

4893-4907 CUBA MILLINGTON ROAD
MILLINGTON, TN



COMMERCIAL LAND FOR LEASE OR SALE

Property Information

- ◆ **2.3 Acres**
- ◆ **Call for pricing**
- ◆ **B-2 Zoning**
- ◆ **Traffic Count: 24,332 US Hwy 51; 10,427 Veterans Parkway**
- ◆ **Retail Nearby: Tractor Supply Co., Kroger, FastPace Health Urgent Care, Little Caesar's, Walmart, Lowe's, Chick-fil-A, Millington-Memphis Airport**

◆ Demographics:	<u>3-Mile</u>	<u>5-Mile</u>	<u>7-Mile</u>
Population:	9,135	21,234	44,031
Avg Household Income:	\$77,039	\$77,639	\$90,026

Will Wegner

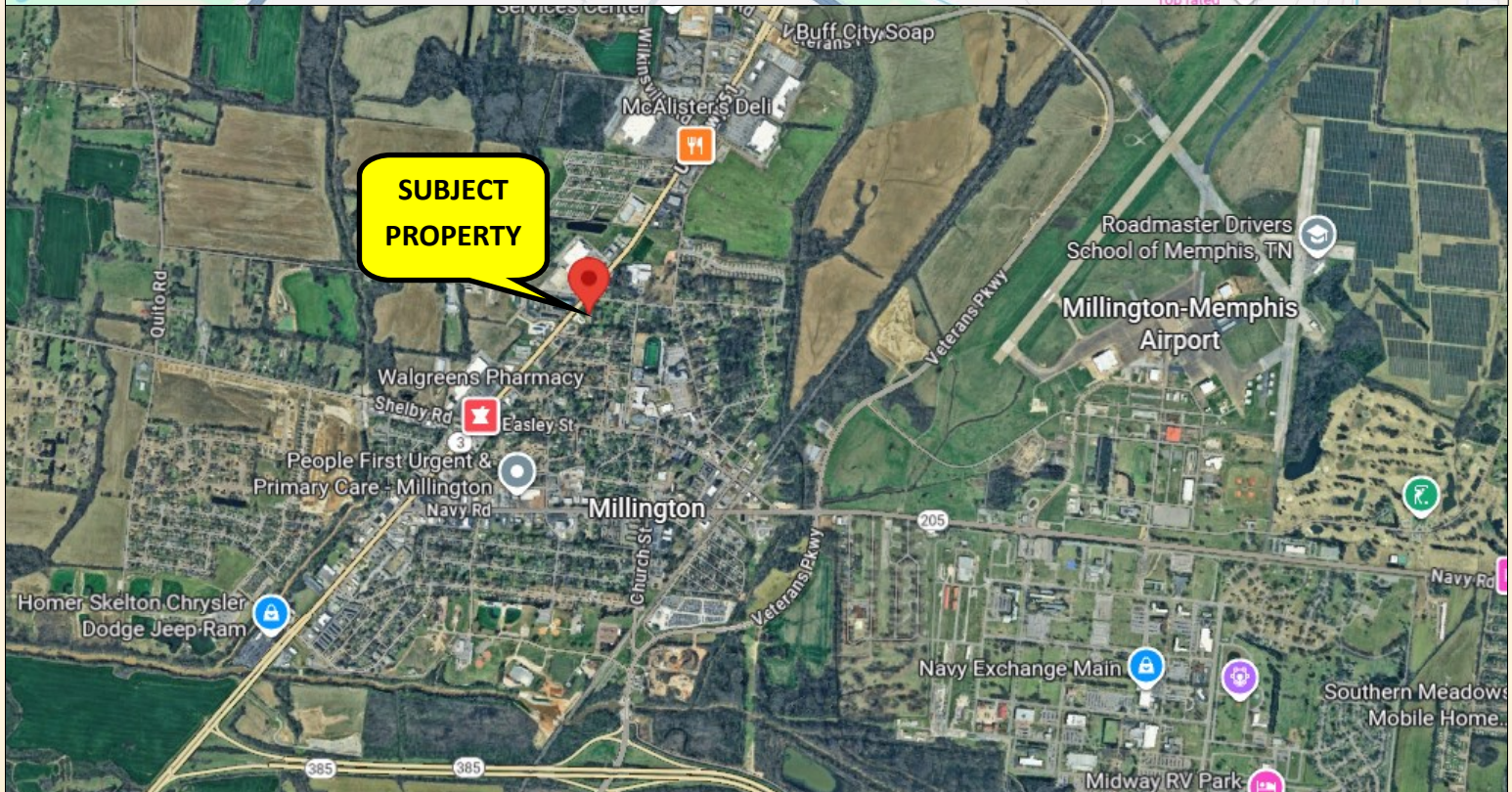
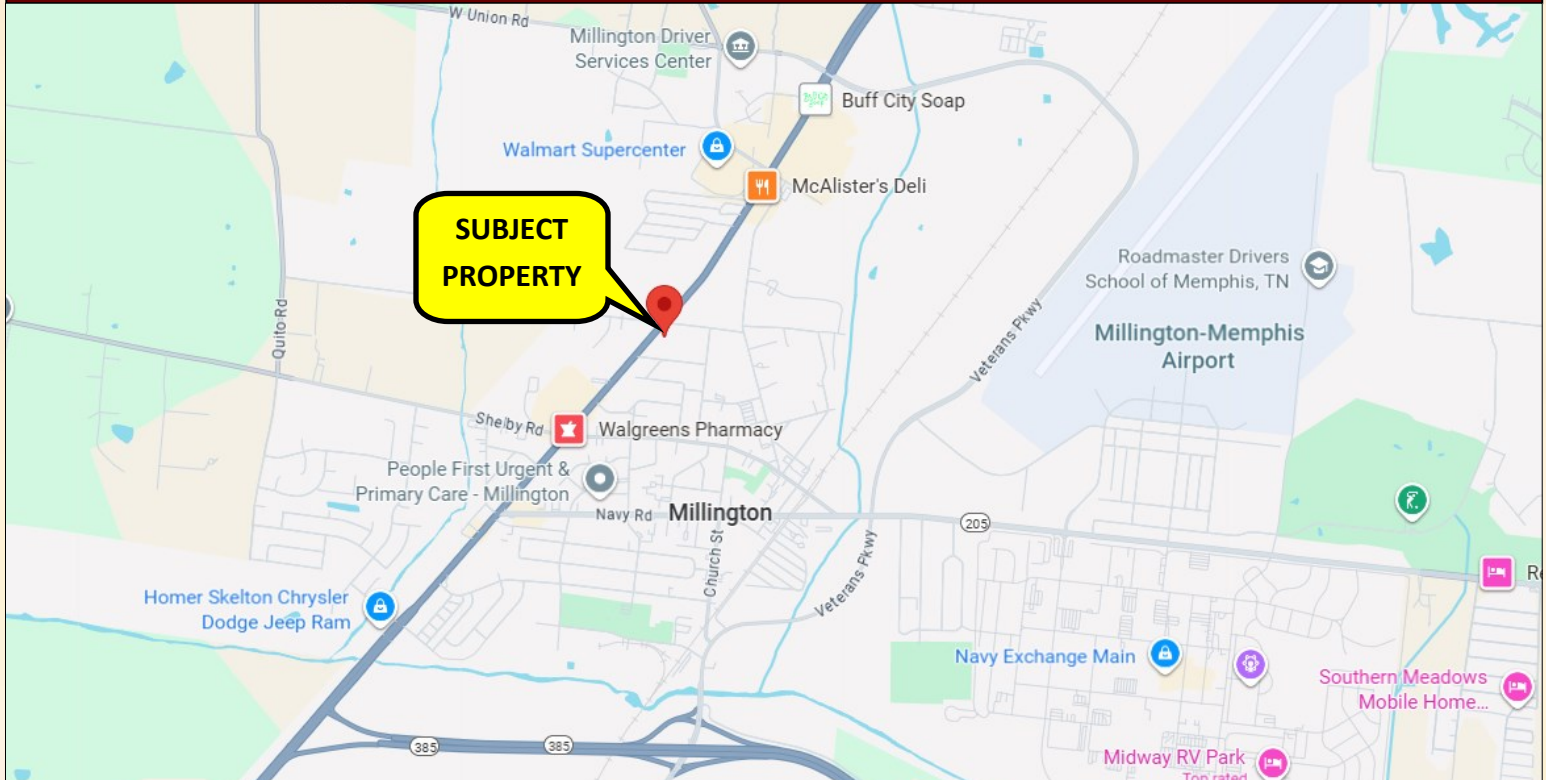
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Regional Map



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Trade Area Aerial



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Aerial of Site



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CHART ONE, PERMITTED USES

Permitted Uses	A	R-O	R-1	R-2	R-3	R-4	R-5	R-LL	PRD	MUPD	B-1	B-2	P-C	O	M-1	M-2	M-P	M-3	MT	OT	ER
RESIDENTIAL AND AGRICULTURAL																					
Forestry and Agricultural	P																				
Agricultural and agricultural related activities, excluding stockyards and live animals																P	P				
Single family dwellings	P	P	P	P	P	P		P													
Two-family dwellings					S	S															
Townhouse dwellings						S															
Multi-family Dwellings						S															
Single family mobile homes and mobile home park offices							S														
Recreational vehicles in mobile home parks not to exceed 30 days							S														
Public Uses, Parks and Public Buildings and services	P	P	P	P	P	P		P				P	P			P	P	P		P	P
Roadside stands, offering for sale products produced on the premises	P																				
Public Bulletin board or Temporary Signs	P																				
Public Utilities	P																				
Customary home occupations	P	P	P	P	P	P		P													
Accessory Buildings	P	P	P	P	P	P		P			P	P			P	S	S			P	
Public and Private Schools	A	A	A	A	A	A	A	A			A	A								A	
Business and Professional Schools												S			S	S	S			S	
Dormitories and other lodging related to a Business or Professional School																	S				
Cemeteries	A																				
Private Clubs excluding firearms	A																				
Riding stables, veterinarian hospitals or clinics, large animals, or the keeping of small animals	A																				
Grain elevators or similar storage facilities	A																				
Hospitals and institutions of an educational, religious, charitable or philanthropic nature	A											S	S							S	
Churches and other places of worship	A	A	A	A	A	A		A			A	A	A							A	
Church with a Day Care Center	A	A	A	A	A	A		A			A	A	A							A	
Golf Courses or Country Clubs		A	A	A	A	A		A													
Day care centers					A	A					S	S	S							S	
Assisted living facilities					A	A						S								S	
Nursing Homes					A	A						S								S	
NON RESIDENTIAL USES																					
Personal Services including:																					
Self-service laundry											S	S	S							S	
Permitted Uses	A	R-O	R-1	R-2	R-3	R-4	R-5	R-LL	PRD	MUPD	B-1	B-2	P-C	O	M-1	M-2	M-P	M-3	MT	OT	ER
Dry cleaning pickup and delivery services											S	S	S							S	
Beauty and Barber services											S	S	S							S	
Shoe repair											S	S	S							S	
Apparel repair and alterations											S	S	S							S	
Bank											S	S	S	S						S	
Kindergartens and child care homes											S	S	S							S	
Retail trade, including:																					
Building materials, hardware and farm equipment												S			S					S	
General merchandise												S	S							S	
Food and groceries												S	S							S	
Automotive, marine craft, aircraft and accessories, excluding auto junk yards												S	S		S					S	
Automotive, marine craft, aircraft and accessories, limited to tires, batteries and accessories, and Gasoline service stations												S	S		S	S	S			S	
Apparel and accessories												S	S							S	
Furniture, home furnishings and equipment												S	S	S						S	
Eating and drinking											S	S	S	S	S	S	S			S	
Storefront Church											S	S	S							S	
Other retail trade												S	S							S	
Other retail trade limited to Drug and proprietary, book and stationary											S			S							
Services, including:																					
Offices											S	S	S	S	S	S	S			S	
Finance, insurance and real estate											S	S	S	S						S	
Personal services											S	S	S	S						S	
Business services											S	S	S	S	S					S	
Businesses services limited to: Dwelling and other building services; Research development and testing; Equipment renting and leasing; Automotive and truck renting; and Electronic configuration and/or services																S	S			S	
Funeral Home												S								S	
Personal storage, limited												S								S	
Repair services excluding tire recapping services												S								S	
Automobile repair and wash services												S	S							S	
Electrical and electronic devices																S	S			S	
Professional services											S	S	S	S						S	

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Professional services limited to: medical laboratories; dental laboratory and other medical and health services															S	S	S				
Contract construction services											S	S		S	S	S	S			S	
Contract construction services office											S			S							
Educational services											S	S		S						S	
Veterinary Hospital or Clinic, Small Animal											S	S	S	S						S	
Miscellaneous services												S								S	
Mini Storage												A	A			P		S		A	
Amusements												S								S	
Recreational activities												S	S							S	
Transient Lodging: Motels, Hotels and Tourist Courts												S			S	S	S			S	
Public Assembly												S								S	
Taxicab business, storage and garage												S	S		S	S				S	
Sexually oriented businesses																S					
Cultural Entertainments and Recreation																					
Motion picture theatres												S	S							S	
Recreational activities limited to sports, recreational centers, gymnasiums and athletic clubs													S								
Manufacturing, including															S	S	S	S			
Apparel and other products made from fabrics, leather and similar products, excludes leather tanning and finishing																S	S	S			
Food, beverage and kindred products																S	S	S			
Furniture and fixtures																S	S	S			
Printing, publishing and allied industries																S	S	S			
Paper and allied products, limited to paperboard containers and boxes																	S	S			
Drug manufacturing															S	S	S	S			
Fabricated metal products, excluding stamping																S	S	S			
Fabricated metal products																S	S	S			
Textile mill products																S	S	S			
Rubber and miscellaneous plastic products																S	S	S			
Professional, scientific and controlling instruments; electronic configuration and repair; Photographic and optical goods; and watches and clocks manufacturing															S	S	S	S			
Lumber and wood products																S	S	S			
Permitted Uses	A	R-O	R-1	R-2	R-3	R-4	R-5	R-LL	PRD	MUPD	B-1	B-2	P-C	O	M-1	M-2	M-P	M-3	MT	OT	ER
Chemical and allied products limited to Drugs, soap, detergents and cleaning preparations																S	S	S			
Chemical and allied products																		S			
Stone, Clay and glass products																		S			
Petroleum refining and related industries																		S			
Primary metal limited to rolling, drawing and extruding of ferrous and non-ferrous metals																		S			
Transportation Communication and Utilities																					
Airport and Aviation Related Uses																	S				
Communication															S	S	S				
Communication towers	A												A		A	A	A	A		A	
Utilities																S	S				P
Motor vehicle transportation																S	S				
Other communication															S	S	S				
Wholesale trade limited to:																					
Motor vehicles and automotive equipment, excluding auto salvage and junkyards															S	S	S	S			
Drugs, drug proprietaries and druggists supplies															S	S	S	S			
Drugs, chemicals and allied products																S	S	S			
Dry goods and apparel															S	S	S	S			
Farm products excluding live animals																S	S	S			
Groceries, beverages and related products															S	S	S	S			
Electrical and electronic goods															S	S	S	S			
Hardware, plumbing, heating equipment and supplies															S	S	S	S			
Machinery, equipment and supplies																S	S	S			
Metals and minerals, excluding petroleum products																S	S	S			
Office, paper and paper products																S	S	S			
Lumber and construction materials																S	S	S			
Other Wholesale not listed, excluding: Metals, plastic and minerals; Petroleum bulk stations and terminals; Scrap and waste metals; and Livestock or live animals															S	S	S	S			
Other Wholesale trade limited to petroleum bulk stations and terminals and wholesale scrap and waste materials																		S			

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Warehousing and Storage services excluding stockyards																S	S	S			
OTHER																					
Signs as permitted in Section 14-202	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P
United States Government uses at the sole discretion and pleasure of the military authority in charge																			P		
Planned Residential District			S	S	S	S															
Mixed Use Planned Developments			S	S	S	S	S						S	S						S	
Fireworks Sales Overlay District													S	S							
Water Park, See Chapter 26																					S
Concrete batching and asphalt processing and manufacture, batch plant												A	A			A	A	S			

P Permitted Use
 S Permitted Use, requires site plan approval
 A Use permitted on appeal by BZA as a Special Exception and requires a Site Plan approval

Chart 1 Page 5
 Revised April 13, 2020, Ordinance 2020-5
 Revised October 12, 2020, Ordinance 2020-16

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Demographics

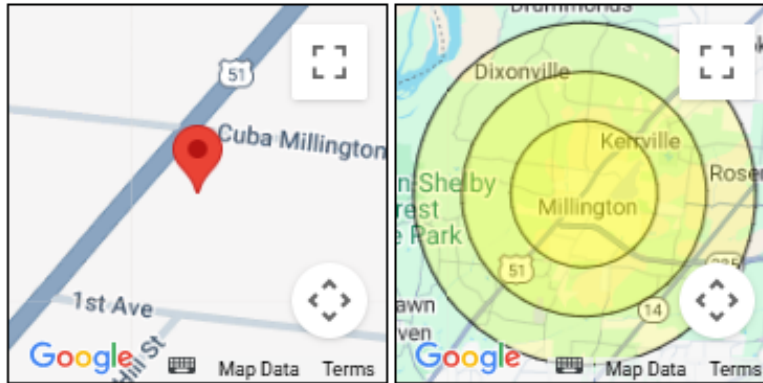


EASI Updated Site Selection Reports & Analysis Executive Summary

Address: 4893 Milington Road Millington TN

Latitude: 35° : 20' : 59"

Longitude: -89° : 54' : 01"



Description	3 Miles	5 Miles	7 Miles
POPULATION BY YEAR			
Population (4/1/2000)	11,317	22,147	39,059
Population (4/1/2010)	9,784	22,312	44,600
Population (4/1/2020)	9,447	21,706	44,587
Population (1/1/2025)	9,135	21,234	44,031
Population (1/1/2030)	9,294	21,575	44,682
Percent Growth (2025/2020)	-3.30	-2.17	-1.25
Percent Forecast (2030/2025)	1.74	1.61	1.48
HOUSEHOLDS BY YEAR			
Households (4/1/2000)	3,986	7,740	13,611
Households (4/1/2010)	3,772	8,102	15,631
Households (4/1/2020)	3,911	8,422	16,473
Households (1/1/2025)	3,680	7,991	15,715
Households (1/1/2030)	3,713	8,045	15,773
Percent Growth (2025/2020)	-5.91	-5.12	-4.60
Percent Forecast (2030/2025)	0.90	0.68	0.37
GENERAL POPULATION CHARACTERISTICS			
Median Age	40.9	40.2	39.3
Male	4,149	10,231	21,417
Female	4,986	11,003	22,614
Density	381.2	252.8	200.2
Urban	7,432	15,356	28,686
Rural	1,703	5,878	15,345

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GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2025)	3,680	7,991	15,715
Families	2,280	5,424	11,634
Non-Family Households	1,400	2,567	4,081
Average Size of Household	2.44	2.64	2.79
Median Age of Householder	56.1	54.4	52.0
Median Value Owner Occupied (\$)	147,596	181,500	228,432
Median Rent (\$)	784	809	849
Median Vehicles Per Household	2.0	2.2	2.4
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	3,983	8,530	16,577
Housing, Owner Occupied	1,848	4,874	10,878
Housing, Renter Occupied	1,832	3,117	4,837
Housing, Vacant	303	539	862
POPULATION BY RACE			
White Alone	5,338	12,193	25,667
Black Alone	2,193	5,503	11,413
Asian Alone	264	396	702
American Indian and Alaska Native Alone	32	111	218
Other Race Alone	380	1,001	2,086
Two or More Races	928	2,030	3,945
POPULATION BY ETHNICITY			
Hispanic	720	1,660	3,519
White Non-Hispanic	5,146	11,805	24,917
GENERAL INCOME CHARACTERISTICS			
Total Personal Income (\$)	287,910,316	624,817,226	1,419,430,696
Total Household Income (\$)	283,504,778	620,411,688	1,414,761,990
Median Household Income (\$)	56,993	62,614	71,066
Average Household Income (\$)	77,039	77,639	90,026
Per Capita Income (\$)	31,517	29,425	32,237
RETAIL SALES			
Total Retail Sales (including Food Services) (\$)	216,286	462,345	1,171,977
CONSUMER EXPENDITURES			
Total Annual Expenditures (\$000)	268,398.1	587,869.0	1,205,963.2
EMPLOYMENT BY PLACE OF BUSINESS			
Employees, Total (by Place of Work)	2,531	4,378	9,250
Establishments, Total (by Place of Work)	176	325	876
EASI QUALITY OF LIFE			
EASI Quality of Life Index (US Avg=100)	125	125	127
EASI Total Crime Index (US Avg=100; A=High)	89	76	78
EASI Weather Index (US Avg=100)	146	146	146
BLOCK GROUP COUNT	8	15	26

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Disclosure

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