

AMERICAN CENTER

8390-8412 US HIGHWAY 51 N, MILLINGTON, TN 38053

FOR LEASE




LOCATION DESCRIPTION

27,300 SF retail center on Highway 51 adjacent to Lowe's and across from Walmart in Millington, Tennessee

PROPERTY HIGHLIGHTS

- 1,400 SF - 2,800 SF space available
- Close proximity to the Millington Airport and the largest Inland Naval Air Station in the U.S. with more than 7,500 military, civilian, and contract personnel assigned and working on base
- Area retailers include Walmart, Lowe's, Dunham Sports, Burkes Outlet, Ross, Petco, Kroger, Tractor Supply Co., Ollie's, Big Lots, Five Below, AT&T, Rack Room Shoes, Chili's, Chick-fil-A, Starbucks, Whataburger, Cook Out, Chipotle, Zaxby's, Buffalo Wild Wings, IHOP, Popeyes and many more
- Traffic Count: US Highway 51 N 33,347 AADT



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	2,121	10,667	21,984
Daytime Population	4,595	13,895	21,098
Households	1,018	4,437	8,641
Average HH Income	\$73,110	\$75,840	\$81,846



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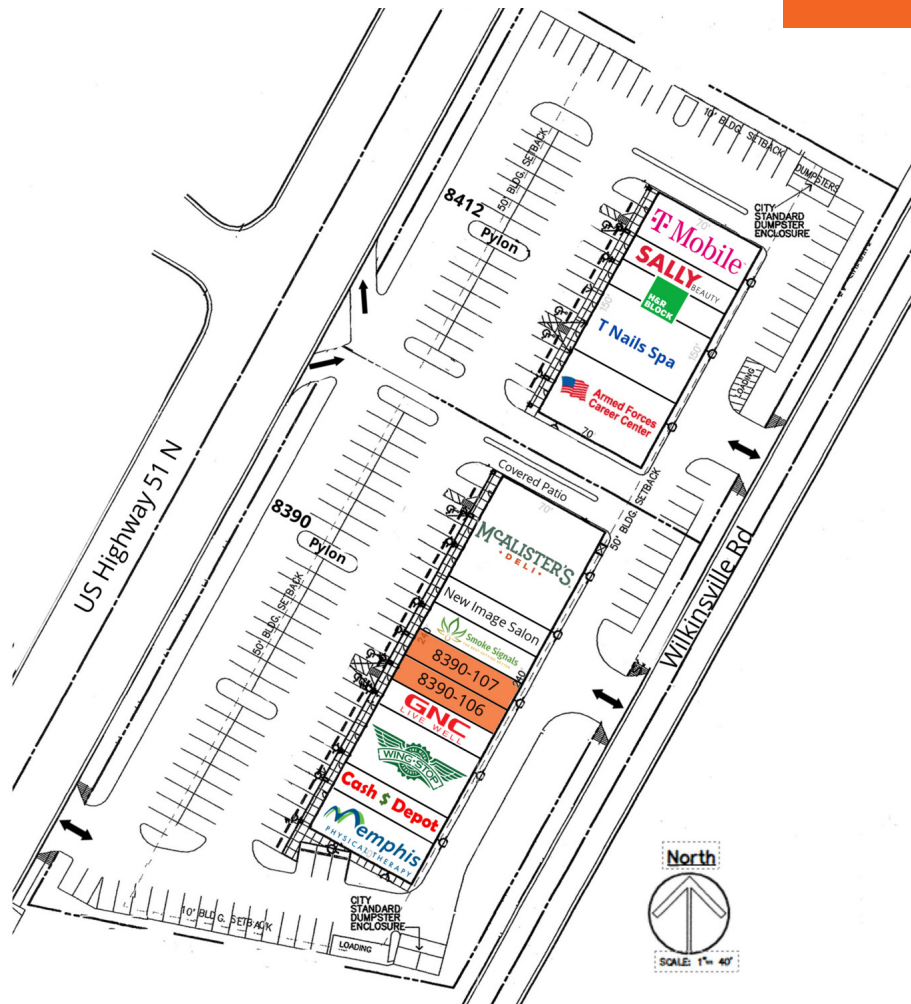
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AVAILABLE

UNAVAILABLE



SUITE	TENANT NAME	SPACE SIZE
8390-101	Memphis Physical Therapy	2,100 SF
8390-102	Cash Depot	1,400 SF
8390-103	Wingstop	2,800 SF
8390-105	GNC	1,400 SF
8390-106	Available	1,400 SF
8390-107	Available	1,400 SF
8390-108	Smoke Signals	1,400 SF

SUITE	TENANT NAME	SPACE SIZE
8390-109	New Image Salon	1,400 SF
8390-110	McAlister's Deli	3,500 SF
8412-101	Armed Forces Career Center	2,800 SF
8412-103	T Nails Spa	2,800 SF
8412-104	H & R Block	1,400 SF
8412-106	Sally Beauty	1,400 SF
8412-107	T-Mobile	2,100 SF

TSCG

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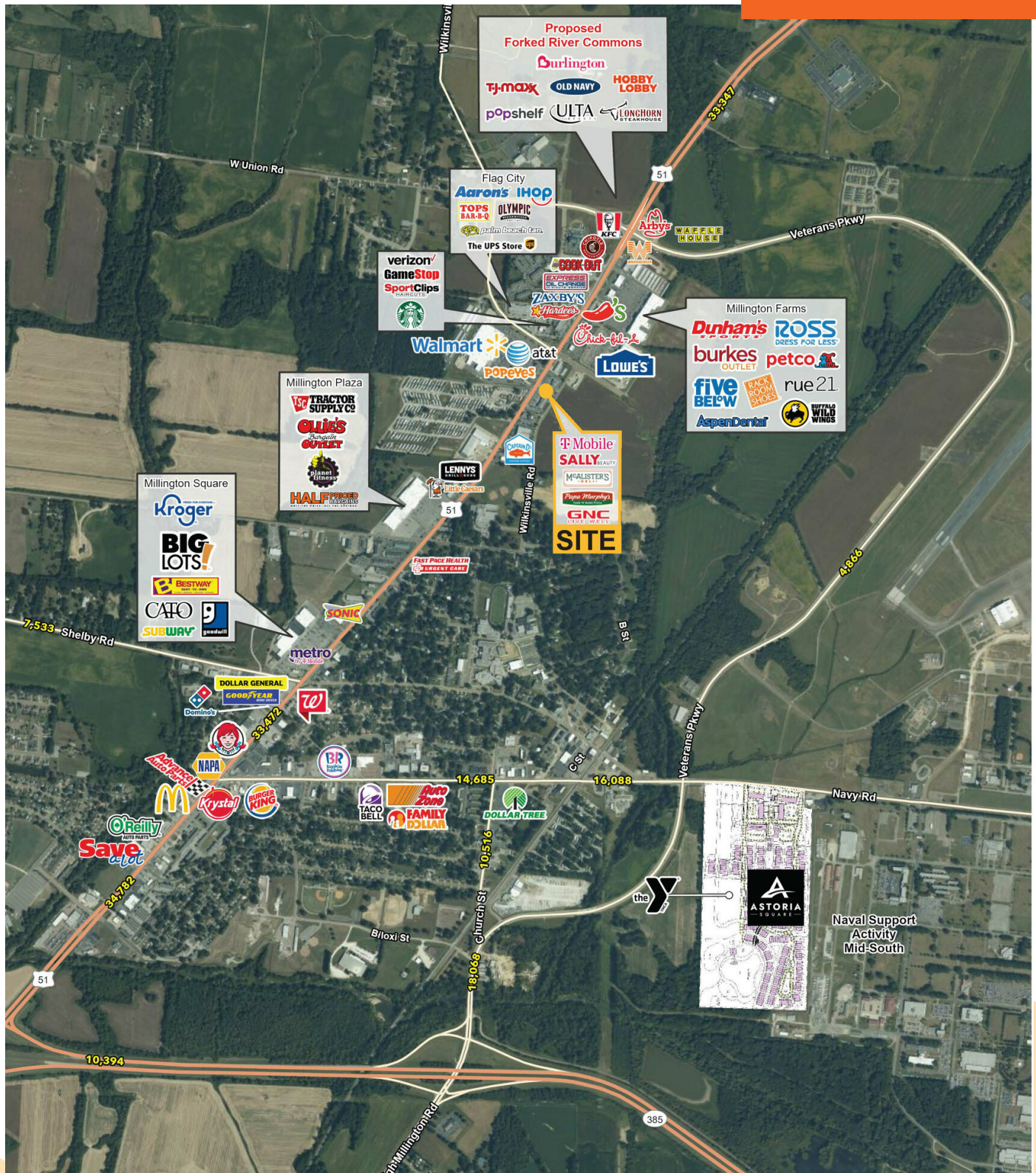
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