

ASHMONT - 3 PARCELS

CANADA RD, LAKELAND, TN 38002

FOR SALE
& LEASE




LOCATION DESCRIPTION

Three parcels available in a new development on the northwest corner of Canada Road and Davies Plantation Road just off Interstate 40 in Lakeland, Tennessee

PROPERTY HIGHLIGHTS

- 3 parcels available: 1.32 acres, 1.41 acres and 1.50 acres on Canada Rd in the Ashmont Development
- Ashmont is a mixed-use development with single family homes, townhomes, multi-family, retail, medical, office and hospitality opportunities
- 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 |



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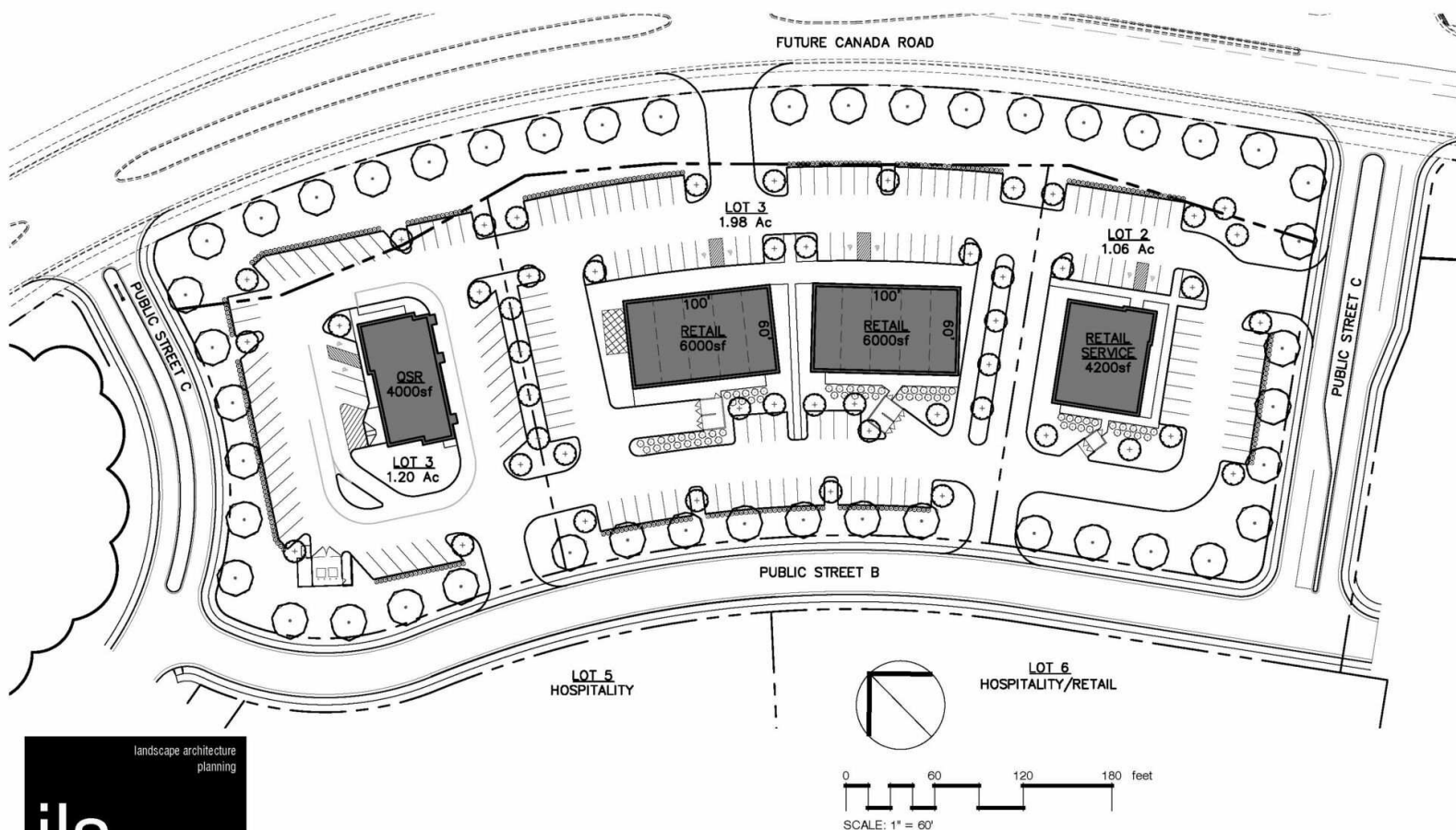
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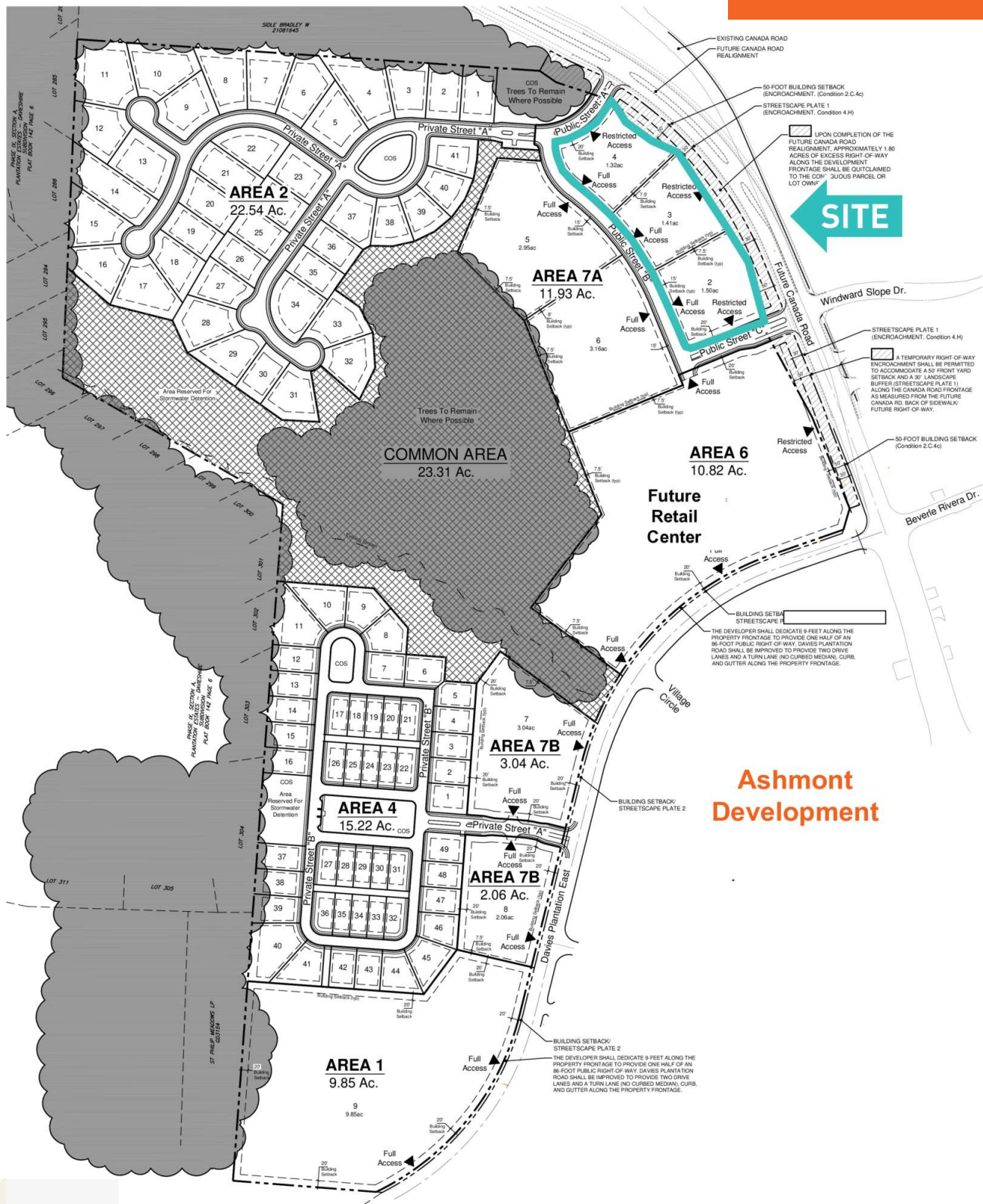
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