



Retail Property For Lease

For More Information:

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865 Vann Drive
Jackson, TN 38305



OFFERING SUMMARY

Available SF: 1,060 SF

PROPERTY OVERVIEW

NNN 5+ Year Minimum

Lease Rate: Negotiable

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.

Year Built: 2001

DTC: 15,632
391,374 Retail Trade Population

Building Size: 9,828 SF

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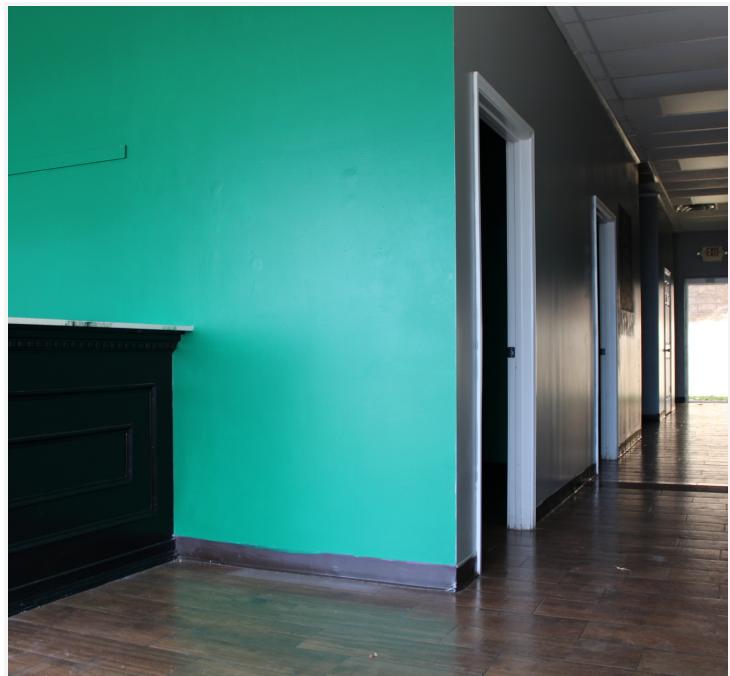
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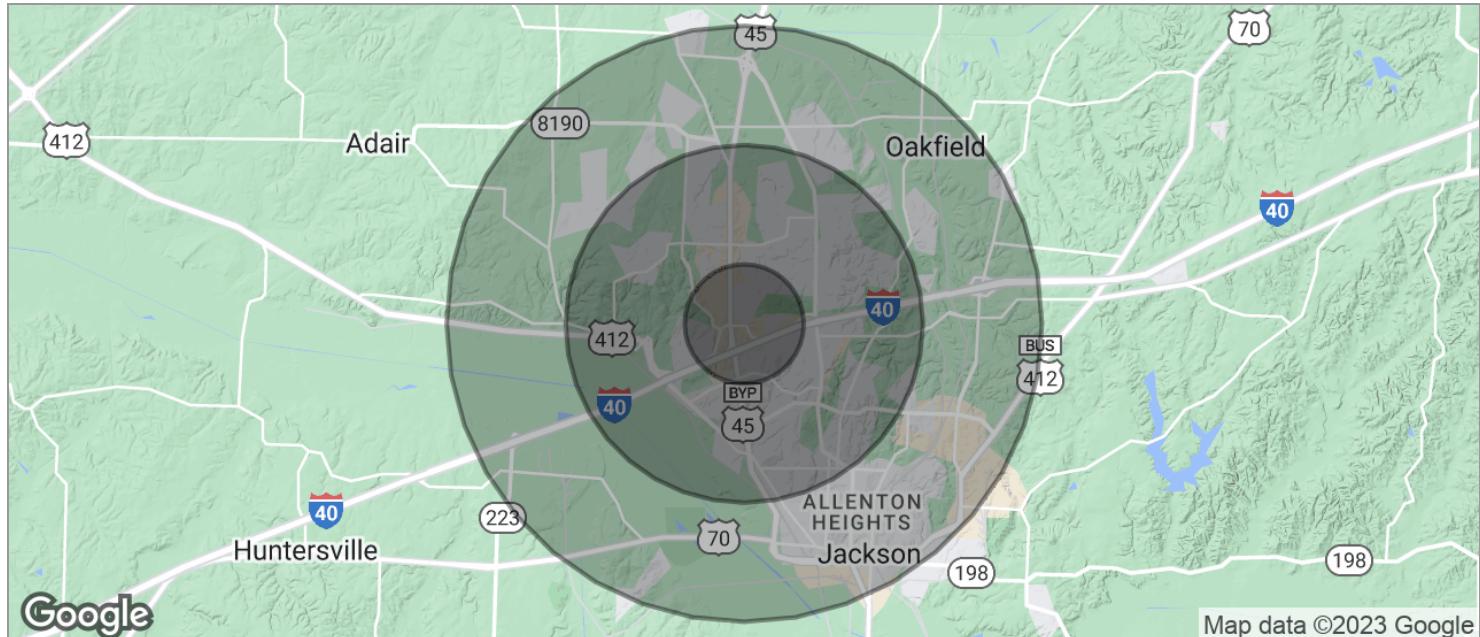
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,021	31,278	67,759
MEDIAN AGE	43.5	36.1	34.4
MEDIAN AGE (MALE)	39.9	34.7	33.1
MEDIAN AGE (FEMALE)	46.4	38.4	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,516	12,517	26,025
# OF 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

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