

# LAND FOR LEASE - BUILD TO SUIT | FITZGERALD RD DEVELOPMENT .79 ACRES

1502 FITZGERALD RD HUMBOLDT, TN 38343

Located on the corner of HWY 45 in Humboldt, TN, in the city's retail hub. High daily traffic counts. Several chain restaurants, fast food locations, shopping centers, medical offices, factories, and churches within a mile of the site.

## KEY HIGHLIGHTS

- Traffic Count: 10,803
- All city services
- Shadow anchored by Walmart
- Located off of US Hwy 45
- 1.3 Miles from Tyson Food Plant (1,500 employees)
- .8 miles from Fed Ex Distribution Center

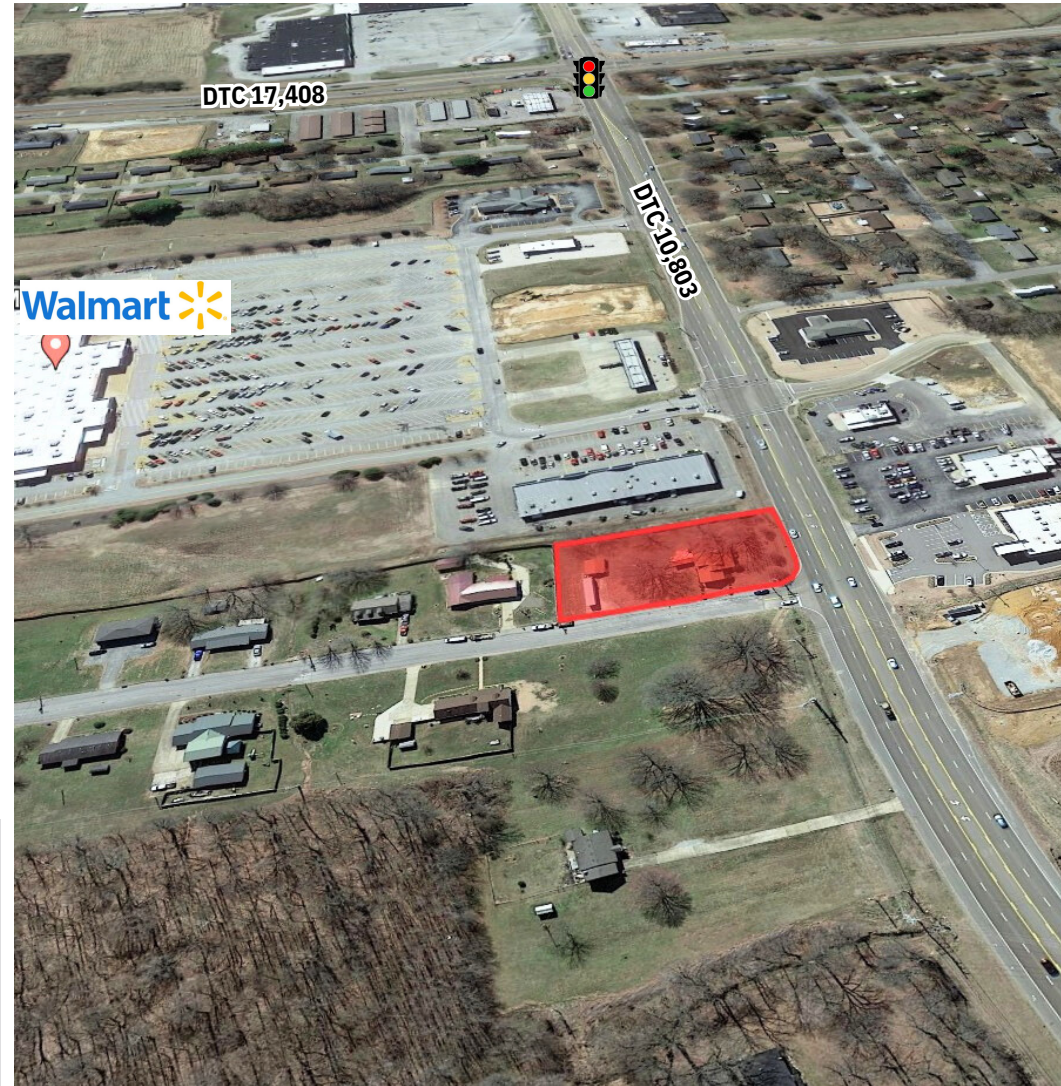
## OFFERING SUMMARY

- Lease Rate: Negotiable
- Zoning: PB (Planned Business)

## DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population:	8,560	11,982	46,454
Median Age:	44.7	43.2	40.1
Households:	3,687	1,352	13,311
# Of Persons Per HH	2.25	2.50	2.55
Avg. HH Income	\$36,721	\$55,031	\$67,011
Avg. House Value	\$93,163	\$215,323	\$217,943

\* Demographic data derived from 2020 ACS - US Census



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