

# MERCHANT'S CENTRAL

2675 DECHERD BOULEVARD, WINCHESTER, TN 37398

FOR LEASE



## LOCATION DESCRIPTION

Merchant's Central is a 208,123 SF shopping center located in Winchester, Tennessee. The shopping center is anchored by the only Walmart Supercenter in Franklin County. As the County Seat, Winchester is strategically located 90 minutes southeast of Nashville, 70 minutes west of Chattanooga, and 60 minutes northeast of Huntsville, Alabama.



## PROPERTY HIGHLIGHTS

- 1,000 - 30,000 SF available
- Trade area of 20+ miles has a population of 101,514
- Features a dominant national tenant mix with users such as Cato Fashions, Shoe Show, Great Clips, GNC, and Walmart Supercenter
- The shopping center pulls from surrounding tertiary markets such as Tullahoma TN, Estill Springs TN, Alto TN, Monteagle TN, Tracy City TN, Sewanee TN, Sherwood TN, Cowan TN, Belvidere TN, and Huntland TN
- 2 points of signalized access to US Hwy 41

DEMOGRAPHICS	5 MILES	7 MILES	10 MILES
2024 Total Population	21,144	27,710	35,270
2024 Total Households	8,753	11,448	14,512
2024 Average Household Income	\$80,236	\$80,767	\$82,343

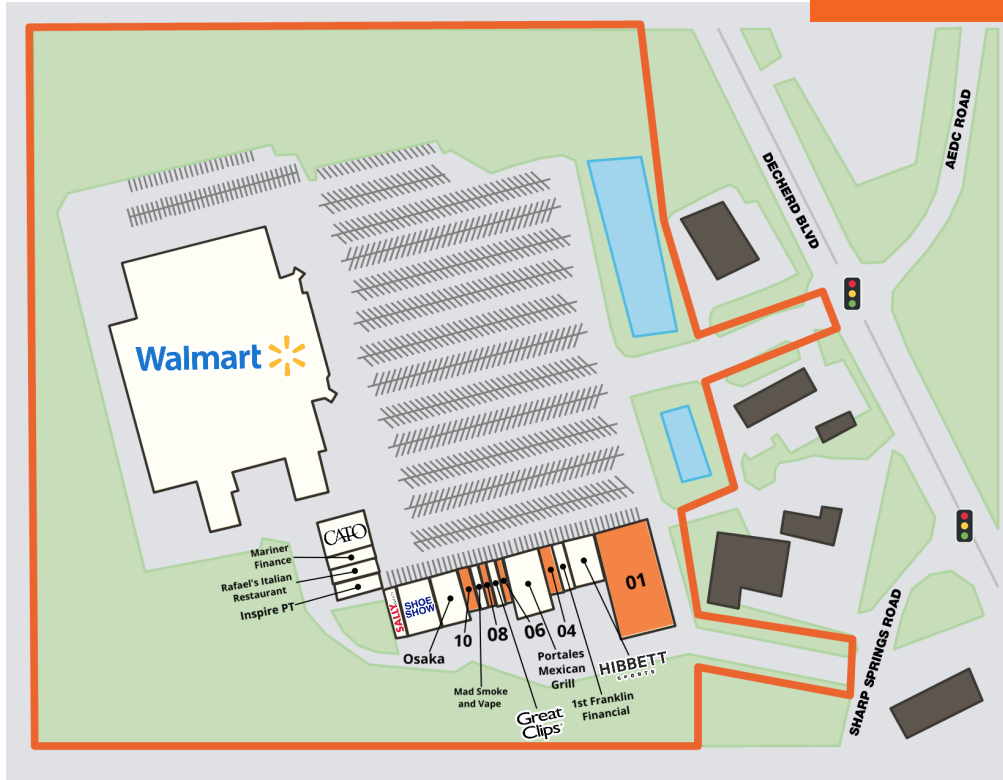


**CRAIGE PEARSON**  
 craige.pearson@tscg.com  
 615.324.5643

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SUITE	TENANT NAME	SPACE SIZE
01	Available	20,563 SF
02	Hibbett Sporting Goods	4,399 SF
03	1st Franklin Financial	1,600 SF
04	Available	2,185 SF
05	Portales Mexican Grill	5,998 SF
06	Available	1,255 SF
07	Great Clips	1,050 SF
08	Available	1,050 SF
09	Mad Smoke and Vape	1,050 SF

SUITE	TENANT NAME	SPACE SIZE
10	Available	1,400 SF
11	Osaka Japanese Sushi & Steakhouse	3,199 SF
13	Shoe Show	5,600 SF
14	Sally Beauty Supply	1,599 SF
15	Inspire PT	2,400 SF
16	Rafael's Italian Restaurant	2,000 SF
17	Mariner Finance	1,600 SF
18	Cato	4,800 SF
19	Walmart	146,401 SF



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