

ASHMONT

CANADA RD, LAKELAND, TN 38002

FOR SALE
& LEASE



LOCATION DESCRIPTION

New development on the northwest corner of Canada Road and Davies Plantation Road just off Interstate 40 in Lakeland, Tennessee

PROPERTY HIGHLIGHTS

- Mixed-use development with single family homes, townhomes, multi-family, retail, medical, office and hospitality opportunities
- Proposed shopping center offering up to 50,000 SF of retail space For Lease
- 2 retail parcels totaling 6.11± acres available For Sale/Lease
- 2 medical/office parcels totaling 5.1 acres available For Sale/Lease
- 3rd Quarter 2024 delivery
- Close proximity to The Lake District, Interstate 40, Interstate 269 and Blue Oval City (22.7 miles)
- Traffic Counts (AADT): Interstate 40 (69,585) and Canada Rd (10,431)



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Population	31,754	88,529	284,372
Daytime Population	24,366	75,653	255,074
Households	11,821	32,540	106,917
Average HH Income	\$135,263	\$125,052	\$118,888



SHAWN MASSEY, CCIM, CRRP, ALC

shawn.massey@tscg.com

901.334.5702

ROBERT SLOAN

robert.sloan@tscg.com

901.334.5703

JON ISBELL

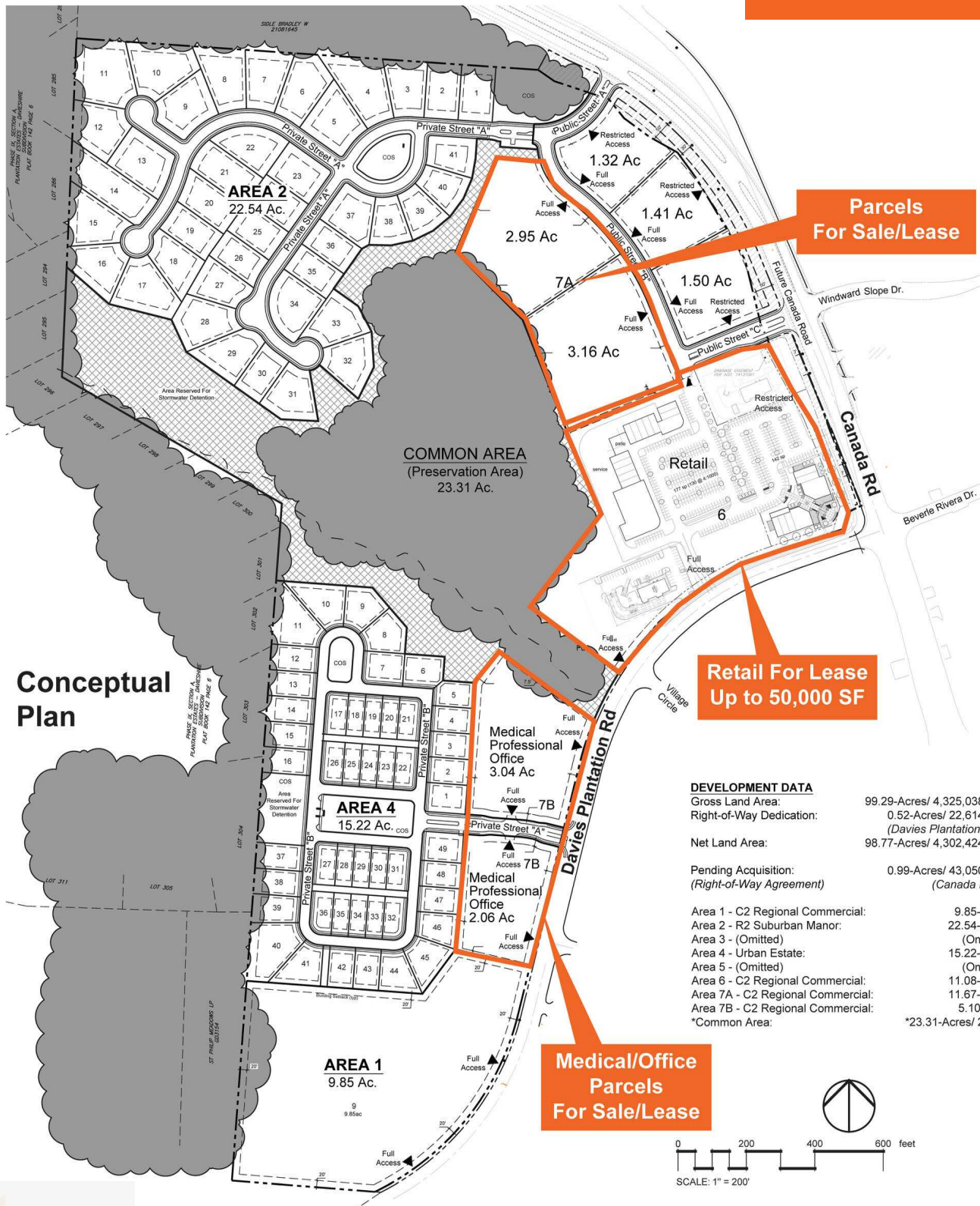
jon.isbell@tscg.com

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