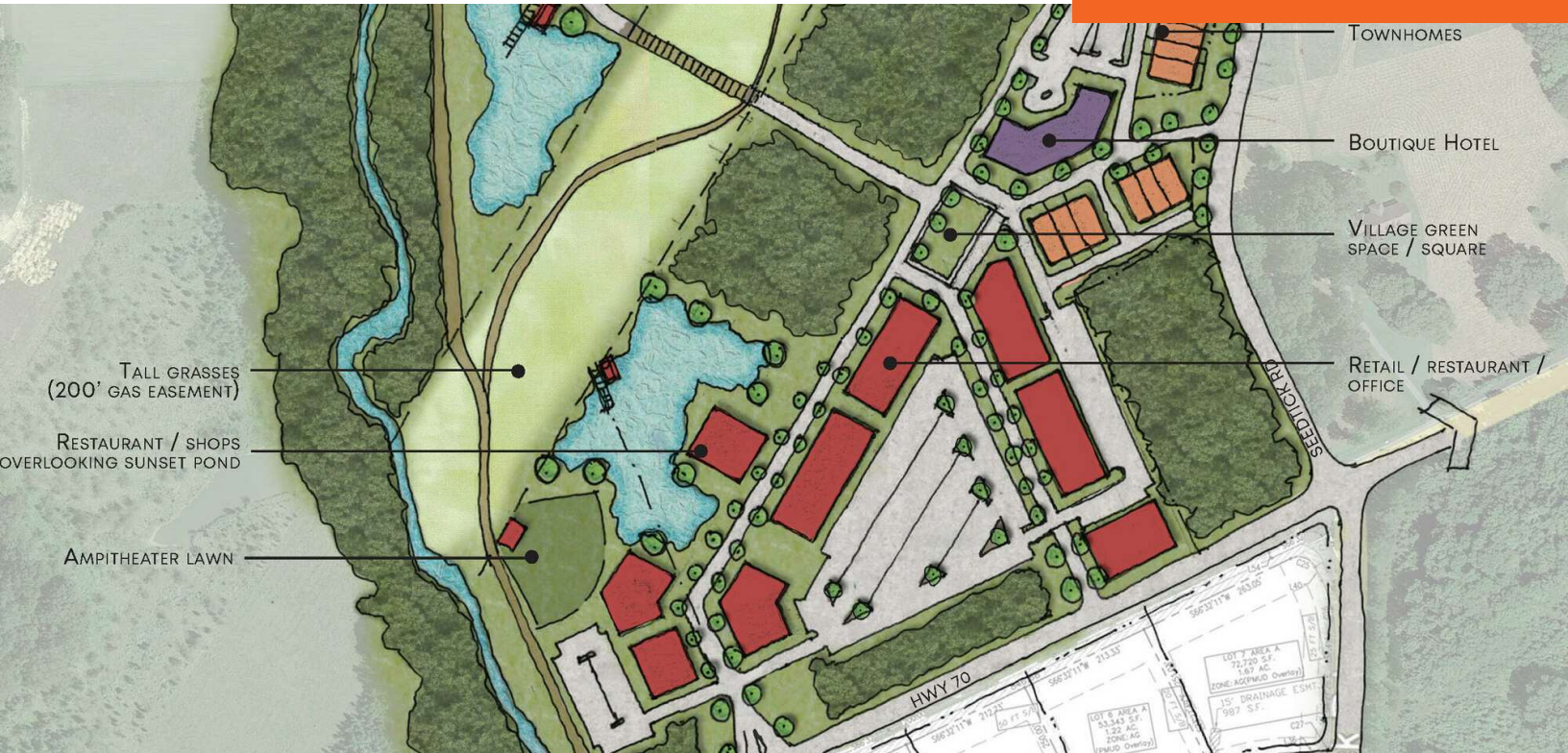


SCOTT'S CREEK

HWY 70 & SEED TICK RD, LAKELAND, TN 38002

FOR LEASE




LOCATION DESCRIPTION

New development on the northwest corner of Highway 70 and Seed Tick Rd in Lakeland, Tennessee

PROPERTY HIGHLIGHTS

- 90,600 SF of retail space for lease in a new mixed-use development
- Retail outparcel and hotel pad available
- Development to include retail, 22 townhomes, a 90 room hotel and 390 single family homes
- Across Highway 70 from Lakeland Towne Square, a new development under construction
- Traffic Count (AADT): Highway 70 (16,331)



 DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Population	14,743	54,889	119,252
Daytime Population	9,951	44,428	96,398
Households	4,858	19,482	43,381
Average HH Income	\$177,206	\$128,916	\$118,830



SHAWN MASSEY, CCIM, CRRP, ALC
shawn.massey@tscg.com
901.334.5702

SIDNEY SEALE
sidney.seale@tscg.com
901.252.1039

SCOTT'S CREEK

HWY 70 & SEED TICK RD, LAKELAND, TN 38002

FOR LEASE



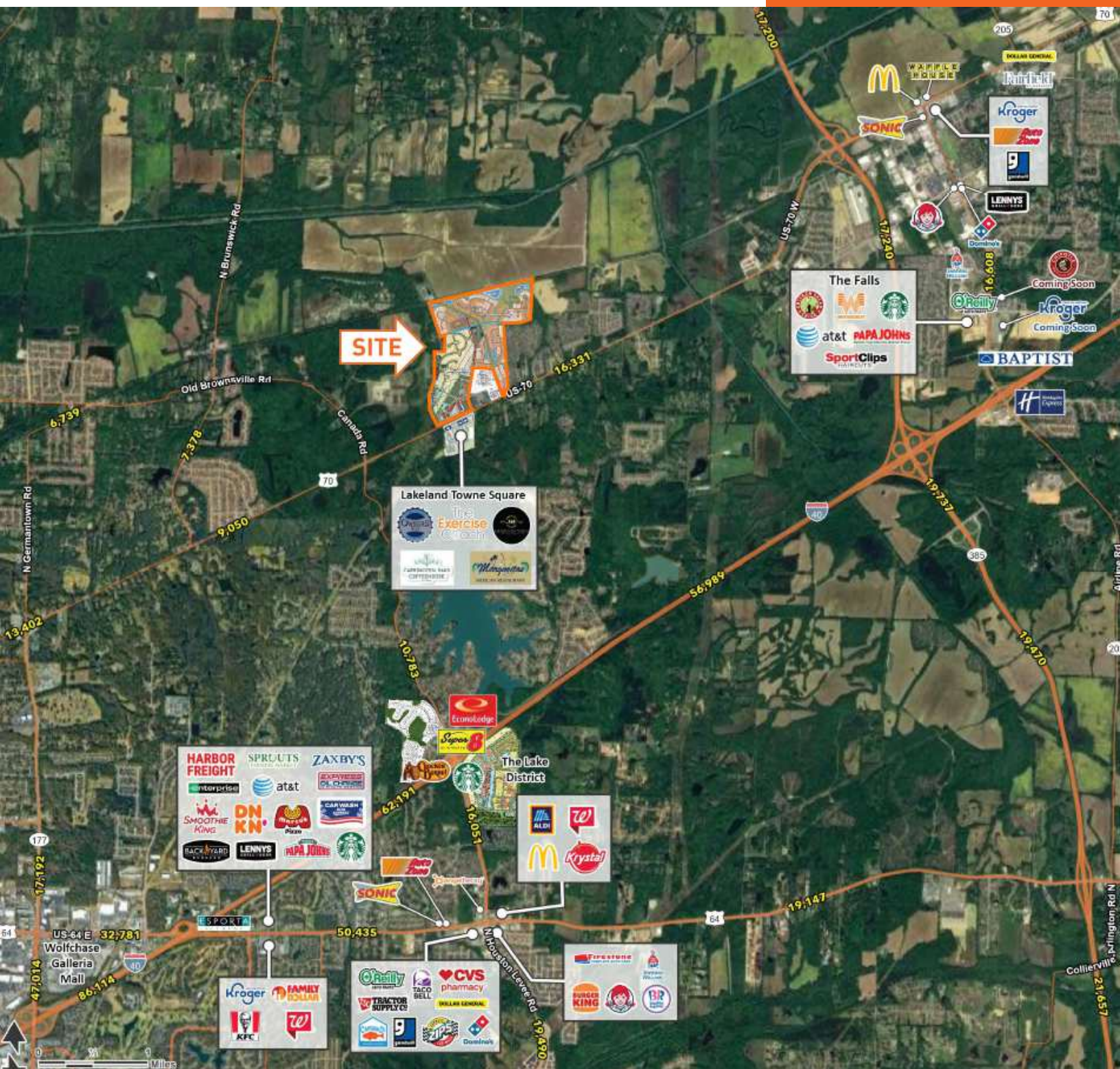
SHAWN MASSEY, CCIM, CRRP, ALC
shawn.massey@tscg.com
901.334.5702

SIDNEY SEALE
sidney.seale@tscg.com
901.252.1039

SCOTT'S CREEK

HWY 70 & SEED TICK RD, LAKELAND, TN 38002

FOR LEASE



SHAWN MASSEY, CCIM, CRRP, ALC
shawn.massey@tscg.com
901.334.5702

SIDNEY SEALE
sidney.seale@tscg.com
901.252.1039