

1914 EMPORIUM DRIVE

JACKSON, TN 38305

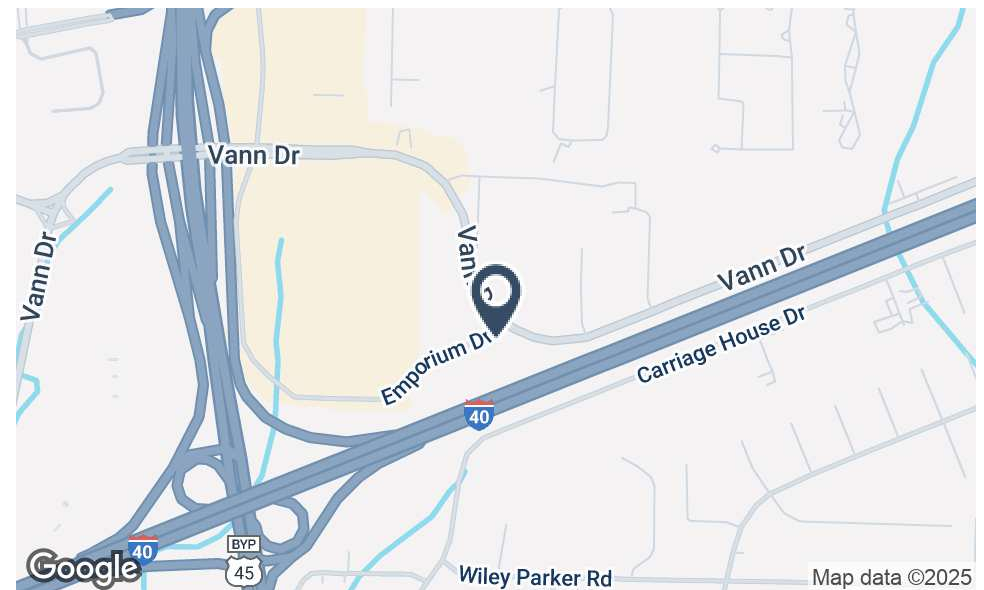


PROPERTY DESCRIPTION

A freestanding QSR with a drive thru (formerly Fazoli's) located in the heart of the prime retail node of Jackson, TN, which offers an outstanding potential for a new concept.

PROPERTY HIGHLIGHTS

- 1.00-acre site with an existing $\pm 2,949$ SF building (built in 1998), ideal for ground-lease or redevelopment
- $\pm 20,000$ vehicles per day at the hard-corner signalized intersection on Emporium Drive
- Shadow-anchored by national retailers including Lowe's, LongHorn Steakhouse, Moe's Southwest Grill, Walmart, and Sam's Club Serves a robust trade area with approximately 100,000 residents within a 10-mile radius and average household income around \$79,200
- High visibility site located at Vann Drive's signalized intersection



SHELDON GRIFFIN

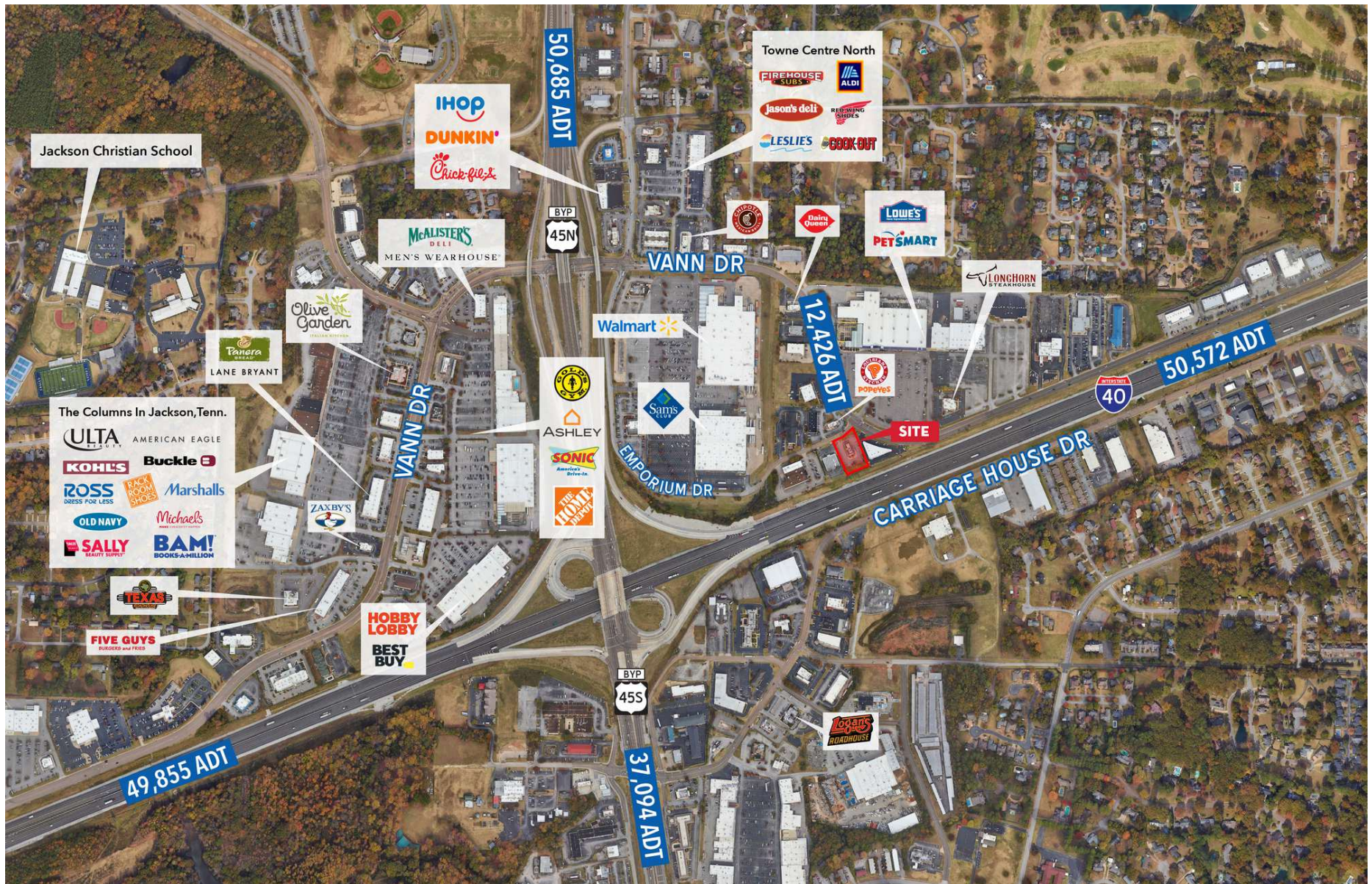
615.627.3966

sgriffin@bsmproperties.com

Baker Storey McDonald
Properties

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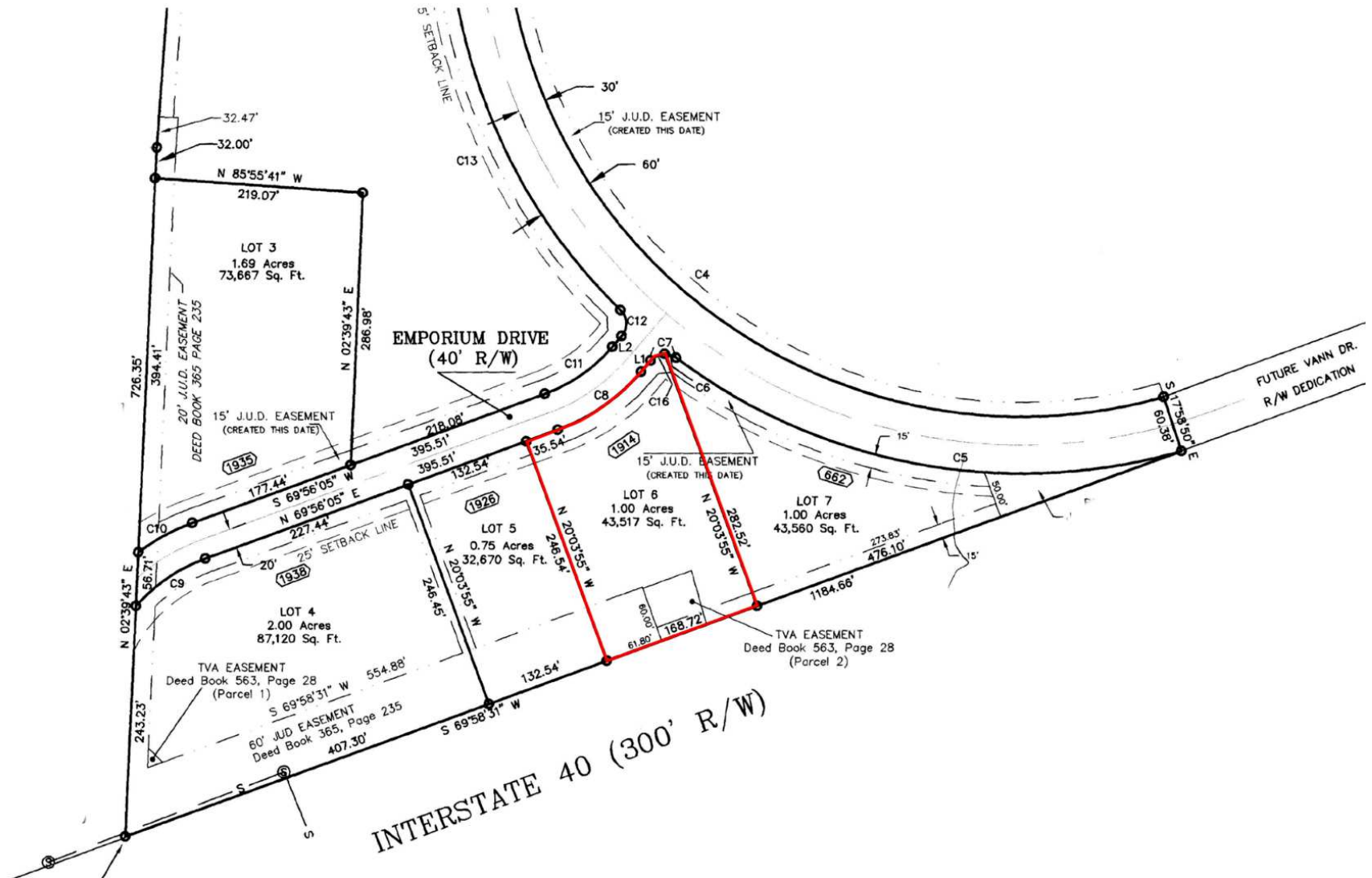
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,705	38,037	69,329
Average Age	40	40	40
Average Age (Male)	38	39	38
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,957	15,754	27,544
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$81,628	\$79,233	\$77,096
Average House Value	\$284,570	\$258,770	\$245,871

Demographics data derived from AlphaMap

