

FOR LEASE

COMMERCIAL OUTPARCEL
BRADFORD SQUARE SHOPPING CENTER
411 East Main Street
Brownsville, TN 38012

- ✓ **.65 ACRE FRONTING MAIN STREET**
- ✓ **PARCEL EXTENDS BEYOND CONCRETE PAD**
- ✓ **OPTIONS:**
 - **Ground Lease**
 - **Build-To Suite**

EXCLUSIVELY LISTED BY:

GILL
PROPERTIES

8130 Macon Station, Suite 114
Memphis, TN 38018
901.758.1100
Gillprop.com



BROWN GILL

Vice President of Development
(C) 901.483.9974
brown@gillprop.com

➔ PROPERTY HIGHLIGHTS

MAIN STREET OUTPARCEL

- **PRIME LOCATION | HIGH VISIBILITY**
Creating an Exceptional Development Opportunity
- **SIZE: .65 ACRE LOT** – Paved, Two Curb-Cuts & Ample Parking. **PARCEL EXTENDS BEYOND CONCRETE PAD.**
- **Located on the Highly Desirable Brownsville, TN Main Street**
- **150 SF Fronting Main Street**
- **OPTIONS: Ground Lease or Build-To Suit**
- **ZONED: Commercial**
- **TRAFFIC DAILY COUNT: 13,300+**



**Historic Haywood
County Courthouse**



DEMOGRAPHICS



	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
POPULATION	6,340	10,351	11,568
HOUSEHOLDS	2,667	4,318	4,799
AVG HH INCOME	\$55,073	\$54,584	\$54,602
CONSUMER SPENDING	\$58,737,944	\$97,251,442	\$109,259,218

⇒ AERIAL RETAIL | TRAFFIC

DOLLAR TREE

FARMERS home
FURNITURE
For Your Life

RAC
APPLIANCES • TELEVISIONS • COMPUTERS
REPAIR • SERVICE

WES

PAPER & LEAF
HEMP COMPANY

Auto Zone

PARCEL EXTENDS BEYOND CONCRETE PAD

**TRAFFIC
EAST MAIN STREET
13,300+ DAILY**

411 E Main St

FAMILY DOLLAR

FFMC
FAITH FAMILY MEDICAL CLINIC

1st Heritage CREDIT

SHERWIN WILLIAMS
COVER THE EARTH

THE SOAP FACTORY

The Arthur F. Smith Lumber Co.
"Everything for anything... since 1926"

MULHERIN FAMILY PHARMACY

HIBBETT SPORTS

BURGER KING

SONIC

Jack's
est. 1963

O'Reilly
AUTO PARTS

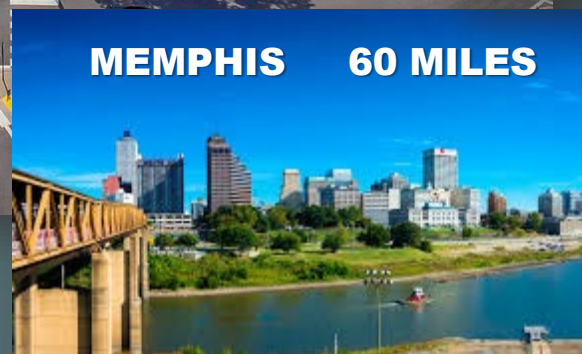
EL RANCHITO
MEXICAN RESTAURANT

Brownsville is a city on the move.

- Located in the heart of West Tennessee along Interstate 40, this rural town of just over 10,000 has a rich cultural heritage, a proud educational system and an enthusiastic outlook for the future that position our city to be a leader in the region for years to come.
- In the past 12 months, Brownsville has been named a national Main Street Community – one of just 28 in the state of Tennessee – and awarded two new National Historic Districts.



Birthplace of Tina Turner
"Nutbush City Limits"



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