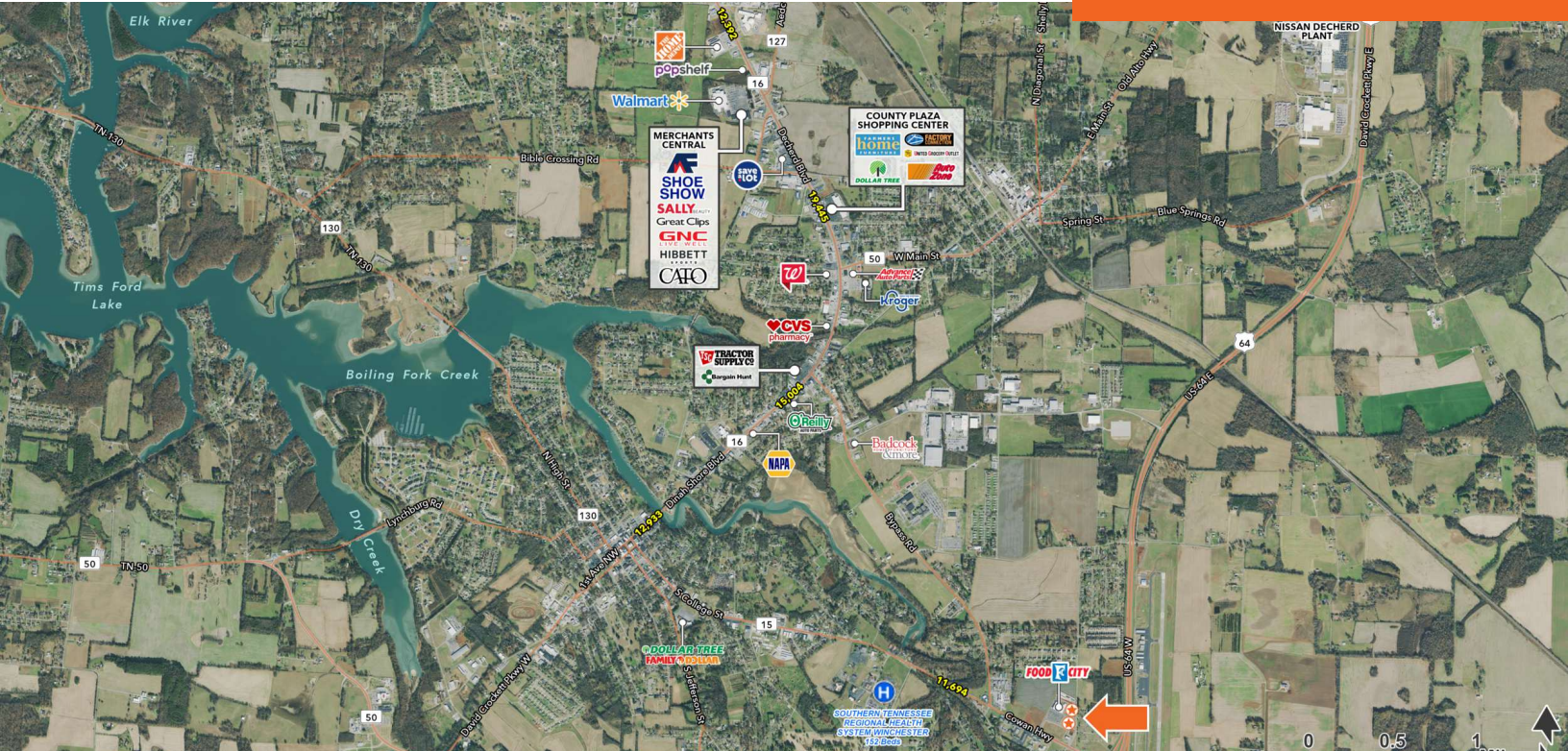


FOOD CITY OUTPARCELS

2211 COWAN HIGHWAY, WINCHESTER, TN 37398

**FOR SALE
& LEASE**



LOCATION DESCRIPTION

Winchester TN is strategically located 90 minutes southeast of Nashville, 70 minutes West of Chattanooga, and 60 minutes North-East of Huntsville Alabama. Winchester is home to Nissan's powertrain plant which was granted \$250 million to support their electric car lineup in 2023 and Tims Ford State Park which sees 750,000 visitors annually. Located in the eastern portion of Winchester is a Food City that was developed in late 2021 with two out-parcels available along Cowan Hwy (6,945 VPD) and Halfmoon Rd (1,359 VPD).



PROPERTY HIGHLIGHTS

- 1 point of ingress/egress onto Cowan Hwy and 2 points of ingress/egress onto Halfmoon Rd
- Anchored by Food City
- The shopping center gets 1.1+ million visits a year according to 2024 Placer.ai data

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2023 Total Population	17,829	22,546	33,148
2023 Total Households	7,394	9,303	13,016
2023 Average HH Income	\$72,979	\$74,176	\$77,277



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FOOD CITY

2 ACRES

2,634
Halfmoon Rd

CITY LIQUOR



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