

# OUTPARCEL & LARGE RETAIL SPACE FOR LEASE | 2,000 SF

2450 Lake Rd E, Dyersburg, TN 38024

This large in-line unit in Dyersburg Square, located near a Walmart Supercenter, offers high visibility and foot traffic, making it ideal for retail businesses looking for a prominent presence in a thriving commercial area. With ample parking available and a strategic position in a bustling shopping district, this unit is perfectly suited for a variety of retail ventures.

## KEY HIGHLIGHTS

- 2,000 SF Available
- VPD: 27,670
- Center is Shadow Anchored by Walmart & Kroger
- HH Income \$81,573 for 10 mi radius.
- Private Offices & Restroom
- Dyersburg Square Tentats: Chick-Fil-A, McDonalds, KFC, Aarons, Cricket Wireless, Shoe Dept., Dollar General, Sally Beauty, and more.

## OFFERING SUMMARY

- Lease Rate: Negotiable
- Zoning: Commercial

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	7,128	8,858	13,263
Total Population	17,435	21,848	32,955
Average HH Income	\$82,229	\$84,689	\$81,573

\* Demographic data derived from 2020 ACS - US Census



For More Information:

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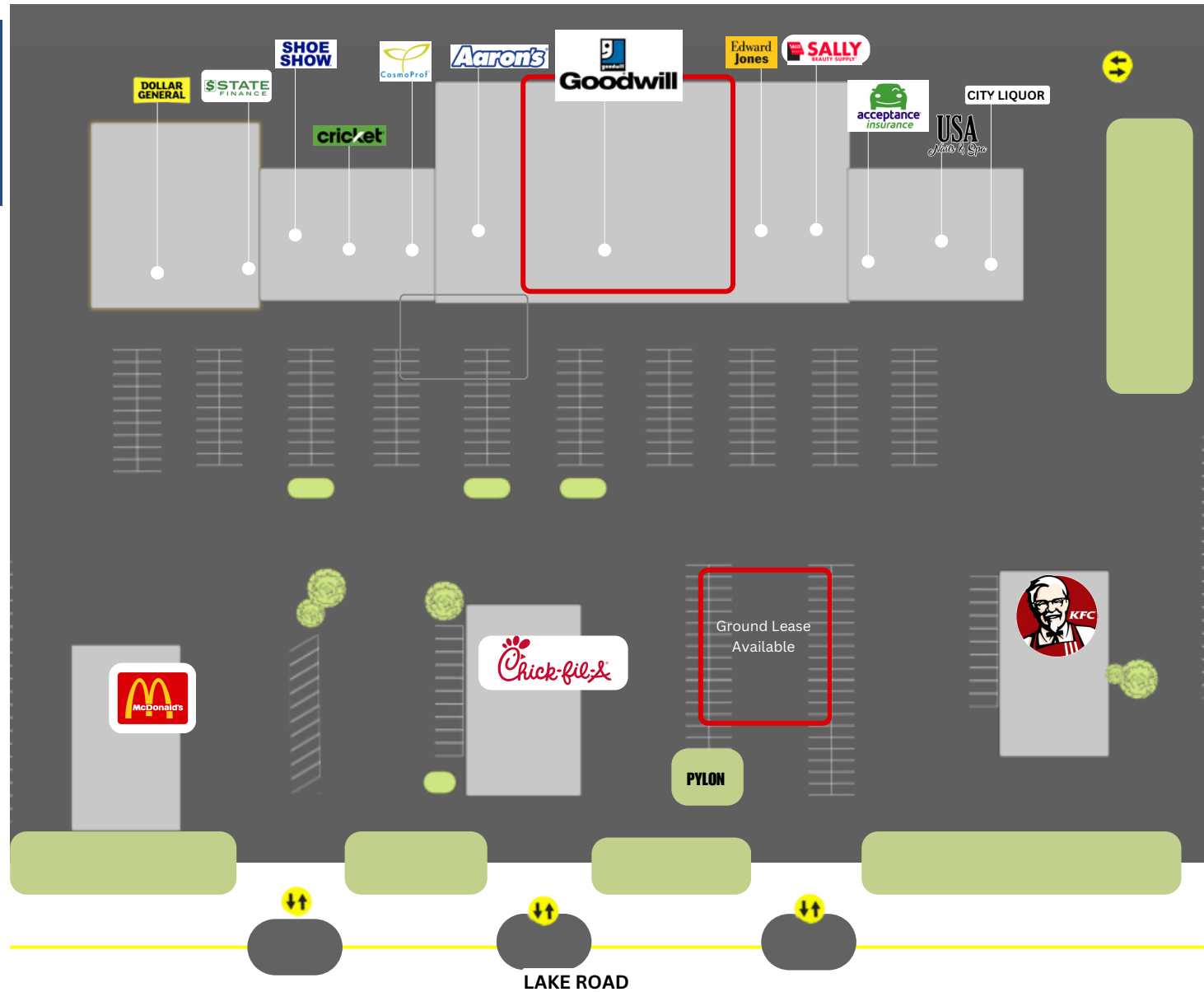
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**BRG** | **BUCHANAN REALTY GROUP**  
 INVESTMENTS | MANAGEMENT | BROKERAGE | DEVELOPMENT

# LARGE RETAIL SPACE FOR LEASE | 31,843 SF

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Dollar General	14,938 SF	City Liquor	4,000 SF
State Finance	900 SF	Shoe Show	10,980 SF
Aarons	12,265 SF	Cosmo Prof	2,000 SF
<b>Goodwill</b>	<b>31,843 SF</b>	Purpose Financial	2,000 SF
USA Nails	2,000 SF	Cricket Wireless	1,600 SF
Acceptance Ins.	1,600 SF	Sally Beauty	2,000 SF
Ground Lease Available			



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