

2585 DECHERD BLVD

WINCHESTER, TN 37398

PROPERTY SUMMARY



LOCATION DESCRIPTION

Introducing a prime leasing opportunity at 2585 Decherd Blvd in Decherd, TN. This highly visible property boasts over 21,000 daily traffic counts and will include drive-thru capability, making it ideal for high-traffic businesses.

Strategically located next to Walmart, the property will offer 40 dedicated parking spaces, ensuring convenience for customers and employees. This property is the perfect chance to establish or grow your business in the vibrant Decherd community.

PROPERTY HIGHLIGHTS

- Prime location on Decherd Blvd with high visibility and 21k vehicles per day
- Big box national retailers nearby including Walmart, Home Depot, and Kroger
- Projected population growth of 1.32% in the next 5 years
- Convenient drive-thru capability that's ideal for quick-service restaurants

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Available SF:	2,520 SF
Lot Size:	1.07 Acres
Building Size:	5,040 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,253	8,585	14,507
Total Population	12,698	20,939	36,107
Average HH Income	\$68,977	\$69,063	\$71,715

TRAFFIC COUNTS

21,000 Vehicles Per Day

POPULATION GROWTH	3 MILES	5 MILES	10 MILES
2024-2029	1.32%	1.30%	1.35%



Andrew Dennis
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ADDITIONAL PHOTOS



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SITE PLANS



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RETAILER MAP



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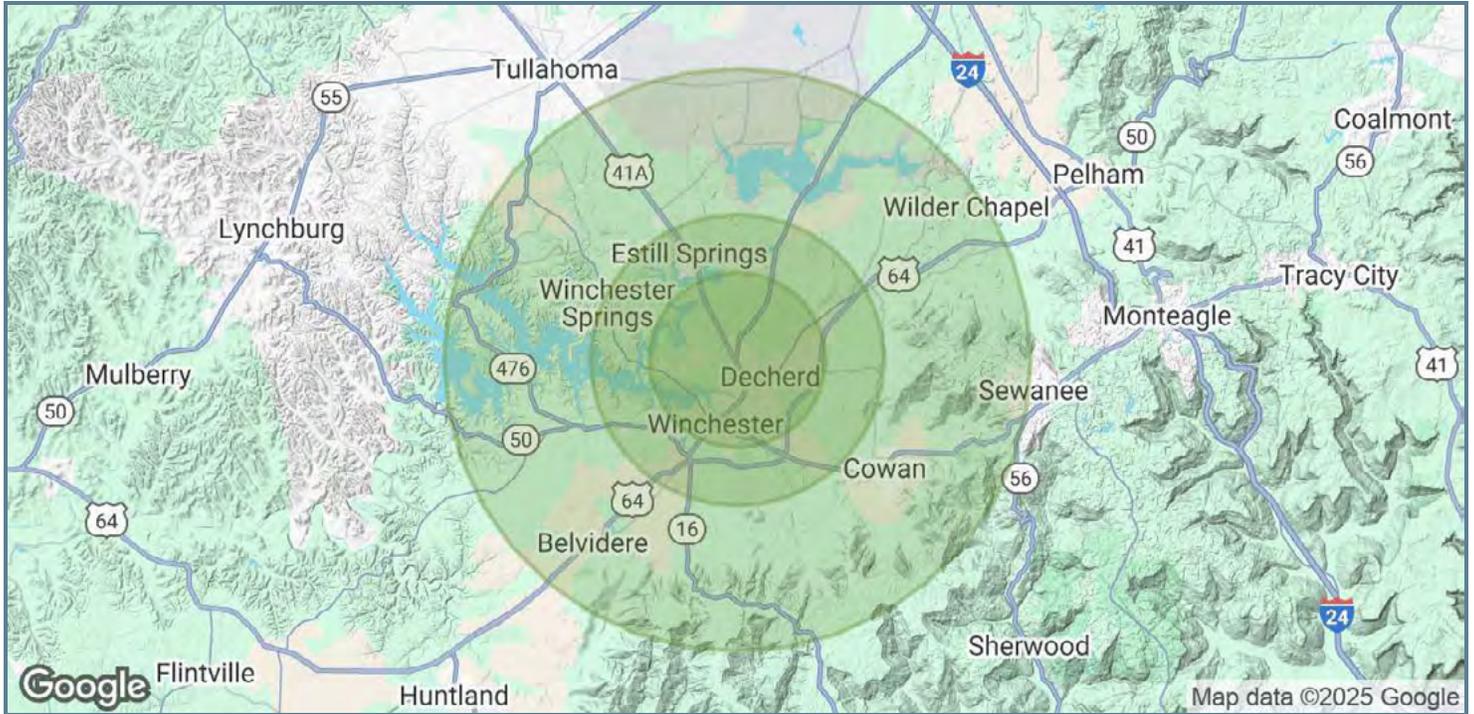


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DEMOGRAPHICS MAP & REPORT



POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	12,698	20,939	36,107
Average Age	44	44	43
Average Age (Male)	42	43	42
Average Age (Female)	45	45	44

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	5,253	8,585	14,507
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$68,977	\$69,063	\$71,715
Average House Value	\$266,837	\$269,017	\$281,690

TRAFFIC COUNTS

Vehicles Per Day	21,000/day
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Demographics data derived from AlphaMap



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