



BUCHANAN  
REALTY  
GROUP

INVESTMENTS | MANAGEMENT | BROKERAGE | DEVELOPMENT



## Retail Property For Lease

865 Vann Drive  
Jackson, TN 38305

*For More Information:*

**Brandon Buchanan**

731.300.3071

[buchananrealtygroup@gmail.com](mailto:buchananrealtygroup@gmail.com)

**Stan Clampitt**

731.225.3330

[sclampitt.brg@gmail.com](mailto:sclampitt.brg@gmail.com)



865 Vann Drive  
Jackson, TN 38305



#### OFFERING SUMMARY

**Available SF:** 1,060 SF

**Lease Rate:** Negotiable

**Year Built:** 2001

**Building Size:** 9,828 SF

#### PROPERTY OVERVIEW

NNN 5+ Year Minimum

#### LOCATION OVERVIEW

This property is located on Vann Drive on the north side of Jackson, TN, 80 miles east of Memphis and 120 miles west of Nashville. Jackson is the hub of West Tennessee, serving a population of 400,000. The property is located near the Highway 45 Bypass and is about one mile from I-40 with great visibility and high traffic counts. The space is near several restaurants, retail stores and is one mile from Union University.

DTC: 15,632  
391,374 Retail Trade Population

*For More Information:*

**Brandon Buchanan**

731.300.3071

[buchananrealtygroup@gmail.com](mailto:buchananrealtygroup@gmail.com)

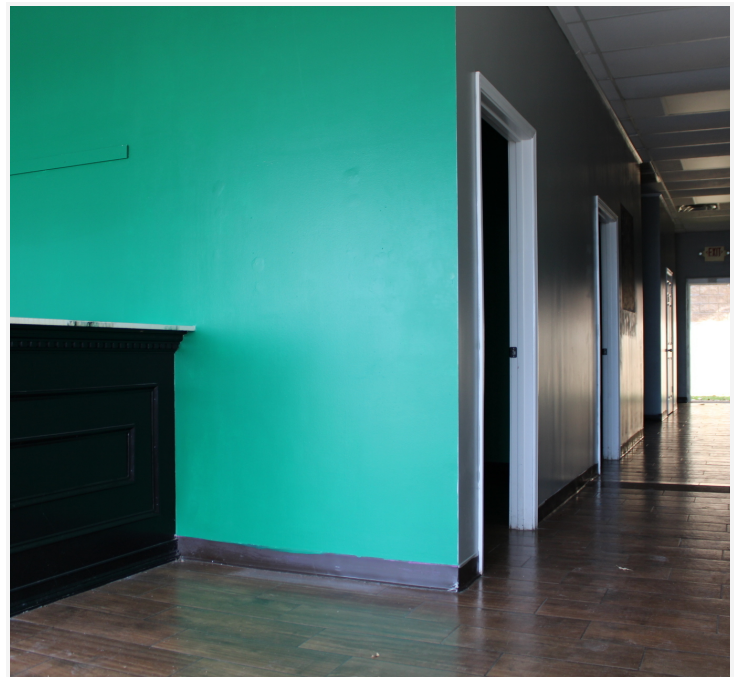
**Stan Clampitt**

731.225.3330

[sclampitt.brg@gmail.com](mailto:sclampitt.brg@gmail.com)

Retail Property For Lease

865 Vann Drive  
Jackson, TN 38305



For More Information:

**Brandon Buchanan**

731.300.3071

[buchananrealtygroup@gmail.com](mailto:buchananrealtygroup@gmail.com)

**Stan Clampitt**

731.225.3330

[sclampitt.brg@gmail.com](mailto:sclampitt.brg@gmail.com)



865 Vann Drive  
Jackson, TN 38305



For More Information:

**Brandon Buchanan**

731.300.3071

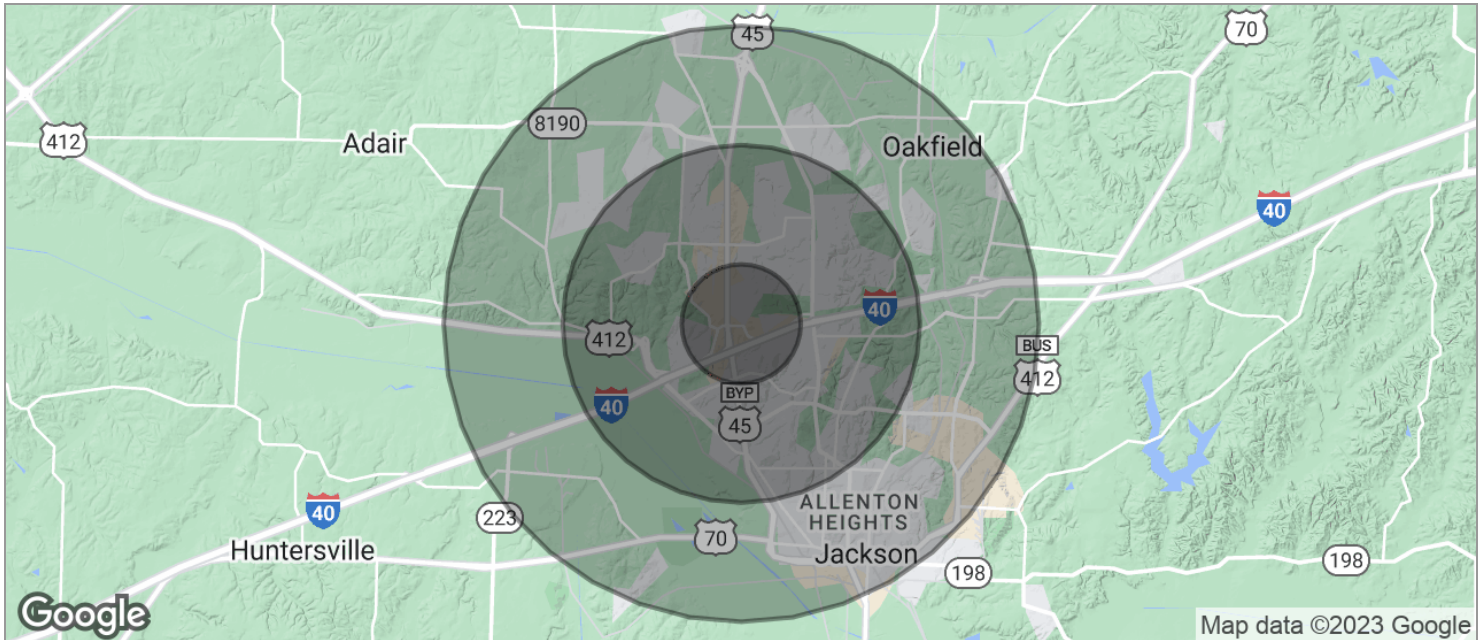
buchananrealtygroup@gmail.com

**Stan Clampitt**

731.225.3330

sclampitt.brg@gmail.com

865 Vann Drive  
Jackson, TN 38305



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,021	31,278	67,759
MEDIAN AGE	43.5	36.1	34.4
MEDIAN AGE (MALE)	39.9	34.7	33.1
MEDIAN AGE (FEMALE)	46.4	38.4	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,516	12,517	26,025
# OF PERSONS PER HH	2.7	2.5	2.6
AVERAGE HH INCOME	\$92,778	\$64,312	\$60,899
AVERAGE HOUSE VALUE	\$224,118	\$179,686	\$154,476

\* Demographic data derived from 2020 ACS - US Census

For More Information:

**Brandon Buchanan**

731.300.3071

buchananrealtygroup@gmail.com

**Stan Clampitt**

731.225.3330

sclampitt.brg@gmail.com