



18,538-SF RETAIL SPACE FOR SUBLEASE

LAWRENCEBURG PLAZA

2000 North Locust Avenue, Lawrenceburg, TN 38464

SHELDON GRIFFIN

615.627.3966

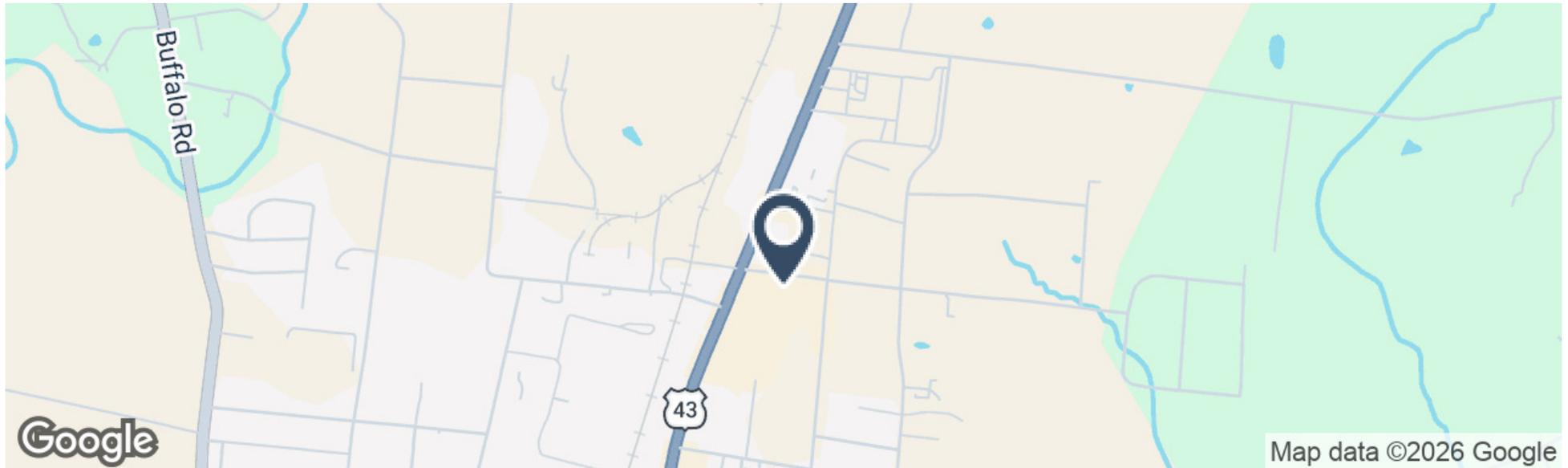
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PROPERTY DESCRIPTION

Situated on North Locust Avenue (U.S.-43), Lawrenceburg Plaza is a $\pm 174,411$ SF retail destination at the heart of Lawrenceburg's primary commercial corridor.

PROPERTY HIGHLIGHTS

- Positioned amid national anchors including Marshall's, Tractor Supply (2028 N. Locust), and Aldi—complemented by a nearby Walmart Supercenter
- Generous ± 8.44 -acre site offering $\pm 174,411$ SF with 18,538 SF available for sublease from ALDI under NNN terms
- Excellent visibility and traffic, with approximately 21,500 VPD on U.S.-43 (North Locust Ave)
- Diverse tenant mix, with 15 units serving everyday needs—apparel, home goods (Bealls), farm/rural (Tractor Supply), grocery (Aldi), and more
- Prime regional gateway, just off the intersection serving Lawrence County's county seat—strong commuter and local consumer draw



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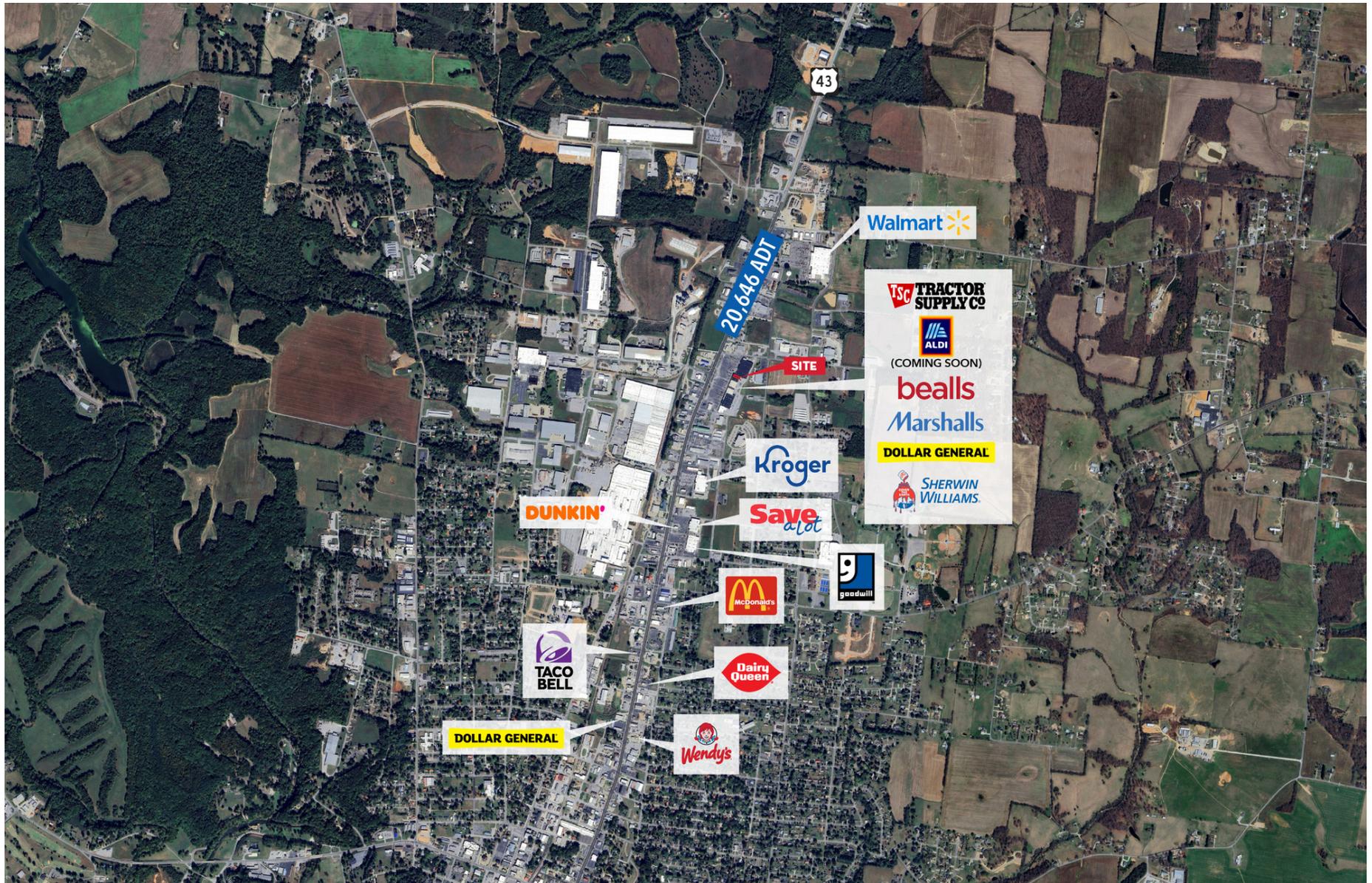
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Baker Storey McDonald
Properties

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AVAILABLE SPACES

SUITE	TENANT	SIZE
2028	Tractor Supply	25,173 SF
2026	Available	18,538 SF
2024	Aldi	22,219 SF
2022	Puente Grande Mexican Restaurant	4,200 SF
2020	Available	2,830 SF
2018	Shoe Show	6,770 SF
2016	Farmers Home Furniture	14,400 SF
2014	First Heritage Credit	1,200 SF
2012	Advance America	3,000 SF
2010 B	Dollar General	7,100 SF
2010	CATO	4,900 SF
2008	Marshall's	25,550 SF
2006	bealls	19,950 SF
2004	AutoZone	7,140 SF
2002	Sherwin-Williams	4,241 SF

LEGEND

Available

Unavailable

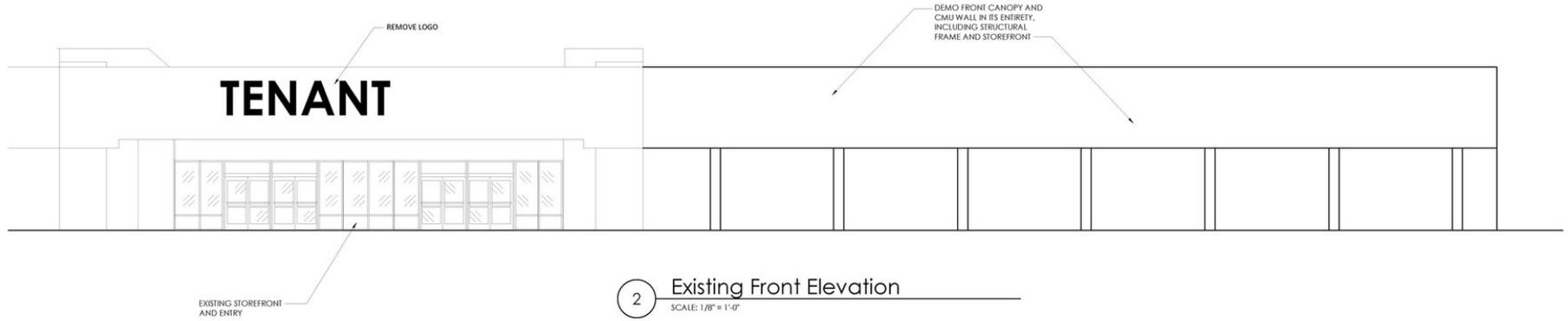
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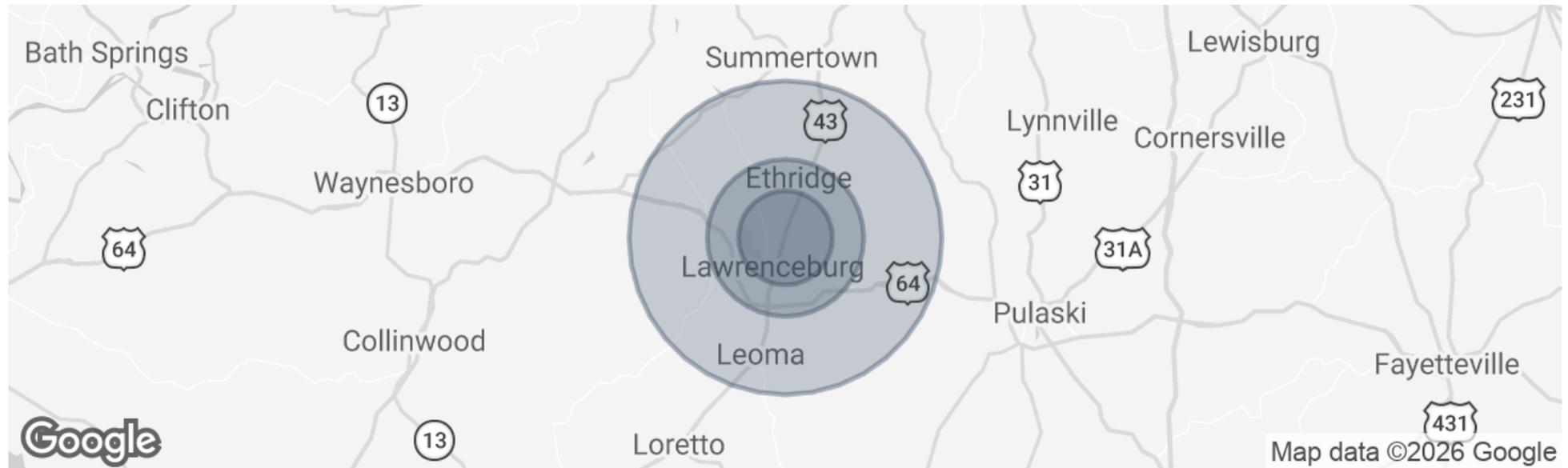
2 Existing Front Elevation
SCALE: 1/8" = 1'-0"



1 Proposed Front Elevation
SCALE: 1/8" = 1'-0"

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	11,743	19,664	32,860
Average Age	41	41	41
Average Age (Male)	39	39	39
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	4,873	7,917	12,790
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$65,067	\$70,198	\$73,034
Average House Value	\$194,261	\$214,575	\$226,755

Demographics data derived from AlphaMap

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