

FORMER DEALERSHIP FOR LEASE OR OUTPARCEL OPPORTUNITY FOR LEASE



for more information, contact



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G. S. MOORE & SON
[real estate since 1904]

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AT-A-GLANCE

3450 Tom Austin Highway, Springfield, TN 37172

This property presents flexible opportunities, including the lease of a 13,527 SF existing building or a ground lease of the outparcel, with availability beginning Summer 2026. While ideally suited for an automotive dealership, the owner is open to a range of retail uses and is willing to consider repurposing the property. Additional land is available.

OPPORTUNITIES

EXISTING OPPORTUNITY	13,527 SF Building + Car Lot
OUTPARCEL OPPORTUNITY	5,293 SF Proposed Building (Ground Lease)



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LOCATION HIGHLIGHTS

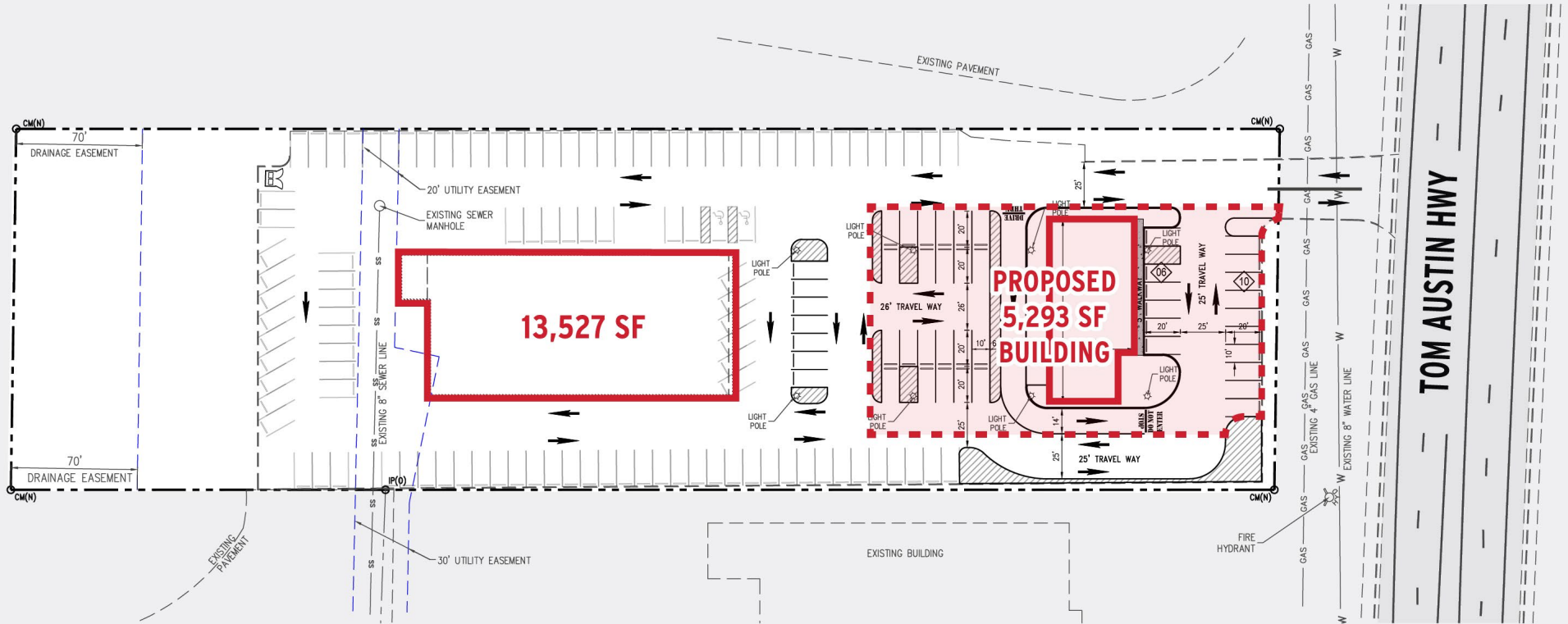
- Ideal location at new signalized intersection between ALDI and Lowe's, across from the new Shops at Mooreland retail development
- Strategically fronting Tom Austin Highway (18,081 CPD)

POPULATION IN THE TRADE AREA	45,000
AVG. HOUSEHOLD INCOME	\$75,216

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CONCEPTUAL SITE PLAN



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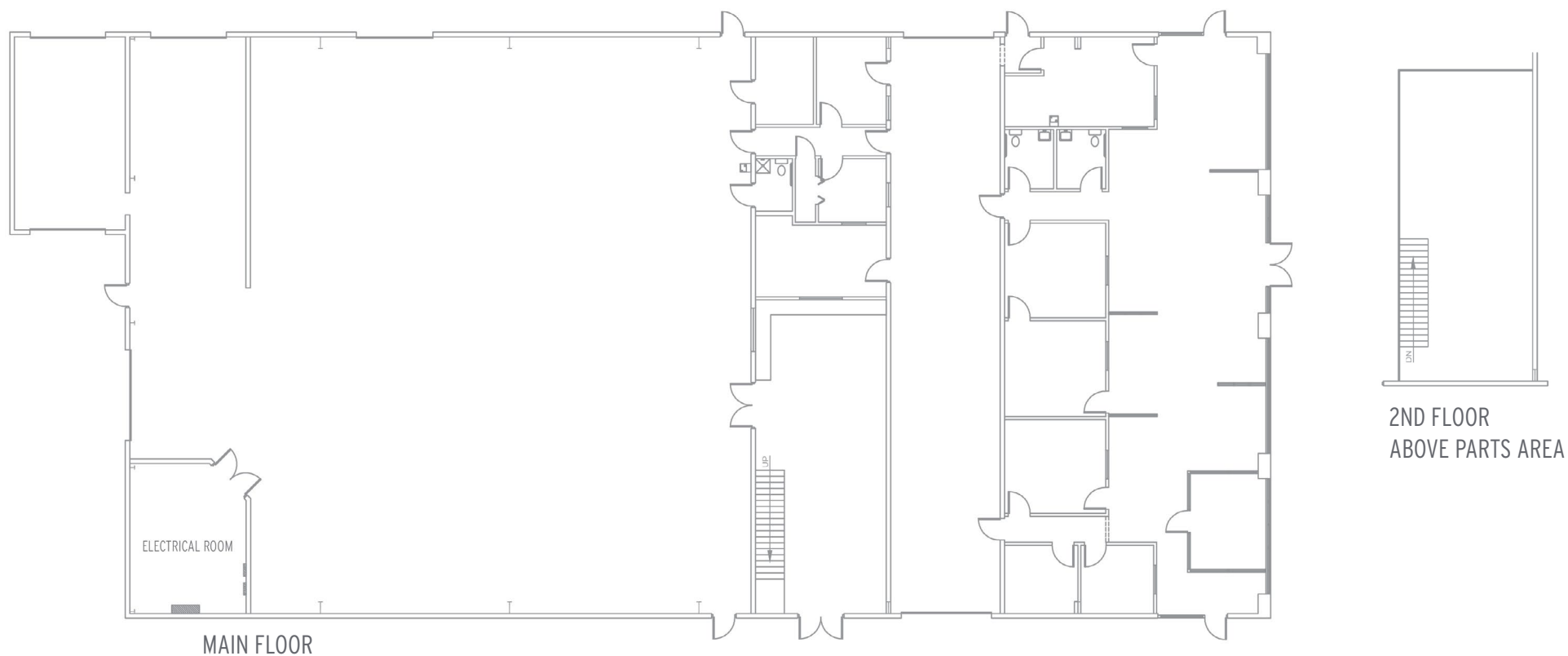
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FLOOR PLAN / 13,527 SF EXISTING BUILDING



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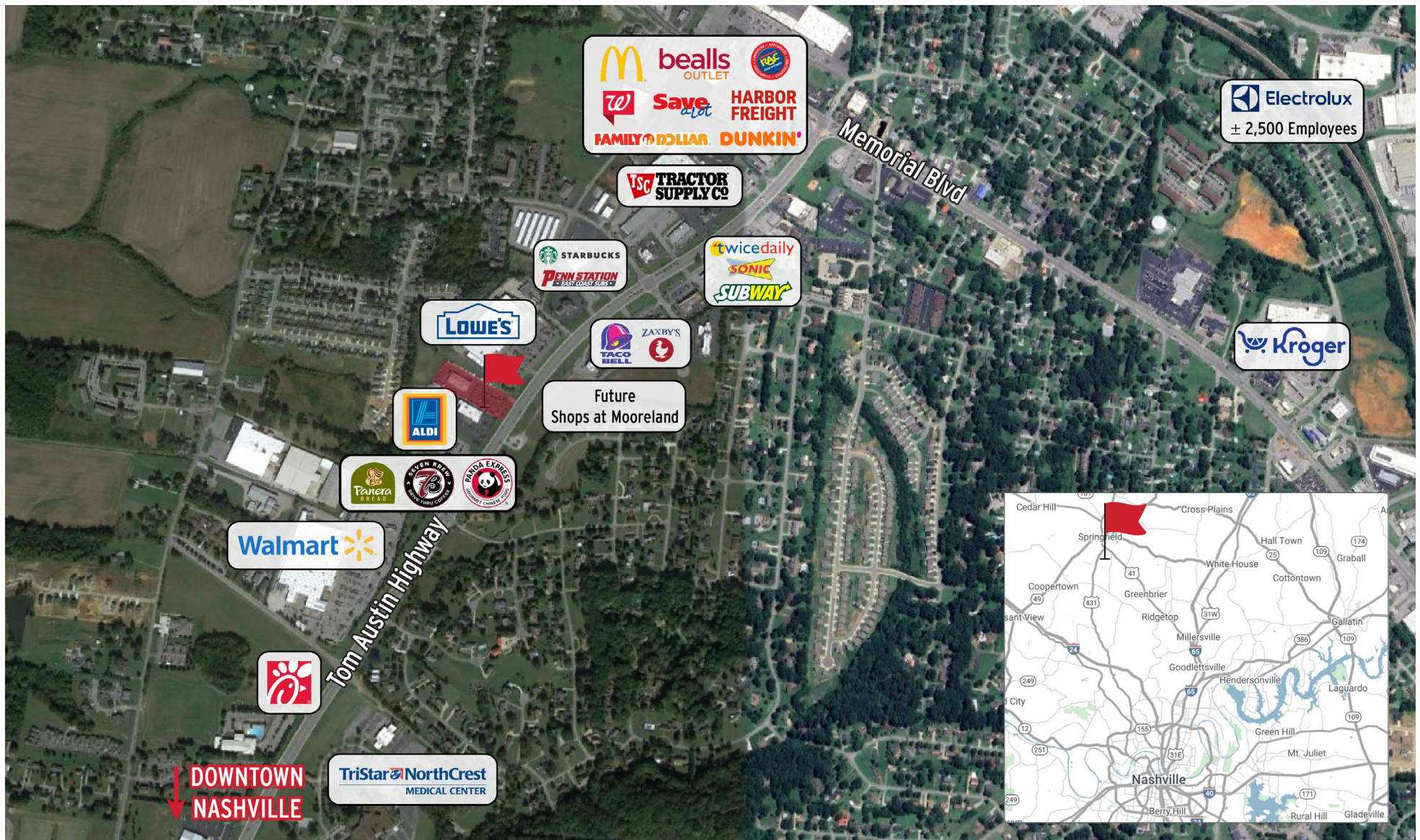
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POINTS OF INTEREST



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SOUTHEAST VENTURE

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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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