

## RETAIL PROPERTY FOR LEASE



## DEERFIELD CROSSING SHOPPING CENTER

790 U.S. 51, Ripley, TN 38063

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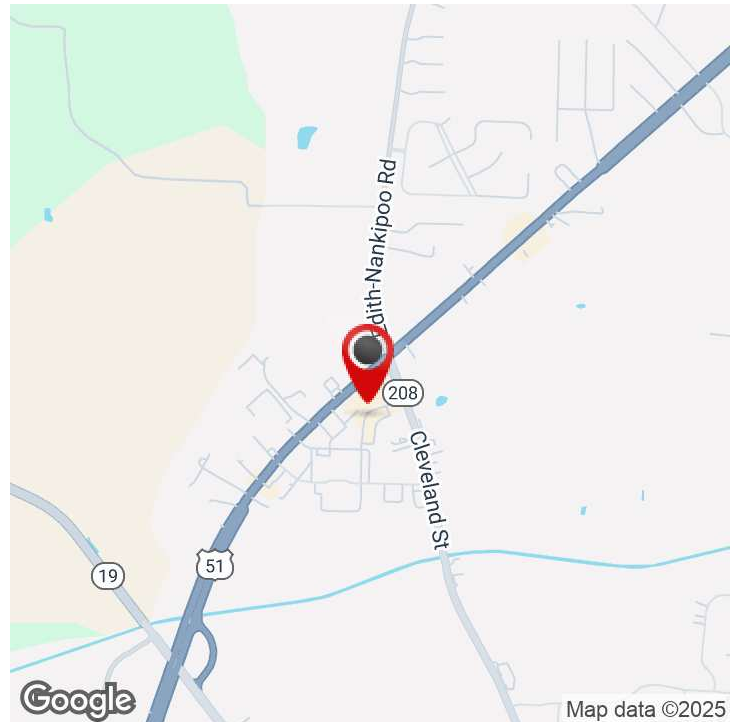
### JOHN MICHAEL HOLTMANN

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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

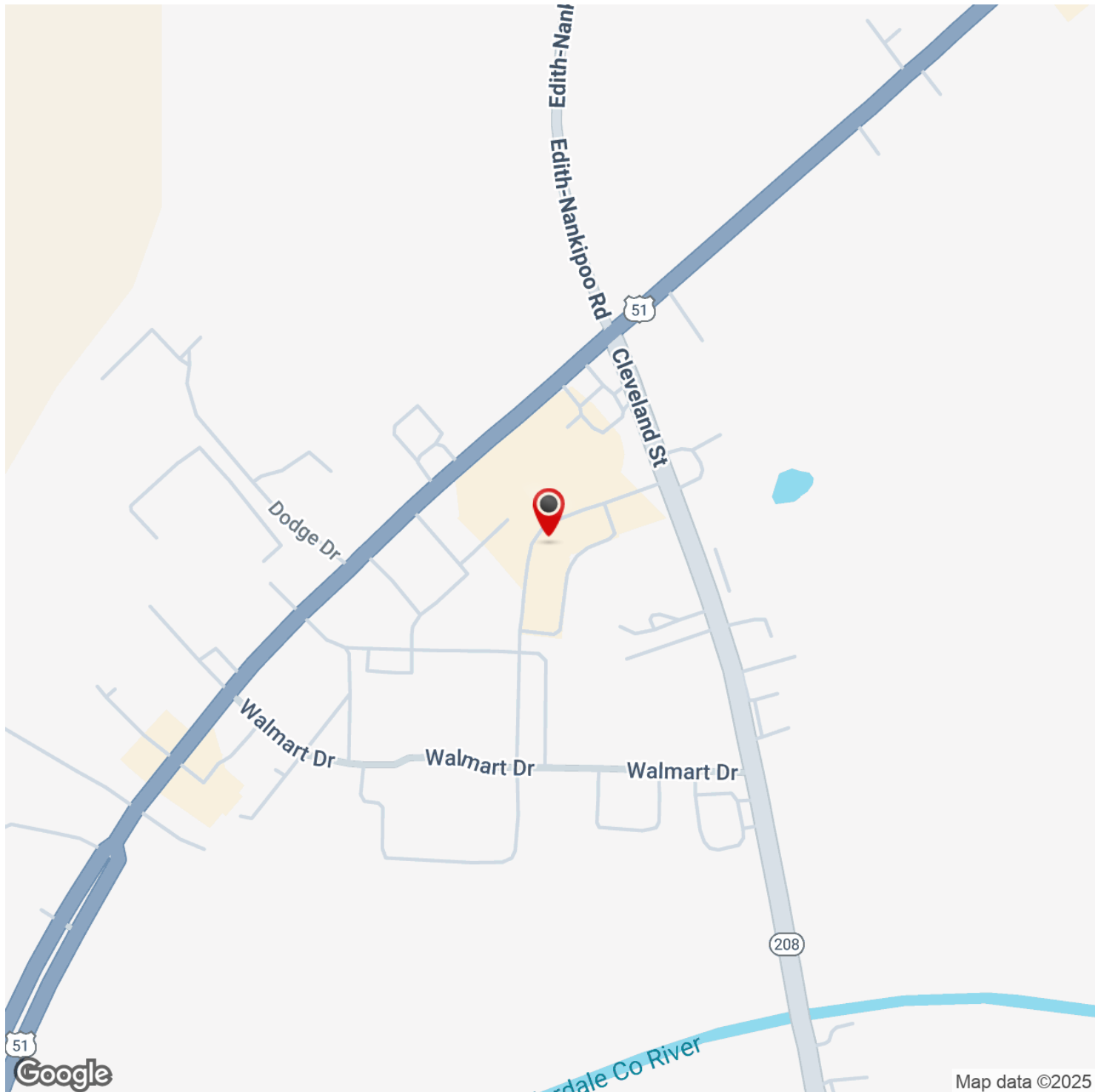
- Shadow anchored by high traffic count Walmart
- New parking lot boosts curb appeal
- Pylon signage
- Highest in market traffic counts

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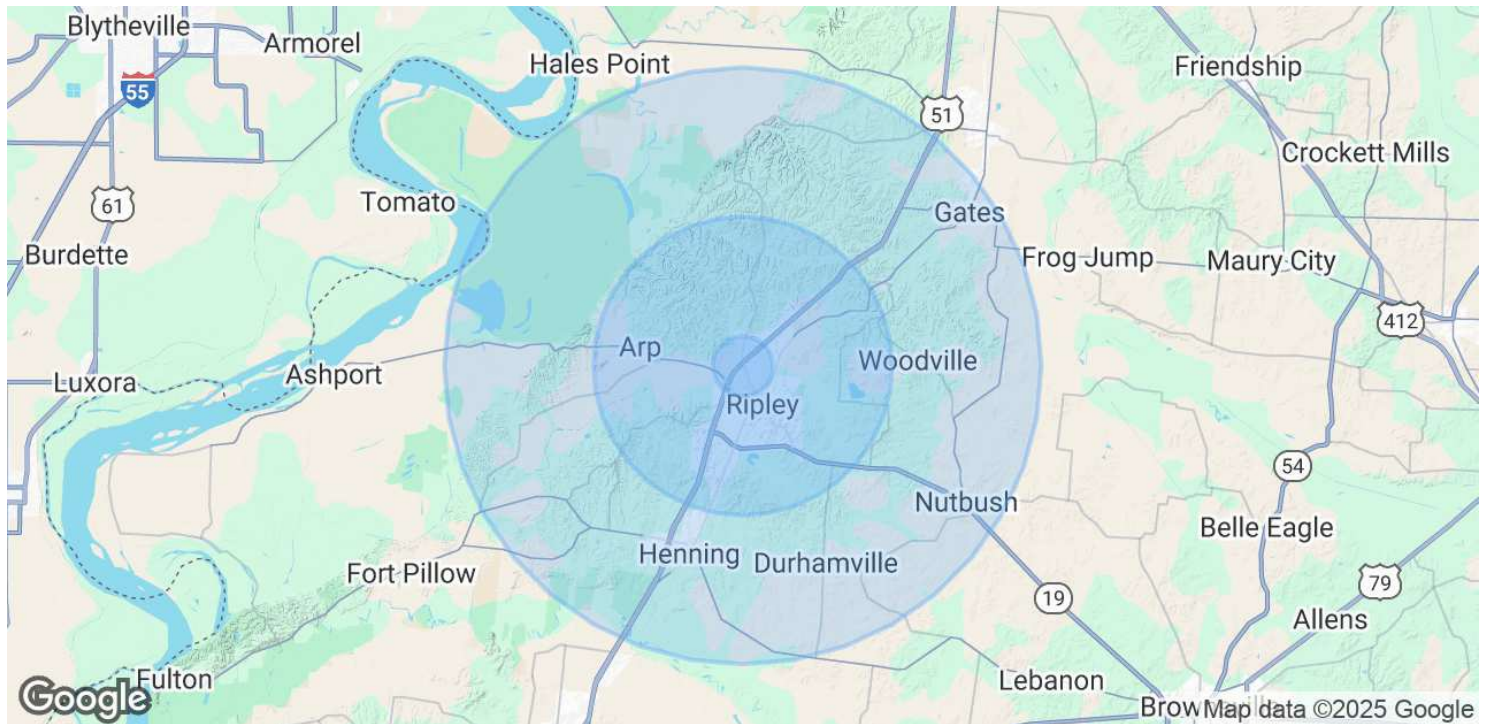
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## POPULATION

|                      | 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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