

RETAIL FOR SALE

117 N PARK ST, HOHENWALD TN

117 NORTH PARK STREET, HOHENWALD, TN 38462



PRICED AT \$310,000

KW COMMERCIAL MIDDLE TENNESSEE

5083 Main Street
Spring Hill, TN 37174



Each Office Independently Owned and Operated

PRESENTED BY:

JENNY ADCOX

Broker

O: (615) 302-5152

C: 931-628-0735

jennyadcox@kwcommercial.com

332169, TN

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

TABLE OF CONTENTS

117 NORTH PARK STREET



JENNY ADCOX

BROKER

O: (615) 302-5152

C: 931-628-0735

jennyadcox@kwcommercial.com

332169, TN

Property Summary	3
Property Description	4
Property Photos	5
Regional Map	11
Location Maps	12
Aerial Map	13
Demographics	14
Disclaimer	15
Professional Bio	16

KW COMMERCIAL MIDDLE TENNESSEE

5083 Main Street

Spring Hill, TN 37174



Each Office Independently Owned and Operated

PROPERTY SUMMARY

117 NORTH PARK STREET



Property Summary

Building SF:	1,431
Lot Size:	0.04 Acres
Price:	\$330,000
Year Built:	2023
Zoning:	C-2
APN:	

Property Overview

Seize the opportunity to own prime commercial real estate in the heart of downtown Hohenwald, TN! This 1,431 SF concrete block building, situated on a 27' x 67' lot, offers a structurally sound space ideal for a variety of business ventures. Whether you're an investor or an entrepreneur looking to establish a restaurant, retail space, or office, this property's high-visibility location and solid infrastructure make it an excellent choice.

**Equipment can be purchased separately.

Location Overview

Hohenwald is a growing community with a strong local economy, located in Lewis County, TN. The property is just steps from Main Street, ensuring foot traffic and visibility. With public utilities, urban paved roads, and a stable commercial district, this area is ideal for business growth. The town offers a friendly small-town atmosphere while being within driving distance of larger Tennessee markets.

PROPERTY DESCRIPTION

117 NORTH PARK STREET



117 N Park St, Hohenwald, TN 38462

Discover a rare opportunity to own a prime commercial property in the heart of downtown Hohenwald, TN. This 1,431 SF block building sits on a 0.04-acre lot in a high-visibility location, making it ideal for a variety of business ventures. Zoned C-2 (Central Business District), the property allows for retail, office, or mixed-use development, catering to investors and owner-operators alike.

The building features a solid concrete slab foundation, ensuring structural integrity for years to come. With its walkable downtown location, this property benefits from consistent foot traffic and proximity to local businesses, restaurants, and government offices. Whether you're looking to establish a boutique storefront, professional office, or service-based business, 117 N Park St offers endless potential in a growing community.

Key Features:

Size: 1,431 SF commercial building

Lot Size: 0.04 acres (approx. 70' x 30')

Zoning: C-2 (Central Business District) – Ideal for retail, office, or mixed-use development

Location: Prime spot in downtown Hohenwald with high visibility and foot traffic

Structure: Block building on a solid concrete slab

Market Growth: Positioned in a growing town with increasing demand for commercial space

This is your chance to secure a high-demand commercial property in a vibrant downtown area. Don't miss out on this investment opportunity—contact us today!

PROPERTY PHOTOS

117 NORTH PARK STREET



PROPERTY PHOTOS

117 NORTH PARK STREET



PROPERTY PHOTOS

117 NORTH PARK STREET



PROPERTY PHOTOS

117 NORTH PARK STREET



PROPERTY PHOTOS

117 NORTH PARK STREET



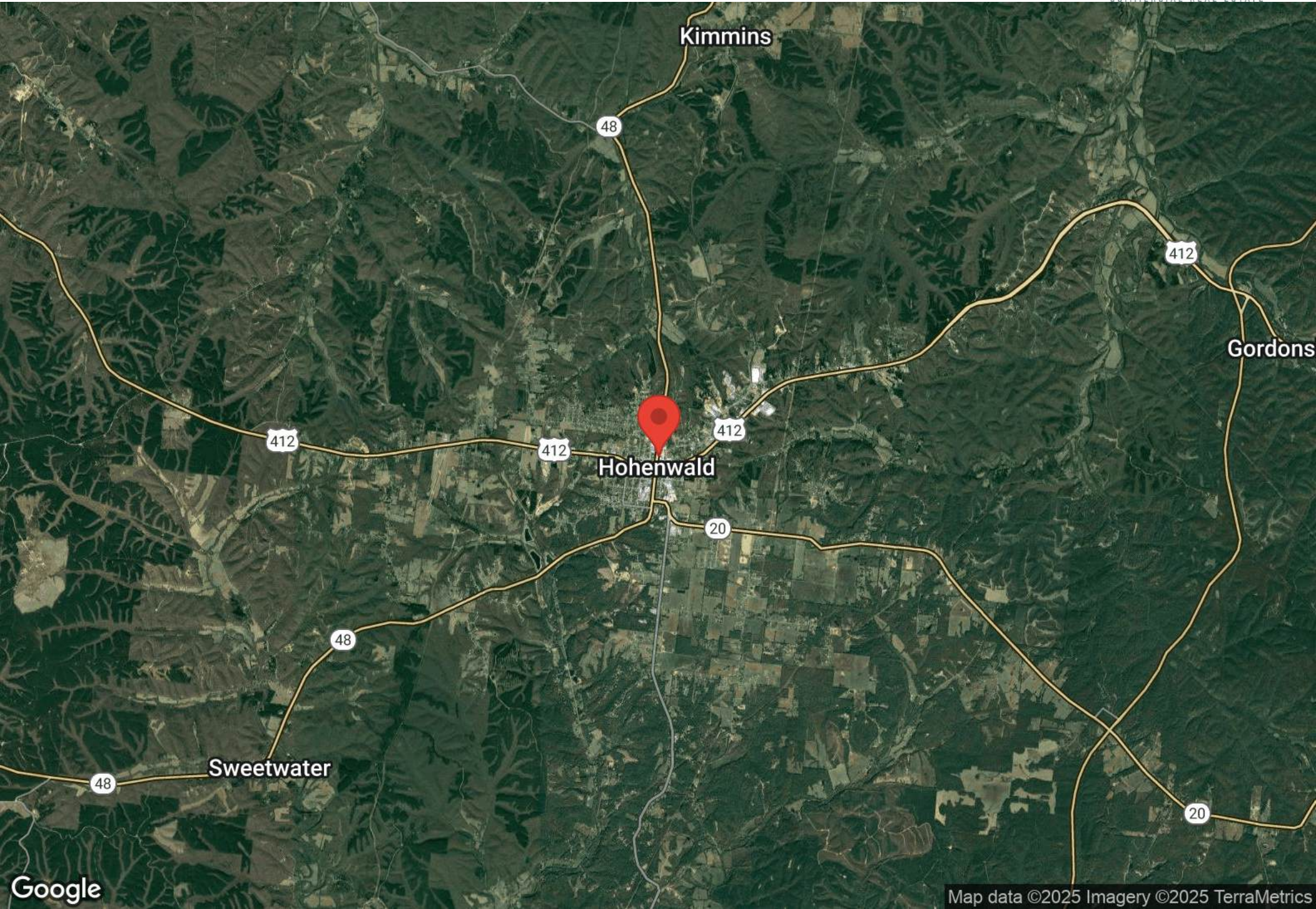
PROPERTY PHOTOS

117 NORTH PARK STREET



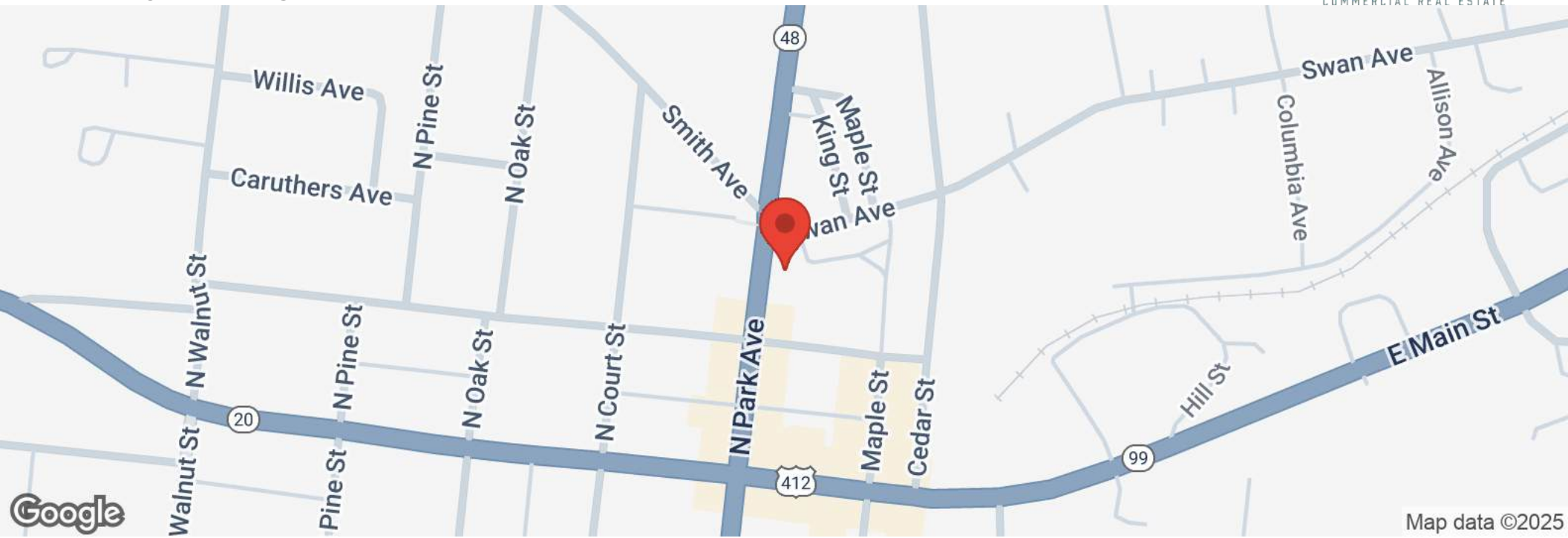
REGIONAL MAP

117 NORTH PARK STREET



LOCATION MAPS

117 NORTH PARK STREET



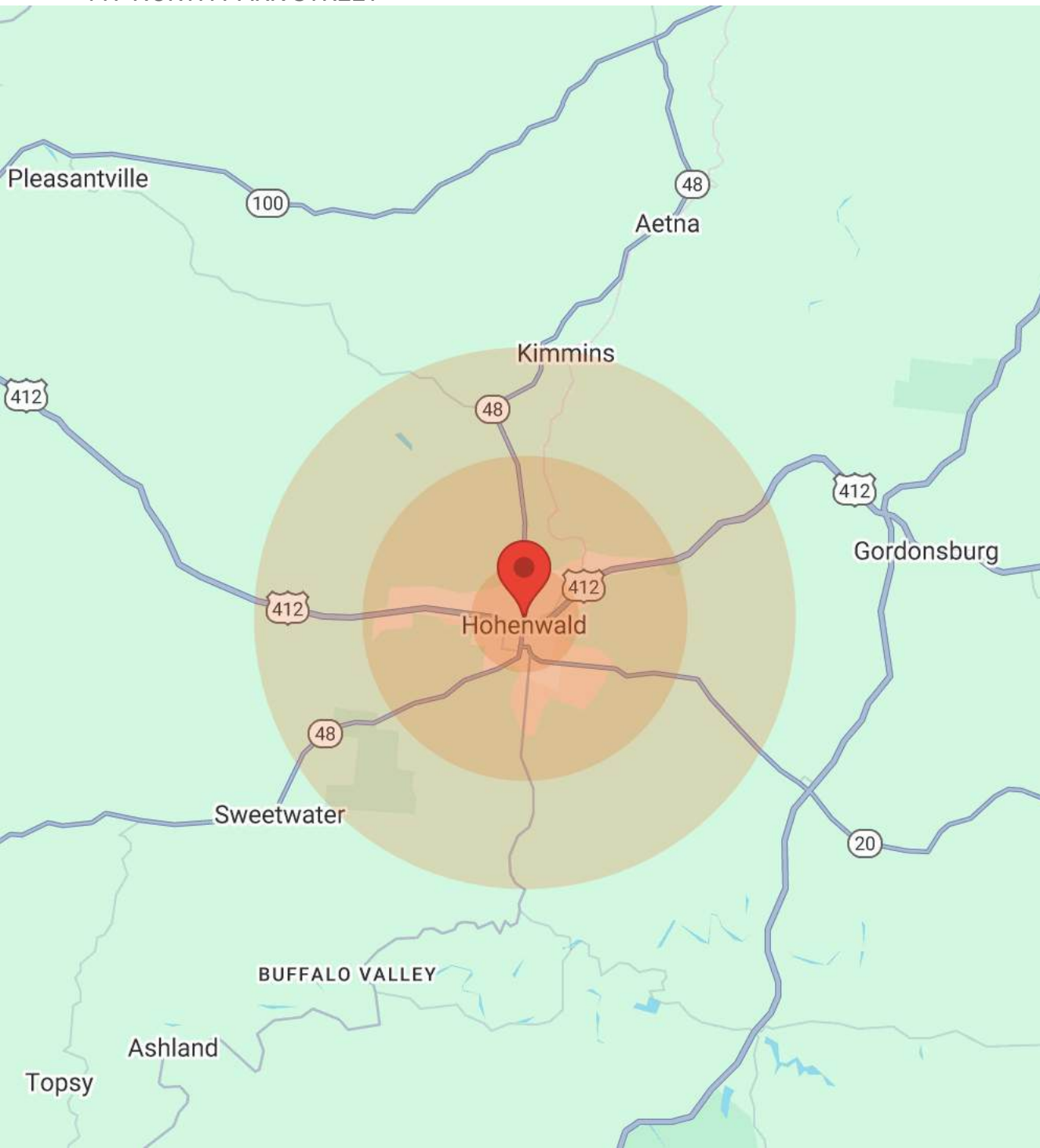
AERIAL MAP

117 NORTH PARK STREET



DEMOGRAPHICS

117 NORTH PARK STREET



Population	1 Mile	3 Miles	5 Miles
Male	677	2,563	3,677
Female	733	2,671	3,771
Total Population	1,410	5,234	7,448

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	261	1,086	1,521
Ages 15-24	175	752	1,038
Ages 25-54	538	2,069	2,931
Ages 55-64	209	638	911
Ages 65+	227	689	1,047

Race	1 Mile	3 Miles	5 Miles
White	1,367	5,101	7,273
Black	28	58	58
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	10	74	94
Multi-Racial	28	124	208

Income	1 Mile	3 Miles	5 Miles
Median	\$17,086	\$26,030	\$35,227
< \$15,000	212	535	665
\$15,000-\$24,999	143	481	654
\$25,000-\$34,999	64	253	302
\$35,000-\$49,999	14	161	283
\$50,000-\$74,999	70	343	527
\$75,000-\$99,999	39	176	298
\$100,000-\$149,999	16	79	118
\$150,000-\$199,999	N/A	11	38
> \$200,000	N/A	14	39

Housing	1 Mile	3 Miles	5 Miles
Total Units	621	2,326	3,362
Occupied	550	2,073	3,008
Owner Occupied	319	1,380	2,172
Renter Occupied	231	693	836
Vacant	71	253	354

DISCLAIMER

117 NORTH PARK STREET



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL MIDDLE TENNESSEE

5083 Main Street
Spring Hill, TN 37174



Each Office Independently Owned and Operated

PRESENTED BY:

JENNY ADCOX

Broker
O: (615) 302-5152
C: 931-628-0735
jennyadcox@kwcommercial.com
332169, TN

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROFESSIONAL BIO

117 NORTH PARK STREET



JENNY ADCOX

Broker

jennyadcox@kwcommercial.com

Direct: (615) 302-5152 | Cell: 931-628-0735

332169, TN

With more than 12 years experience in Commercial Real Estate, Industrial operations and Production, marketing and project development, I built a strong foundation for driving strategies and solutions in the commercial real estate industry. Whether handling seasoned investors or first time buyers, I acknowledge the challenges and collaboration required to accomplish their goals. It's an art to leverage the resources available and achieve the best results. I welcome that challenge because I believe in the importance of forming strong teams. While the organization may grow and the teams may change, my focus remains grounded in people. I look forward to many more years in this industry.

As a vital part of our business in real estate, we are always looking for acquiring great talent. Let me know if you are interested in pursuing an opportunity in this industry. "Careers Worth Having, Businesses Worth Owning, Lives Worth Living."

KW Commercial Middle Tennessee
5083 Main Street
Spring Hill, TN 37174
(931) 628-0735