

1 ACRE

GROUND LEASE AVAILABLE

Walgreens

EXPRESS
OIL CHANGE
10 MINUTE SERVICE



**BUCHANAN
REALTY
GROUP**

INVESTMENTS | MANAGEMENT | BROKERAGE | DEVELOPMENT



NORTH HIGHLAND
20,859 VPD

FOR LEASE

3100 North Highland Avenue Jackson, TN 38305

NORTH
MADISON COUNTY

JACKSON, TENNESSEE

PROPERTY OVERVIEW



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3100 North Highland Avenue in Jackson, Tennessee represents a highly strategic retail location positioned just north of the I-40 interchange along one of the city's most heavily traveled commercial corridors. With traffic counts exceeding 20,000 vehicles per day, the site benefits from consistent exposure driven by a blend of local commuters, regional shoppers, and interstate travelers, making it one of the more reliable high-visibility locations in the Jackson market. The surrounding area offers strong population density for a city of its size, supported by a stable middle-income demographic that aligns well with high-volume retail concepts such as quick-service restaurants, banks, and convenience-oriented users.

KEY HIGHLIGHTS

- Traffic Count: 20,000 +
- Located off of US Hwy 45
- 72,427 Population within 10mi
- All City Services
- Next to North Side High School
- Over 600 Homes Build Since 2020

DEMOGRAPHICS

	1 Mile	5 Mile	10 Mile
Population:	4,582	29,830	72,427
Median Age:	41.9	36.8	34.1
Households:	1,745	11,675	27,757
# Of Persons Per HH	2.6	2.6	2.6
Avg. HH Income	\$84,016	\$67,084	\$59,217
Avg. House Value	\$183,044	\$176,980	\$150,627

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RETAIL MAP



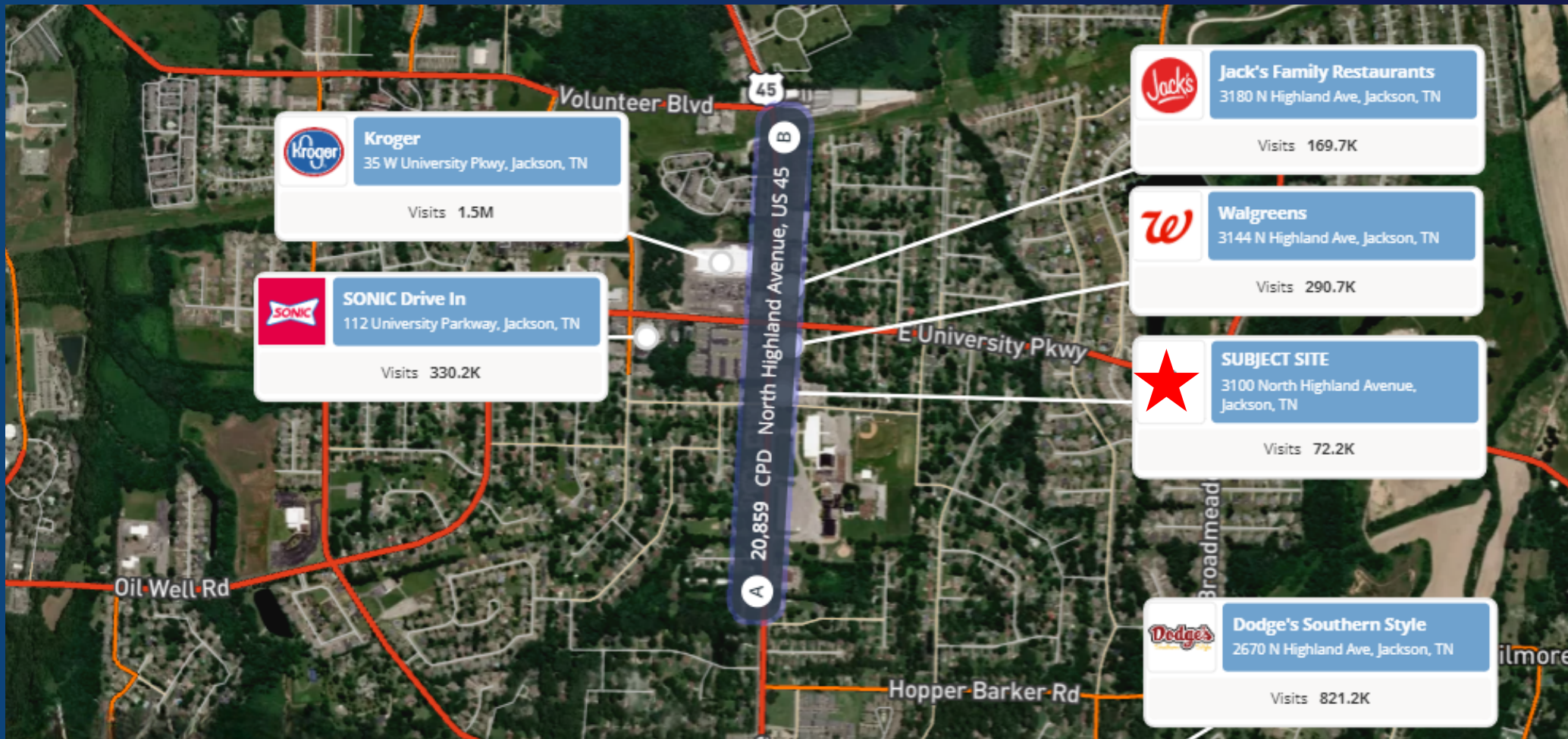
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