

AVAILABLE | Park Place Shopping Center | Jackson, TN

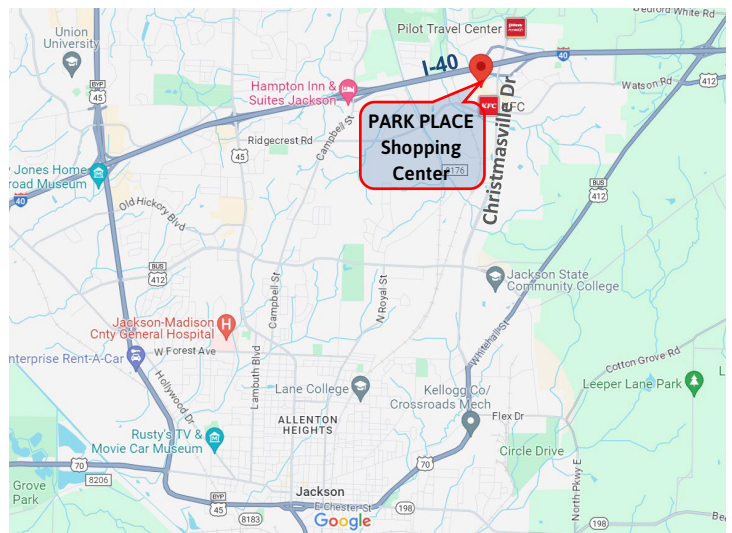
Retail / Office / Medical

2596 Christmasville Cv. Jackson, TN 38305



Highlights:

- **For Lease – Retail, Office & Medical Space**
- **Grocery Anchored Shopping Center**
- **Space Size Available:** Approx. 1,135 – 9,401 SF
- **Starting Base Rental Rate:** Contact Agent
- **Lease Type:** NNN (Tenant pays Base Rent + Property Operating Expenses)
- **On-site Parking Spots:** 400+
- **Christmasville Dr Frontage**
- **Near Interstate 40 (52,564 AADT) and Christmasville Dr (9,187 AADT) Interchange**
- **Notable Co-Tenants:** Food Giant, Dollar Tree, ATC Fitness, Factory Connection, USA Army
- **New National QSR developments at the property**
- **Minor league Baseball Park and Planned Great Wolf Lodge across the street.**
- **Thriving West TN Town with Large Trade Area**
- **In the growth area of East Jackson**
- **Surrounding developments:** Starbucks, Wendy's, Burger King, McDonalds, Sonic, Take 5 Car Wash, Marriot, Best Western.
- **Within 45 miles of the Blue Oval \$6 billion Ford EV Plant**
- **Location:** Located in east Jackson along the busy I-40 corridor at the I-40 and Christmasville Dr Exit. Across from the Minor league baseball park. Jackson is the largest city between the two largest cities in Tennessee - Memphis 60 miles and Nashville 125 miles.




Demographics: 3 mile 5 mile

2024 population: 47.6K 85.2K

Med. HH Income: \$53.1K \$53.5K

Jackson, TN Pop. 68,114 | Madison County Pop. 98,775

Madison County Pop. Growth Projection 4.15% by 2025

 **HCI Realty, LLC | Commercial Investment Services**
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AVAILABLE SIZE RSF	SUITE	FLOOR PLAN
2,480 Lease Signed	2574-A	OFFICE
1,135 Lease Signed	2574-C	Open Office
4,401 – 9,401	2574	Open Retail
5,000 – 9,401	2538	Open Retail



Agency Disclosure: HCI Realty, LLC. and its Agent(s) represent the Owner of this property.



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