

**RETAIL FOR LEASE AVAILABLE**  
**WALMART SHADOW CENTER RETAIL SPACE**  
MANE STREET CENTER: 1830 - 1878 N MAIN STREET



FOR LEASE 1,600 SF OF RETAIL SPACE

Miller Chandler, CCIM  
mchandler@lee-associates.com  
D 615.866.1677  
C 615.473.2452

Meagan Glazier  
mglazier@lee-associates.com  
D 615.719.7293  
C 760.846.6193



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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### PROPERTY OVERVIEW

The Mane Street Shopping Center is a well-positioned neighborhood center located along North Main Street, directly shadow-anchored by Walmart Supercenter. The center benefits from Walmart's strong visitor traffic, over 2.1M site visits per year, creating consistent customer flow and enhanced visibility for inline tenants.

The property offers excellent frontage, convenient access, and ample on-site parking, making it an ideal location for retail, service, and restaurant users seeking strong co-tenancy and daily-needs demand. Surrounded by established residential neighborhoods and complementary retailers, Mane Street Shopping Center provides a proven trade area and a compelling opportunity for expanding or relocating tenants.

### HIGHLIGHTS

- Shadow-anchored by high performing Walmart
- Strong co-tenant mix including: Five Below, Dollar Tree, Shoe Show and Cato Fashions
- Monument Signage along N Main Street, 26k+ VPD
- Ideal for retail, service, medical and food users
- Signalized ingress/egress
- Ample parking



MULTI-TENANT STRIP CENTER



WALMART SHADOW CENTER

### SITE FEATURES

- 47,620 SF
- Multi-Tenant Strip Center
- 6.02 AC
- Built 2003

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### DEMOGRAPHIC PROFILE




1864 N Main St, Shelbyville, Tennessee, 37160






Source: This infographic contains data provided by Esri (2025, 2030).

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1 MILE	
 Population	3,748
 Households	1,312
 Median Household Income	\$47,167

3 MILE	
 Population	22,488
 Households	8,164
 Median Household Income	\$53,472

5 MILE	
 Population	32,201
 Households	11,765
 Median Household Income	\$57,918

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