

RETAIL FOR SALE

1740 MAIN ST

1740 MAIN STREET, LYNNVILLE, TN 38472



**TURNKEY BUSINESS IN THE HEART OF LYNNVILLE
— RETAIL, GAS, & COMMUNITY CHARM**

KW COMMERCIAL MIDDLE TENNESSEE

5083 Main Street
Spring Hill, TN 37174



Each Office Independently Owned and Operated

PRESENTED BY:

JENNY ADCOX

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332169, TN

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PROPERTY SUMMARY

1740 MAIN STREET



Property Summary

APN:	026C0B0005.00
Building SF:	1,400
County:	Giles County
Lot Size:	0.11 Acres
Price:	\$325,000
Year Built:	1920
Zoning:	Commercial - Retail

Property Overview

This is a rare opportunity to acquire a well-known business property in downtown Lynnville. Ideal for owner-users or investors, the site combines historic charm with commercial functionality. Excellent for food service, retail, or fuel sales with flexibility for redevelopment.

Location Overview

Lynnville is a quaint, historic town in Giles County known for its friendly atmosphere, local shops, and scenic rural surroundings. Just off Highway 129 and close to Pulaski and Columbia, this property benefits from steady traffic flow and excellent visibility. With its location along the Main Street corridor, the site sits across from the railroad and near other local businesses, making it a prime location for commercial investment in a close-knit, growing community.

PROPERTY DESCRIPTION

1740 MAIN STREET



Historic Cornerstone of Lynnville Commerce

Welcome to 1740 Main St — a unique opportunity to own a legacy retail property in the heart of historic Lynnville, TN. This commercial building, originally established in 1920, has served as one of the region's oldest continuously operating markets. Recently updated, the property features a convenience store and gas station with a full-service kitchen, updated beverage and food coolers, a spacious renovated dining area, and a newly added rear storage extension. Whether you're looking to continue its operation or repurpose it, this property offers exceptional flexibility and charm.

INVESTMENT HIGHLIGHTS:

- Fully operational convenience store & gas station
- Historic structure (built 1920) with modern upgrades
- Metal roof, split HVAC, updated flooring and coolers
- Fuel sales include diesel and non-ethanol gasoline
- Renovated dining area and added storage space
- Parcel: 0.11 acres / ±1,400 SF building
- Zoned Commercial (Retail)
- High-traffic location on Main Street with direct access to Hwy 129
- Located in downtown Lynnville with excellent visibility
- Low property taxes (\$436.96 in 2024)
- Surrounded by growing residential and small business community

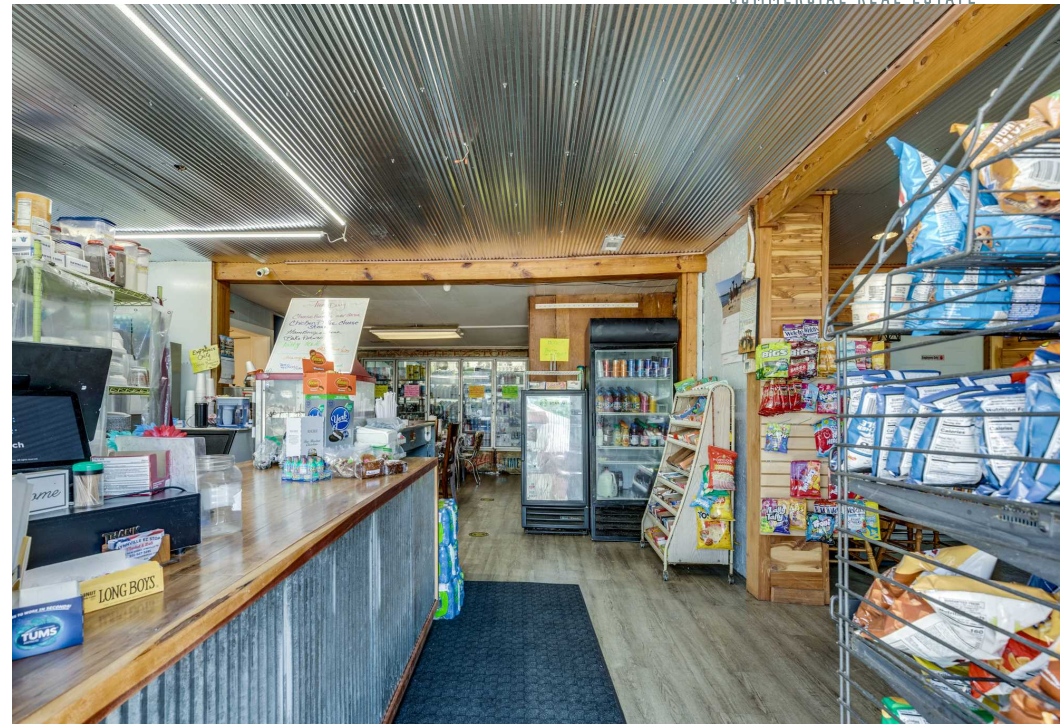
PROPERTY PHOTOS

1740 MAIN STREET



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PROPERTY PHOTOS

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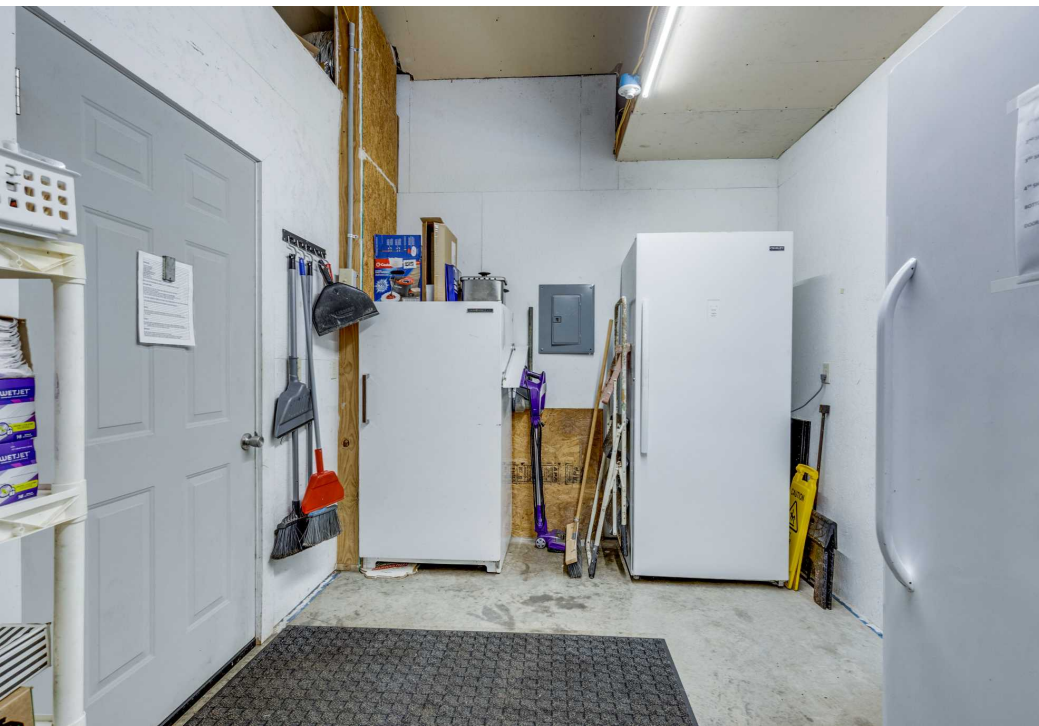
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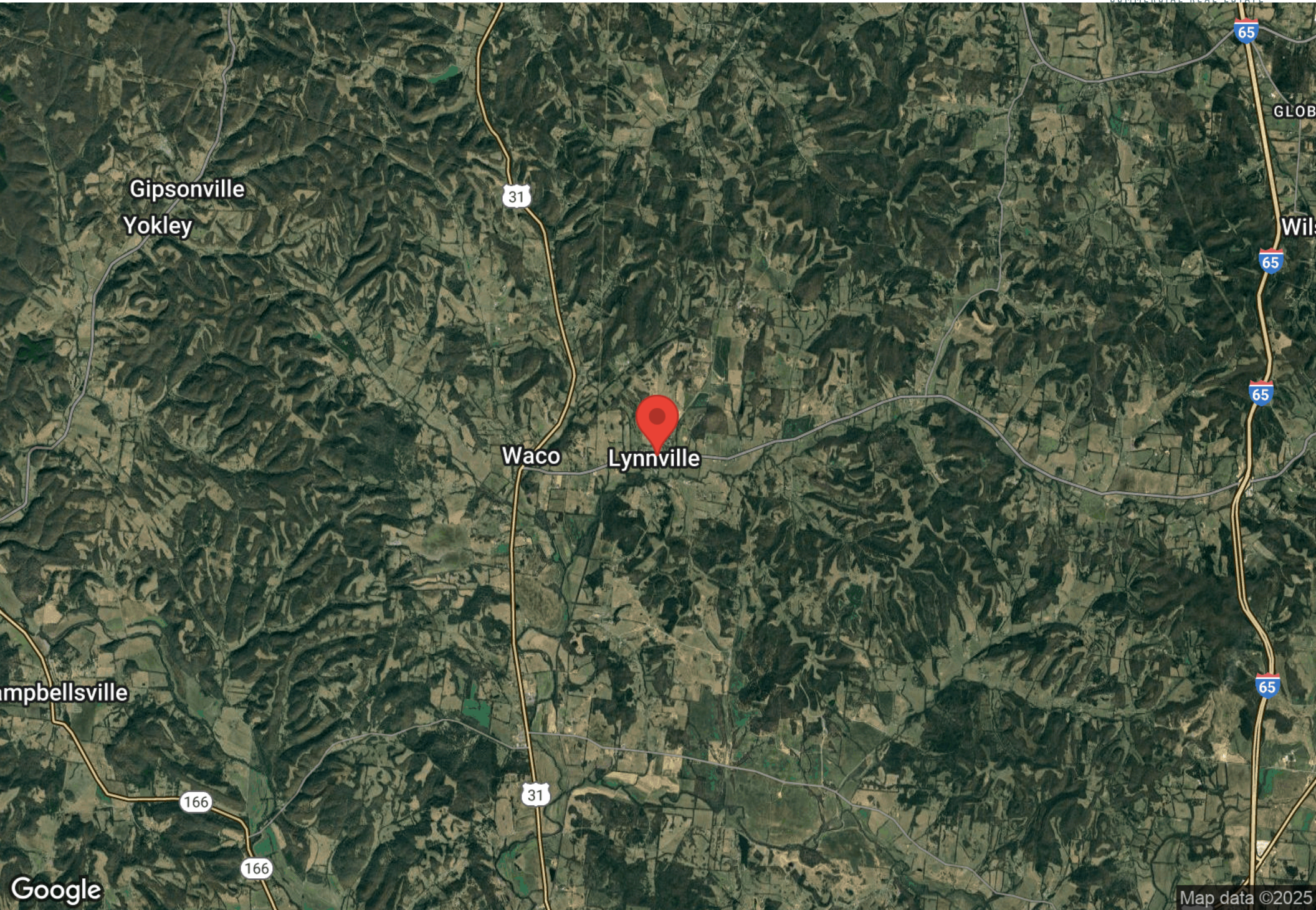
PROPERTY PHOTOS

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REGIONAL MAP

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LOCATION MAPS

1740 MAIN STREET



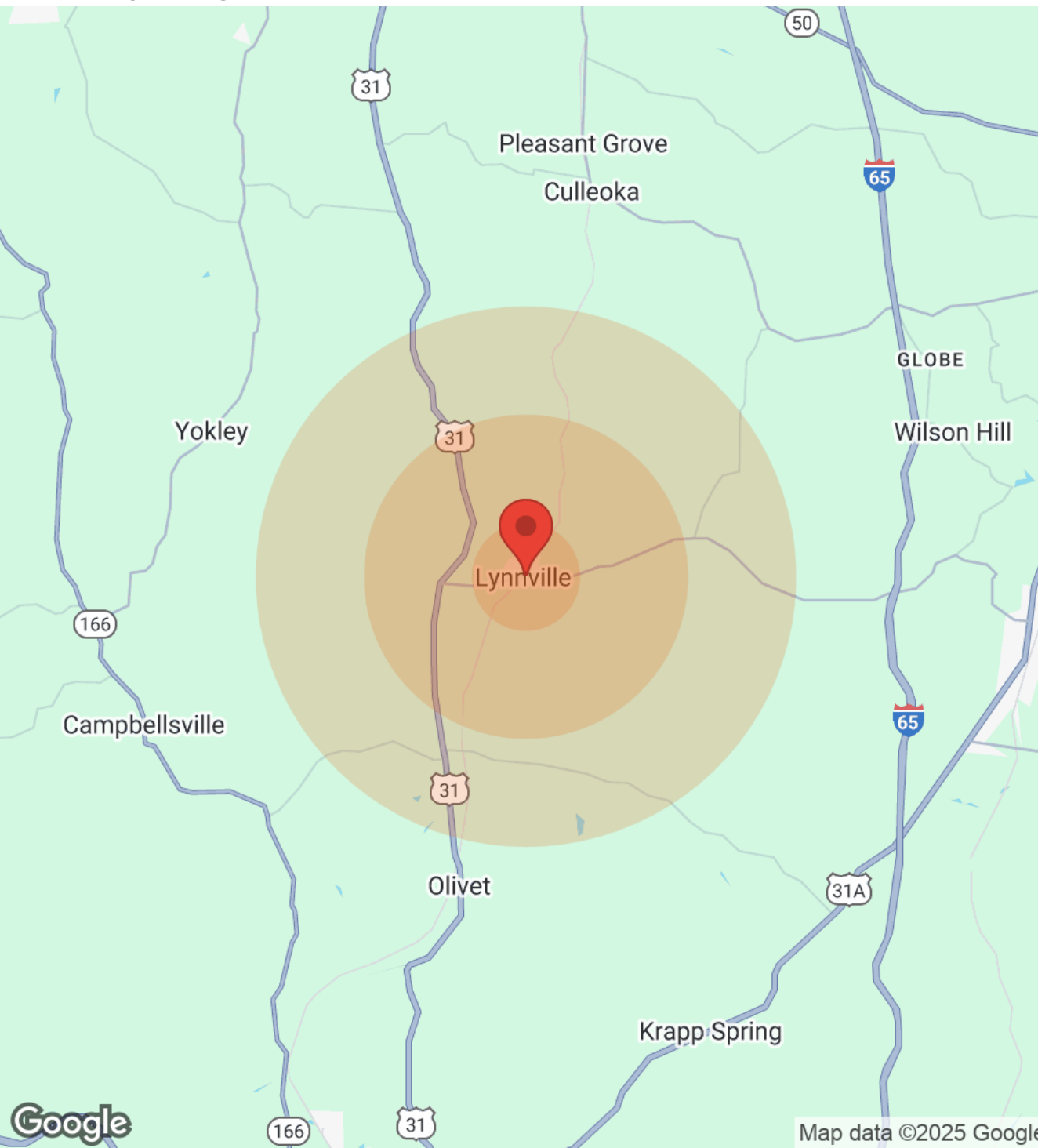
AERIAL MAP

1740 MAIN STREET



DEMOGRAPHICS

1740 MAIN STREET



Population	1 Mile	3 Miles	5 Miles
Male	N/A	601	601
Female	N/A	671	671
Total Population	N/A	1,272	1,272

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	210	210
Ages 15-24	N/A	183	183
Ages 25-54	N/A	474	474
Ages 55-64	N/A	173	173
Ages 65+	N/A	232	232

Race	1 Mile	3 Miles	5 Miles
White	N/A	1,238	1,238
Black	N/A	34	34
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	10	10
Multi-Racial	N/A	N/A	N/A

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$40,763	\$40,763
< \$15,000	N/A	38	38
\$15,000-\$24,999	N/A	67	67
\$25,000-\$34,999	N/A	75	75
\$35,000-\$49,999	N/A	104	104
\$50,000-\$74,999	N/A	118	118
\$75,000-\$99,999	N/A	48	48
\$100,000-\$149,999	N/A	42	42
\$150,000-\$199,999	N/A	N/A	N/A
> \$200,000	N/A	5	5

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	618	618
Occupied	N/A	552	552
Owner Occupied	N/A	458	458
Renter Occupied	N/A	94	94
Vacant	N/A	66	66

PROFESSIONAL BIO

1740 MAIN STREET



JENNY ADCOX

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332169, TN

With more than 12 years experience in Commercial Real Estate, Industrial operations and Production, marketing and project development, I built a strong foundation for driving strategies and solutions in the commercial real estate industry. Whether handling seasoned investors or first time buyers, I acknowledge the challenges and collaboration required to accomplish their goals. It's an art to leverage the resources available and achieve the best results. I welcome that challenge because I believe in the importance of forming strong teams. While the organization may grow and the teams may change, my focus remains grounded in people. I look forward to many more years in this industry.

As a vital part of our business in real estate, we are always looking for acquiring great talent. Let me know if you are interested in pursuing an opportunity in this industry. "Careers Worth Having, Businesses Worth Owning, Lives Worth Living."

KW Commercial Middle Tennessee
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DISCLAIMER

1740 MAIN STREET



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