

## RETAIL PROPERTY FOR LEASE



## DEERFIELD CROSSING SHOPPING CENTER

790 U.S. 51, Ripley, TN 38063

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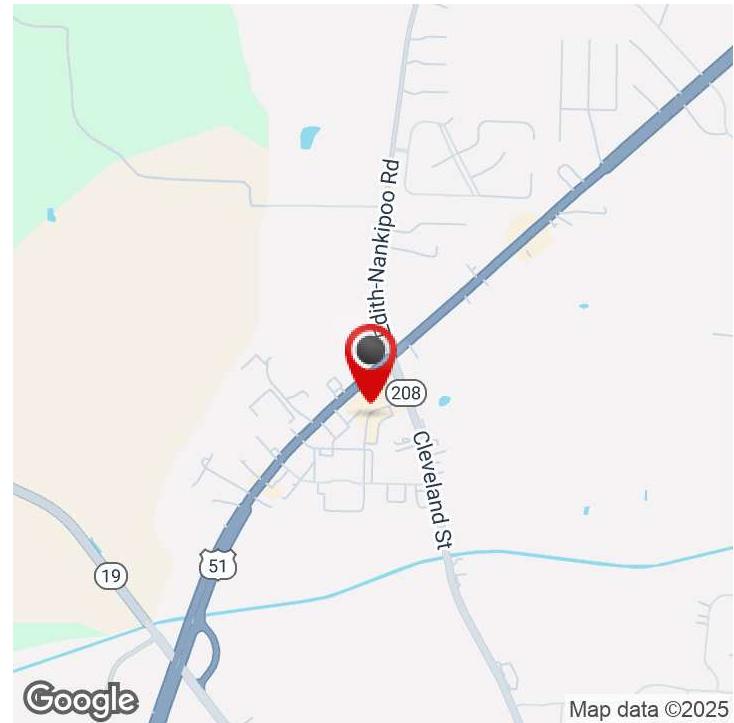
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**CONCORD**  
COMPANIES

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## OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	46,060 SF
Available SF:	1,200 SF
Number of Units:	9
Market:	Ripley TN

## PROPERTY OVERVIEW

Located just off HWY 51 in Ripley, TN, this shopping center has an estimated 1.7M annual visits, providing essential services to both local residents and travelers passing through the area. Walmart anchors this retail center, attracting significant traffic and visibility to the area, making it a perfect location for retail, healthcare services, or a restaurant.

## LOCATION OVERVIEW

- Shadow anchored by high traffic count Walmart
- New parking lot boosts curb appeal
- Pylon signage
- Highest in market traffic counts

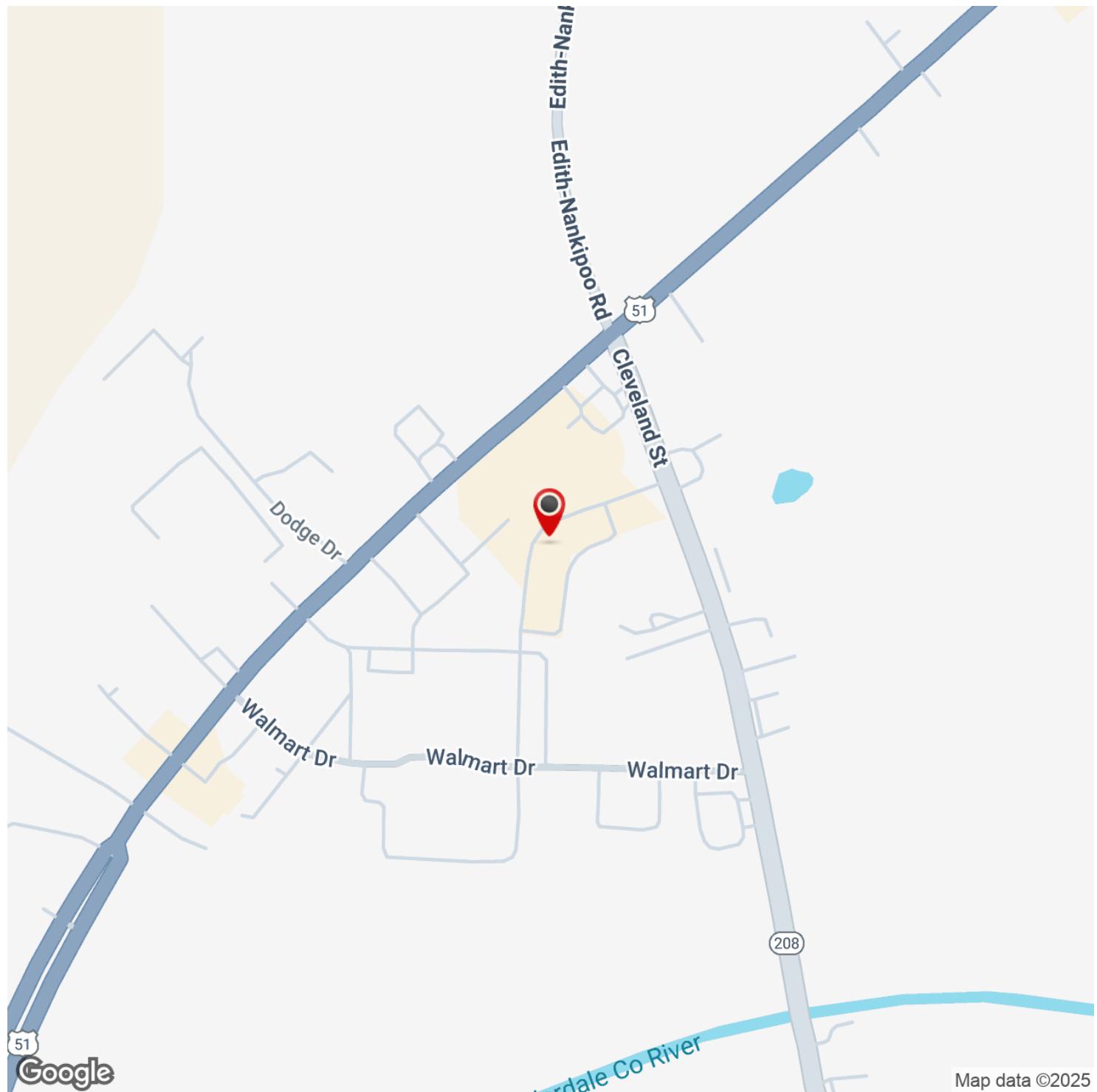
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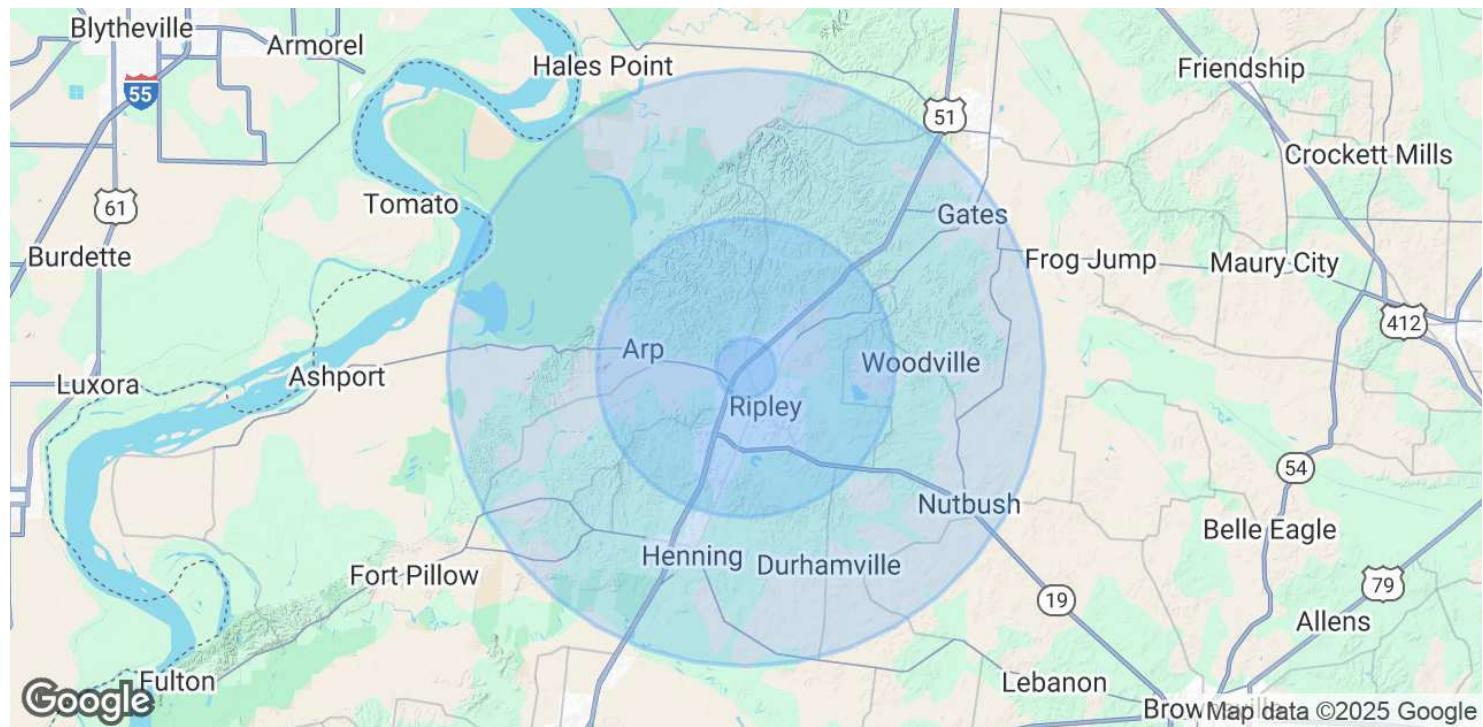
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	830	12,327	18,515
Average Age	40	40	41
Average Age (Male)	39	38	39
Average Age (Female)	41	42	43

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	372	5,110	7,703
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$76,680	\$65,240	\$66,492
Average House Value	\$152,712	\$181,594	\$170,829

*Demographics data derived from AlphaMap*

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