

FOR SALE

5 CHANNING WAY

Jackson, TN 38305



OFFERING SUMMARY

Sale Price: **\$2,300,000**
Year Built: **1997**
SQ FT: **4,526**
Lot Size: **1.20 Acres**
Parking: **38 Spaces**

PROPERTY OVERVIEW

Premier Red Light Corner on one of Jackson Tennessee's Highest Traffic counts @ 47,000 ADDT. Located on the NE Corner of 45 Bypass and Channing way this Property is currently Regions Bank (Property sold with a 5 year Financial Use Restriction). Class A one of a Kind redevelopment opportunity or Owner Occupant. This Retail lot is irreplaceable for Location and Traffic Count. View Brochure for Aerial Location and Jackson Retail Demographic Data.. This is a Premiere Retail Lot Opportunity



CHRIS CAROTHERS, CCIM, ALC



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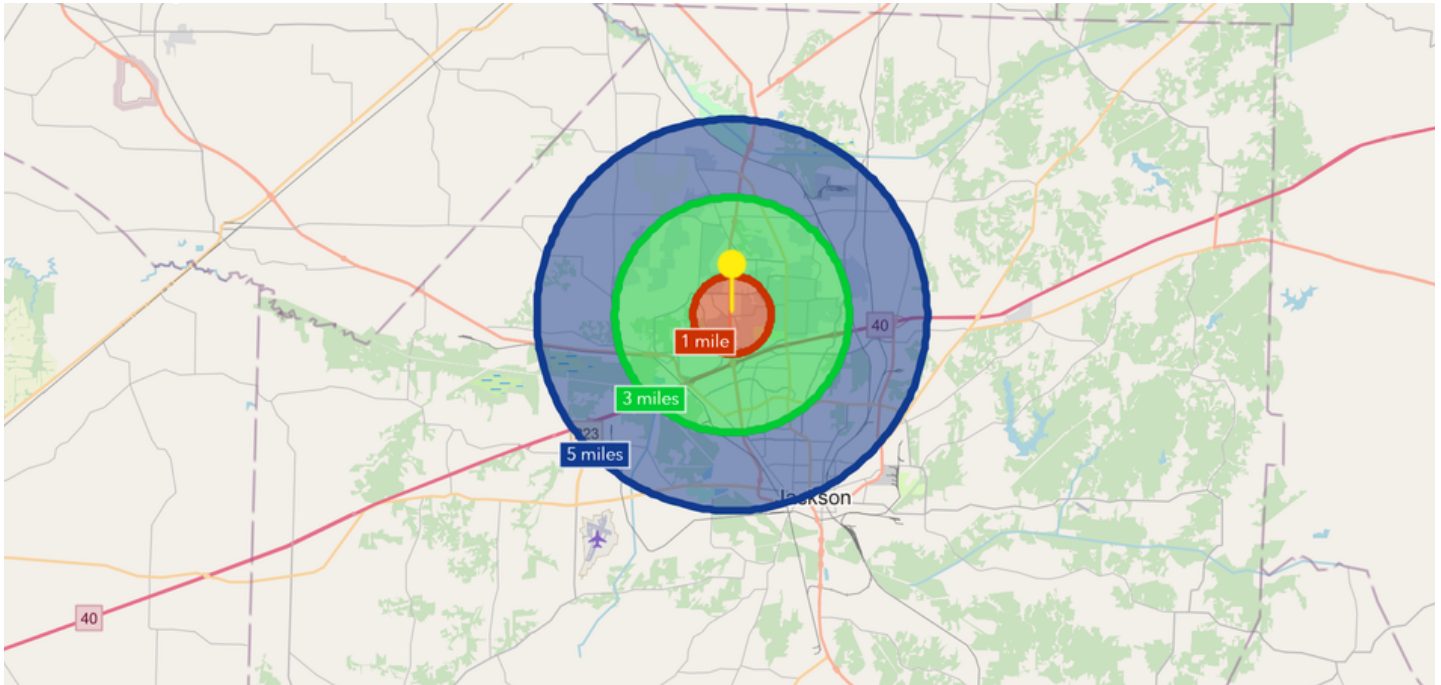


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DEMOGRAPHICS



1 MILE			3 MILES			5 MILES		
5,209	Population	35.3	34,318	Population	40.3	25,065	Population	36.2
2.3	Average Household Size	\$75,338	2.3	Average Household Size	\$72,945	2.3	Average Household Size	\$53,978
67.9%	White Collar	5.5%	62.5%	White Collar	3.7%	53.8%	White Collar	7.6%
10.4%	Blue Collar	21.7%	20.1%	Blue Collar	17.4%	27.3%	Blue Collar	18.9%
	Services			Services			Services	
\$75,338	Median Household Income	\$39,458	\$72,945	Median Household Income	\$39,848	\$53,978	Median Household Income	\$29,938
\$206,273	Per Capita Income	\$201,077	\$206,273	Per Capita Income	\$201,077	\$87,067	Per Capita Income	\$87,067



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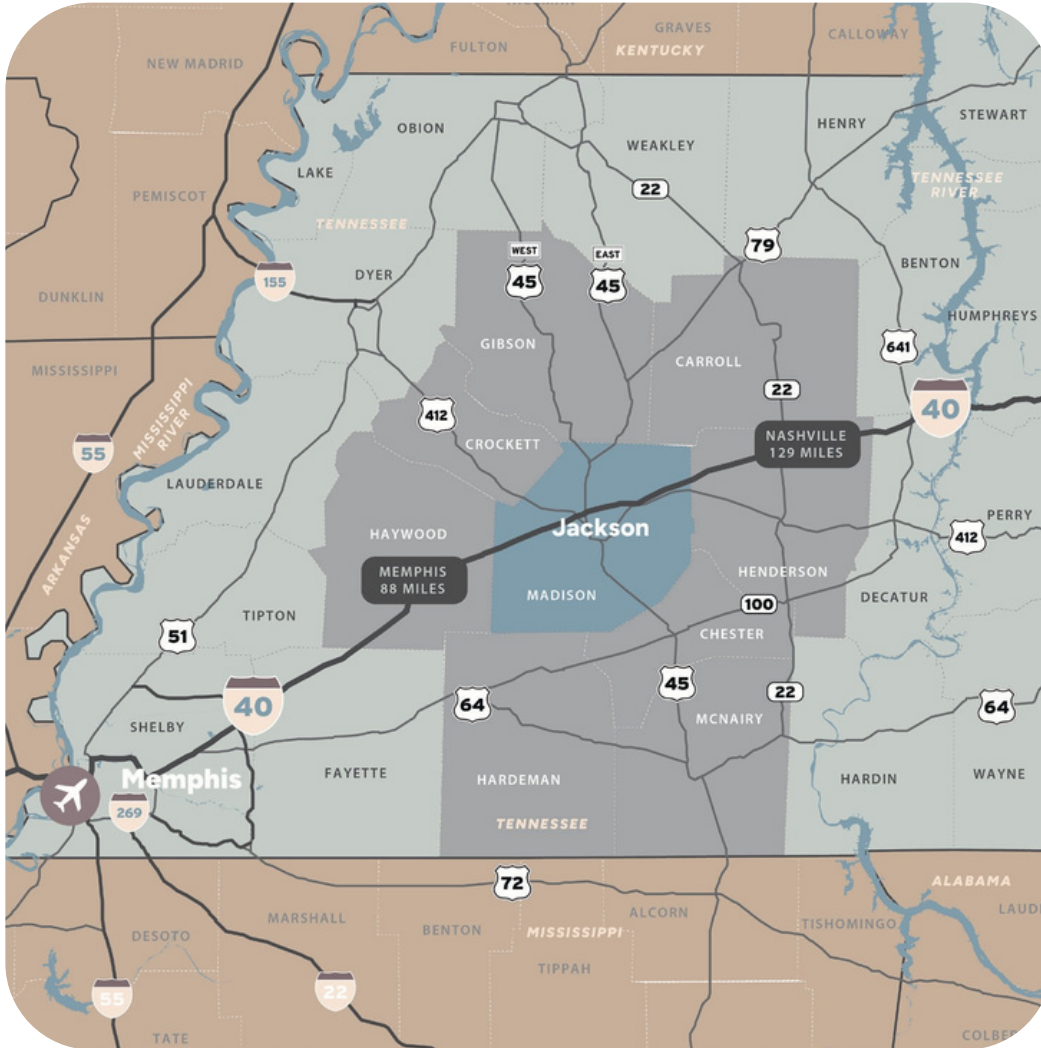


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JACKSON TRADE AREA OVERVIEW



■ Madison County ■ Jackson Trade Area ■ West Tennessee

2025 Estimates

POPULATION

310K

Growth 2025-2030
1.51%

2025 Estimates

HOUSEHOLDS

125K

Growth 2025-2030
2.08%

2025 Estimates

MEDIAN AGE

40.47

Growth 2025-2030
39.6%

2025 Estimates

MEDIAN HOUSEHOLD INCOME

\$56,385

U.S. Median
\$78,426

As the region anchor of West Tennessee, Jackson is at the center of a trade area that extends across nine counties and a population of nearly 310,000. Encompassing Madison, Carroll, Chester, Crockett, Gibson, Hardeman, Haywood, Henderson, and McNairy counties, the Jackson Trade Area illustrates the city's influence as a destination for employment, higher education, healthcare, retail, and entertainment. Its position at the intersection of major highways, coupled with a diverse economic base, continues to draw workers, students, shoppers, and visitors from across the region, reinforcing Jackson's role as West Tennessee's gathering point for commerce and opportunity.



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