

HOME DEPOT LAND

1451 W. College Street, Pulaski, TN

Ground Lease
1.63 Acres



Baker Storey McDonald
Properties
PROVEY RETAIL SOLUTIONS

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PROUD PARTNER
XTEAM
RETAIL ADVISORS



9,091 ADT

8,875 ADT

12,336 ADT

11,186 ADT

12,121 ADT

10,818 ADT

- ±1.63 Acres
- Ideal for restaurants, fast food, and retail development
- Area retailers include Home Depot, Walmart, Badcock Furniture, and Tractor Supply

Walmart 

WEST COLLEGE STREET

EXISTING 14" DRAINAGE EASEMENT

verizon



EXISTING 40" DRAINAGE EASEMENT

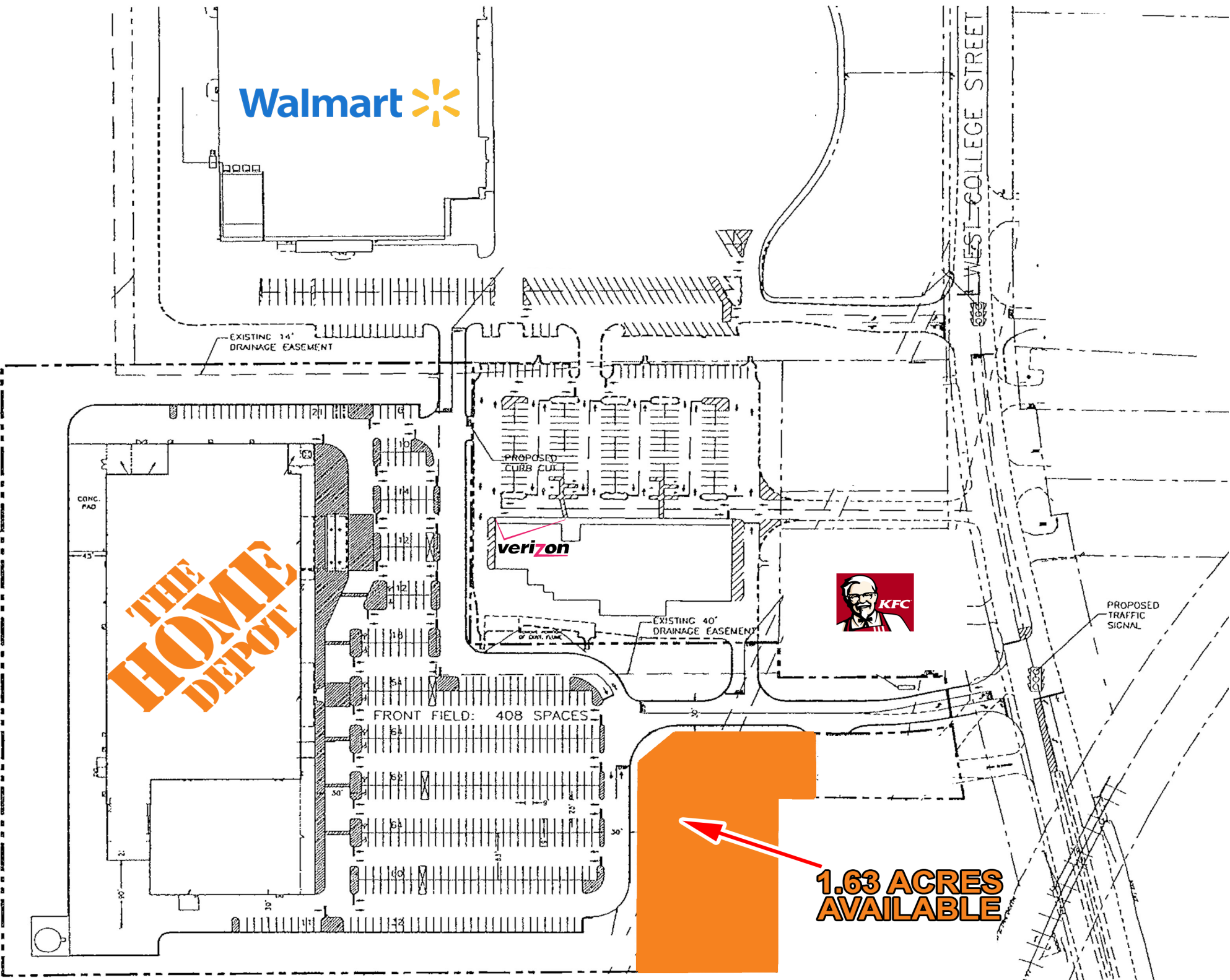
PROPOSED TRAFFIC SIGNAL

THE HOME DEPOT

FRONT FIELD: 408 SPACES



1.63 ACRES AVAILABLE



DEMOGRAPHIC SUMMARY

	1 Mi Radius	3 Mi Radius	5 Mi Radius	20 Mins DT
2023 Est. Population	1,699	10,279	12,540	20,133
2028 Prj. Population	1,673	10,017	12,183	19,742
2023 Households	721	4,213	5,112	8,211
2028 Households	691	3,996	4,837	7,859
Household Size	2.3	2.3	2.3	2.4
2023 Avg. Income	\$67,124	\$67,332	\$69,235	\$74,865
2028 Avg. Income	\$69,955	\$71,991	\$74,052	\$79,291
2023 Med. HH Income	\$55,377	\$49,846	\$51,929	\$56,485
2028 Med. HH Income	\$50,189	\$44,427	\$46,290	\$50,406
Daytime Population	1,382	8,433	10,258	16,346