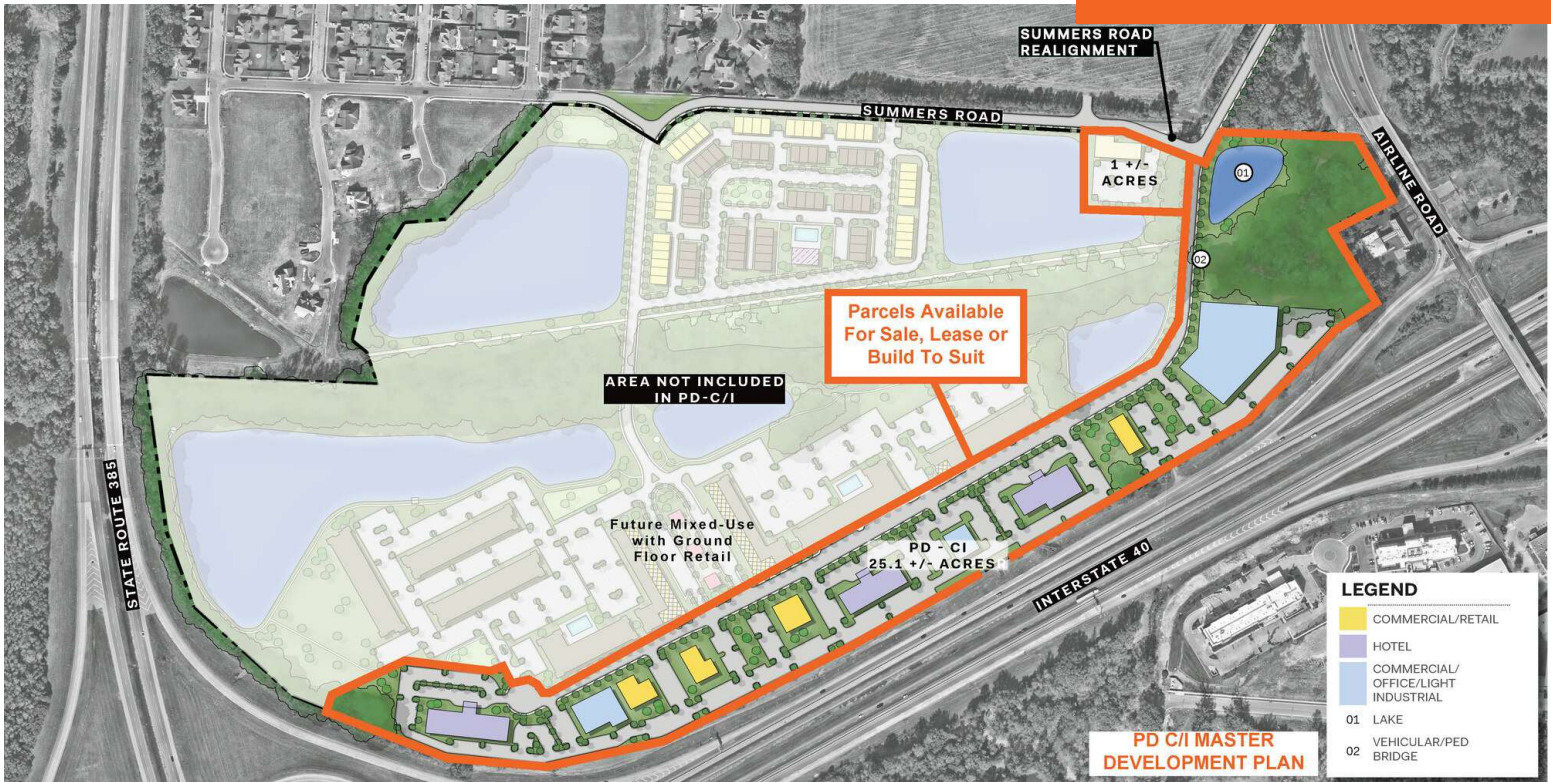


HAWTHORNE

AIRLINE RD, ARLINGTON, TN 38002

**FOR SALE
& LEASE**



LOCATION DESCRIPTION

Proposed Mixed-Use Development located at the intersections of Airline Road, Interstate 40 and State Route 385 in Arlington, Tennessee

PROPERTY HIGHLIGHTS

- Master Development Plan includes 108.6 acres with 5,000 feet of frontage on Interstate 40 and State Route 385
- Land adjacent to Interstate 40 will consist of commercial, office and up to two hotel sites
- Interior acreage will include a small retail/commercial component as well as townhomes, stacked flats, and residential lofts
- Amenities include various green spaces, a Shared Use Trail along Hall Creek, disc golf, a dog park, and community gardens
- Parcels available For Sale, Lease or Build To Suit totaling 26± acres
- Traffic Counts (AADT): Interstate 40 (63,624), State Route 385 (16,421) and Airline Rd (16,089)



DEMOGRAPHICS 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
Population	17,184	28,277	139,294
Daytime Population	13,435	22,040	112,701
Households	5,484	9,315	52,330
Average HH Income	\$148,352	\$155,999	\$125,385



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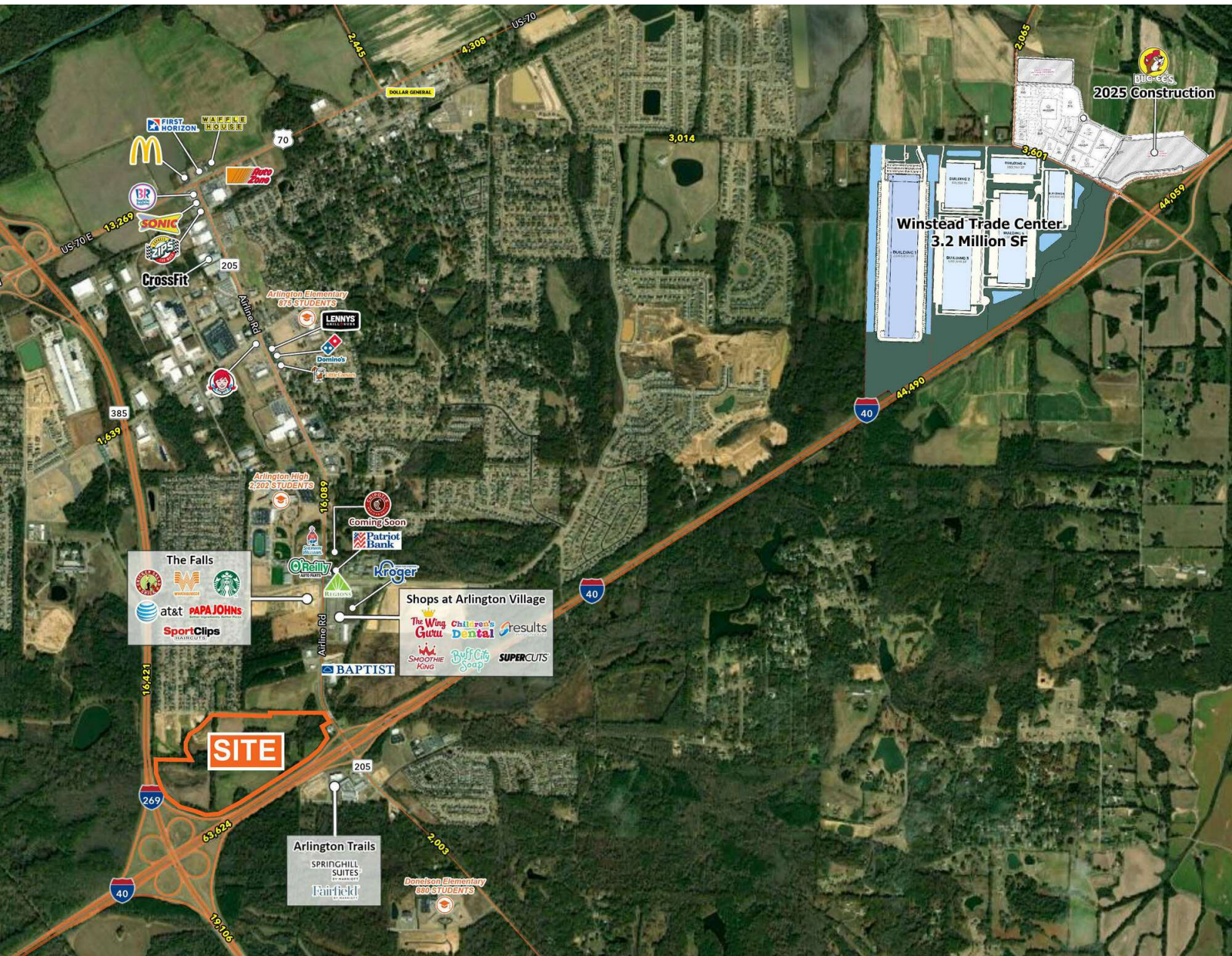
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