



Westmoreland Center

100 Mallard Sunrise Drive
Westmoreland TN 37186

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RP **ROBBINS PROPERTIES**
LEASING • PROPERTY MANAGEMENT • INVESTMENT SALES

HIGHLIGHTS

- Dollar General and Westmoreland Family Clinic is a two-tenant retail building located at 100 Mallard Sunrise Drive, Westmoreland, TN 37186.
- It is convenient to residential areas, retail shopping and restaurants.
- The 13,300 square foot building is located at the signalized intersection of Hwy 52 and Hwy 31.
- The site is approximately 1.65 acres and includes about 57 parking spaces.
- Dollar General is under a long-term net lease.



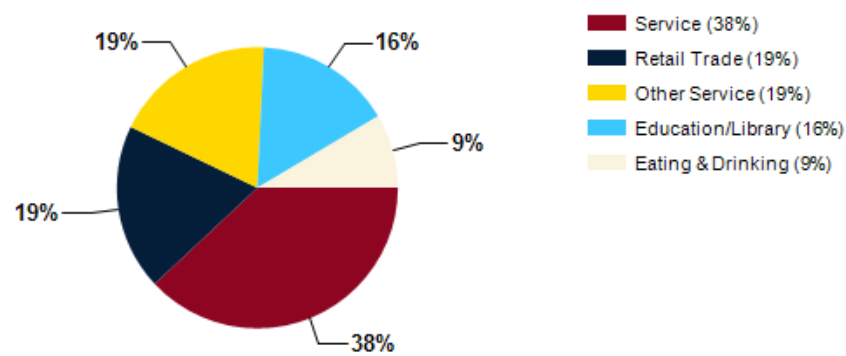
Suite	Tenant	Square Feet	Lease Type
A	Dollar General	9,080	NNN
B	Vacant	1,103	NNN
C	BeBe's Day Spa and Nails	1,678	NNN
D	Black Dagger Tattoo	1,439	NNN

PROPERTY FEATURES	
TOTAL TENANTS	4
BUILDING SF	13,300
LAND ACRES	1.65
YEAR BUILT	2010
NUMBER OF PARKING SPACES	57
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2



- Located just off Highway 52, the property offers excellent accessibility for customers and employees. Highway 52 is a major thoroughfare in the area, connecting Westmoreland to neighboring cities like Portland and Lafayette.
- The property is surrounded by a mix of retail establishments, including a popular grocery store chain, Foodland, located just a block away. This grocery store attracts a steady flow of local residents, providing potential foot traffic for businesses in the area.
- The surrounding area is primarily residential, with a mix of single-family homes and apartment complexes. The population is a mix of families, young professionals, and retirees, creating a diverse customer base for businesses in the vicinity.
- Within a short drive from the property, residents and employees can access various local amenities, such as parks, schools, and restaurants. For example, Macon County Junior High School is located just a few blocks away, making the area convenient for families with school-age children.

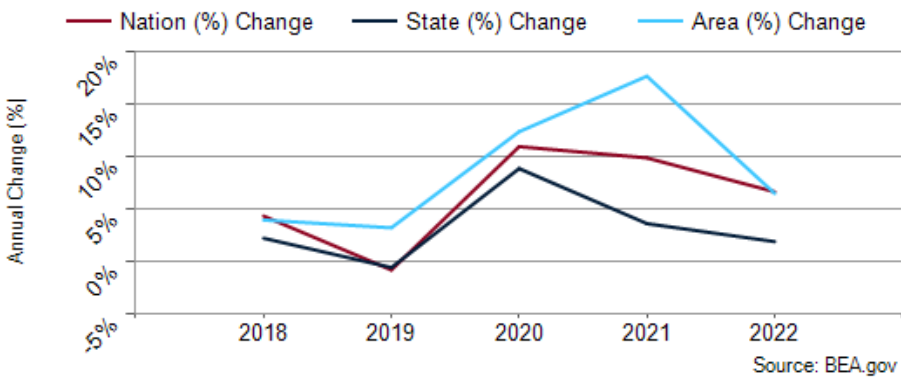
Major Industries by Employee Count

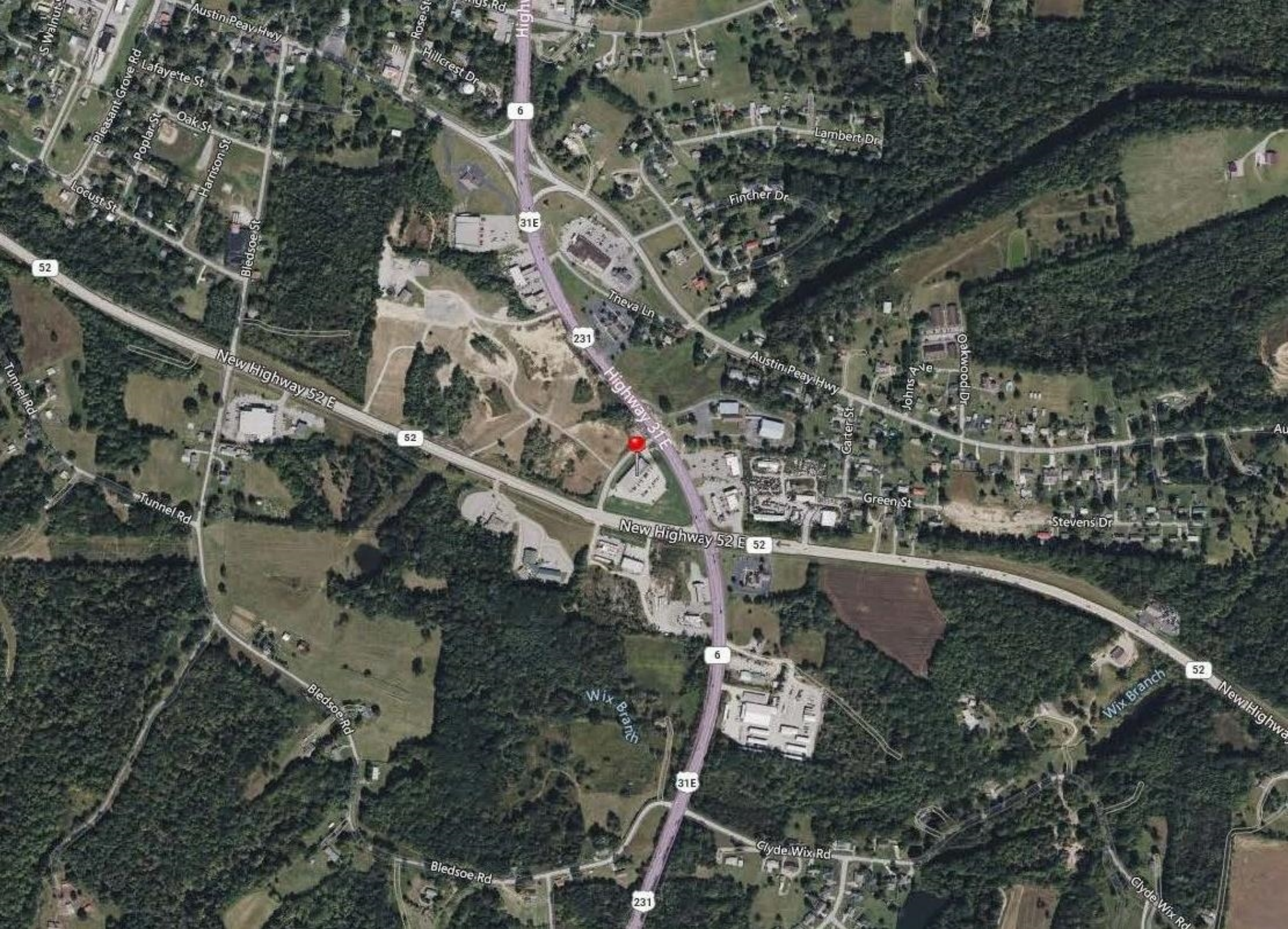


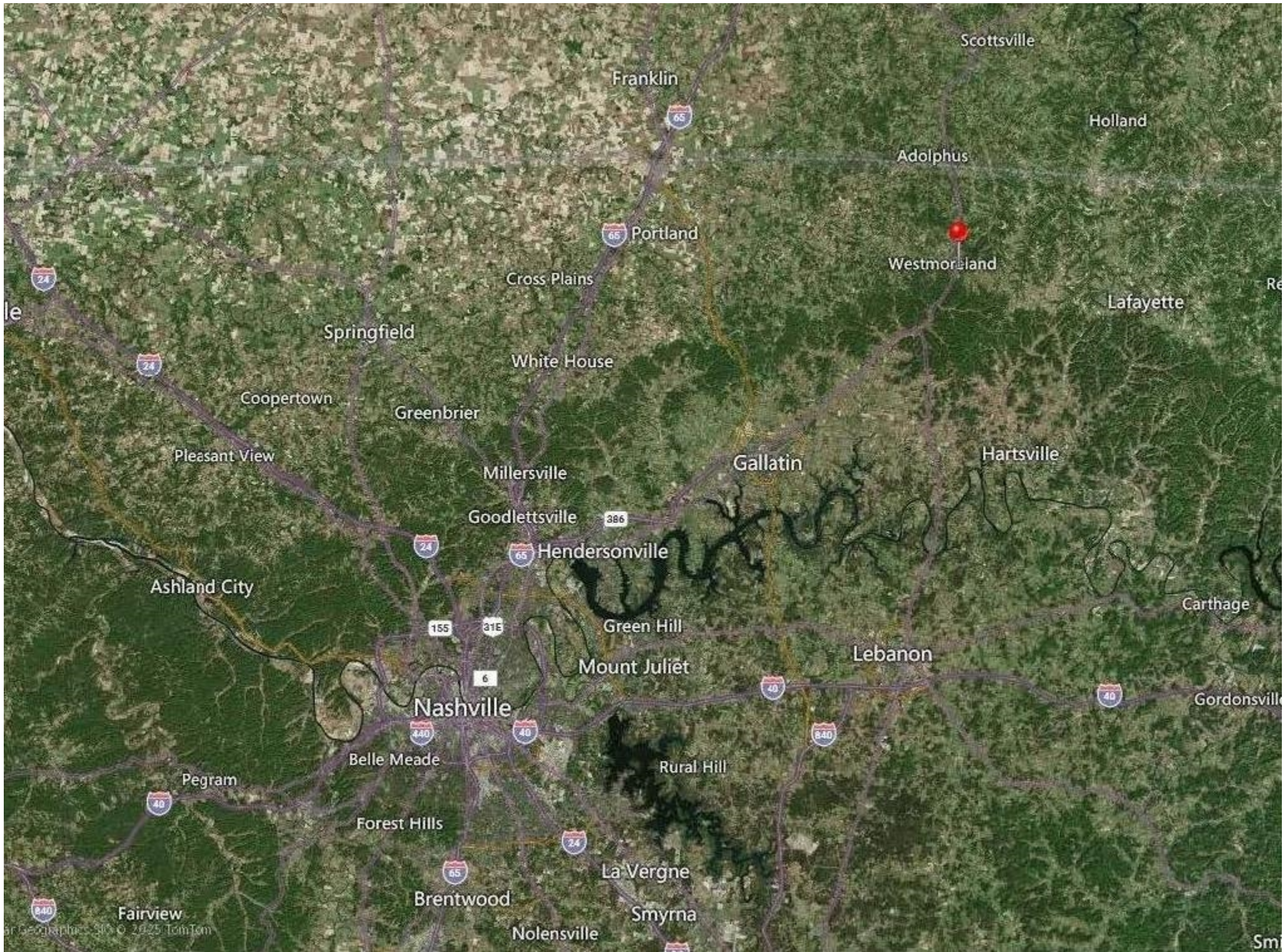
Largest Employers

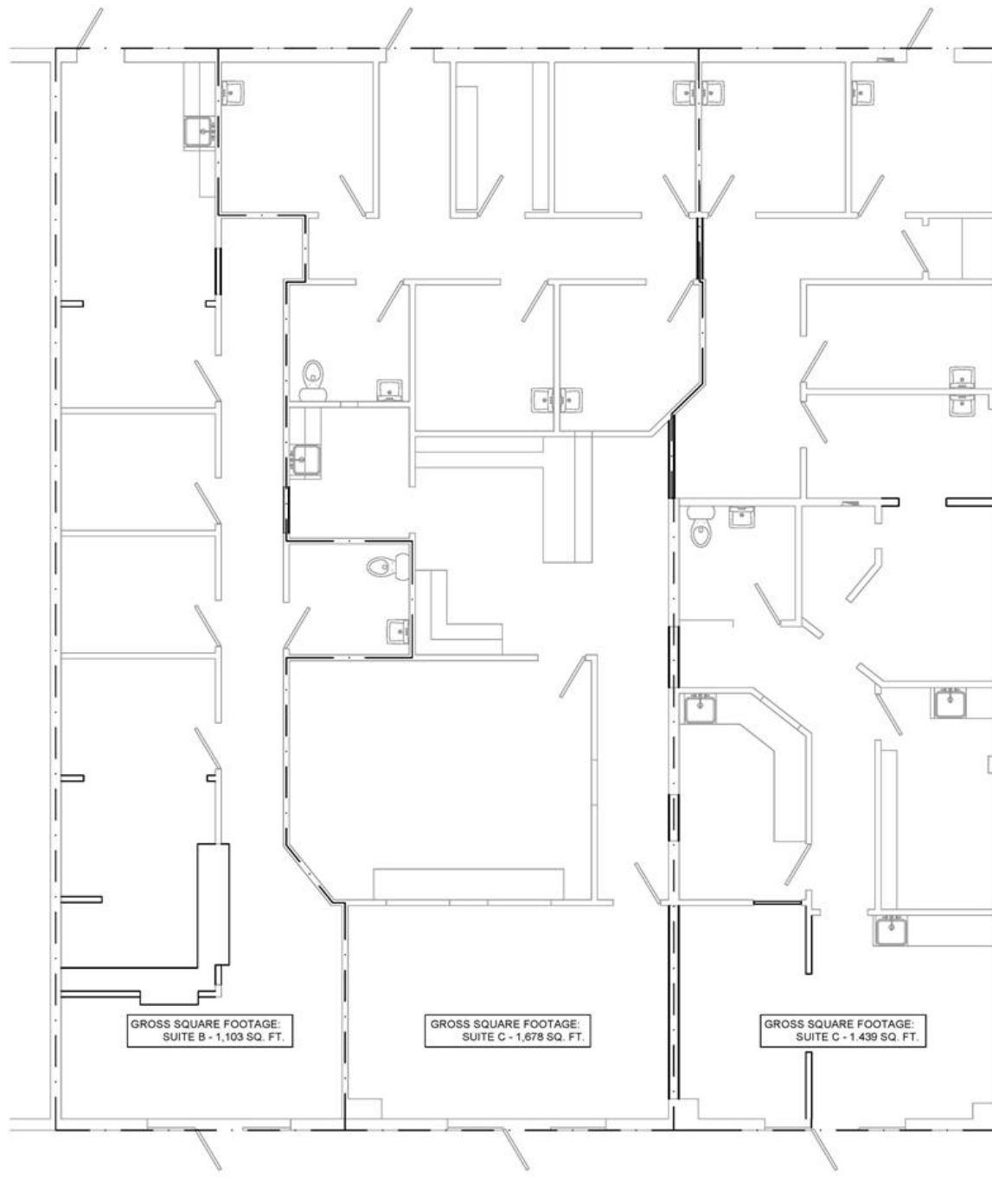
City of Westmoreland	853
East Tennessee State University	2,330
James H. Quillen VA Medical Center	1,592
Mountain States Health Alliance	3,541
Washington County School System	1,200
Hamblen County Department of Education	1,284
Koch Foods	1,100
MAHLE Powertrain	1,015

Sumner County GDP Trend









GENERAL NOTES

THIS DRAWING IS INTENDED TO DOCUMENT EXISTING CONDITIONS AND IS NOT INTENDED FOR CONSTRUCTION.

THIS DRAWING IS BASED UPON REASONABLE EFFORTS TO DOCUMENT MEASUREMENTS TAKEN IN THE FIELD.

SOME FIELD MEASUREMENTS ARE APPROXIMATED AS NEARLY AS REASONABLE.

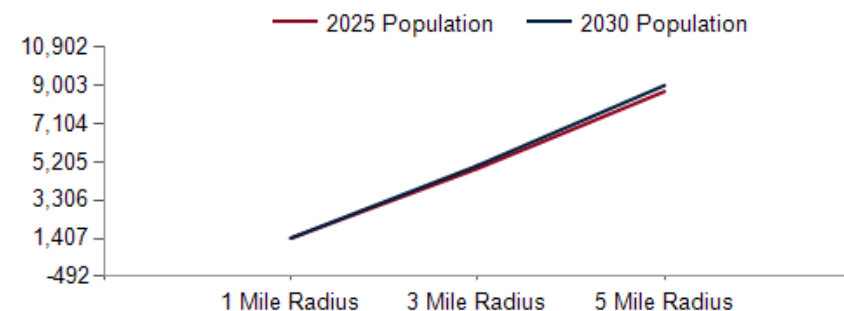
OWNER SHALL BRING ANY DISCREPANCY OR QUESTION TO OUR ATTENTION.

GROSS SQUARE FOOTAGE MEASURED FROM CENTERLINE OF TENANT SEPARATION WALL TO CENTERLINE OF TENANT SEPARATION WALL AND OUTSIDE FACE OF EXTERIOR WALL TO CENTERLINE OF TENANT SEPARATION WALL.

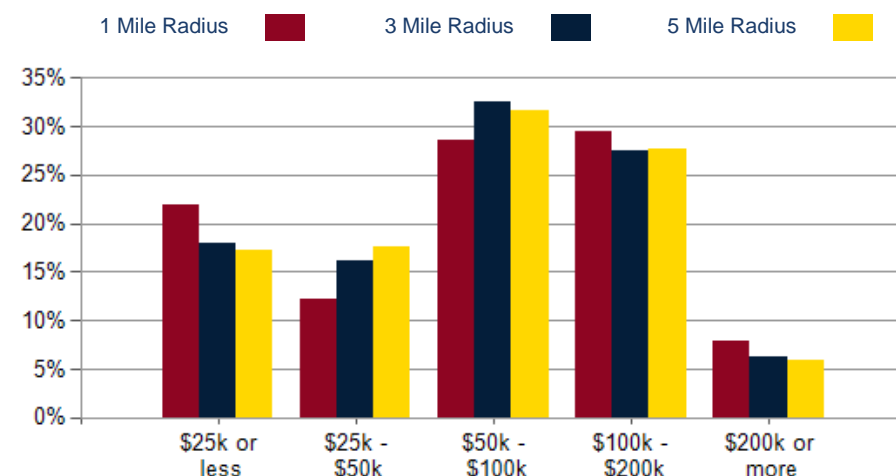


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,149	3,965	7,013
2010 Population	1,230	4,216	7,548
2025 Population	1,407	4,878	8,701
2030 Population	1,421	5,025	9,003
2025 African American	19	47	79
2025 American Indian	5	14	24
2025 Asian	11	26	38
2025 Hispanic	53	184	327
2025 Other Race	16	71	139
2025 White	1,272	4,434	7,917
2025 Multiracial	83	287	503
2025-2030: Population: Growth Rate	1.00%	3.00%	3.40%

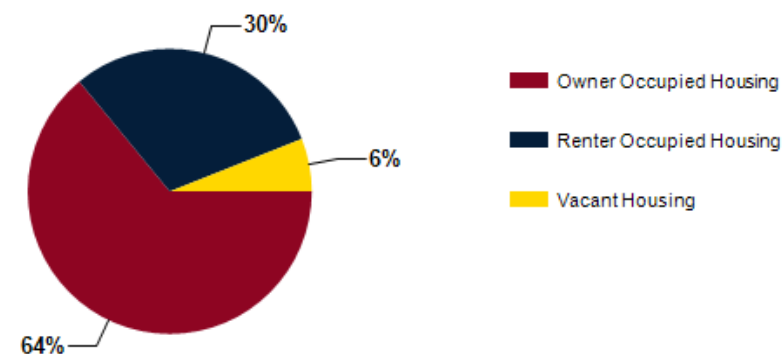
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	44	126	227
\$15,000-\$24,999	72	199	336
\$25,000-\$34,999	20	78	147
\$35,000-\$49,999	45	214	426
\$50,000-\$74,999	90	330	567
\$75,000-\$99,999	61	260	459
\$100,000-\$149,999	136	408	731
\$150,000-\$199,999	20	91	171
\$200,000 or greater	42	112	192
Median HH Income	\$72,805	\$71,377	\$70,356
Average HH Income	\$91,190	\$87,044	\$86,062



2025 Household Income



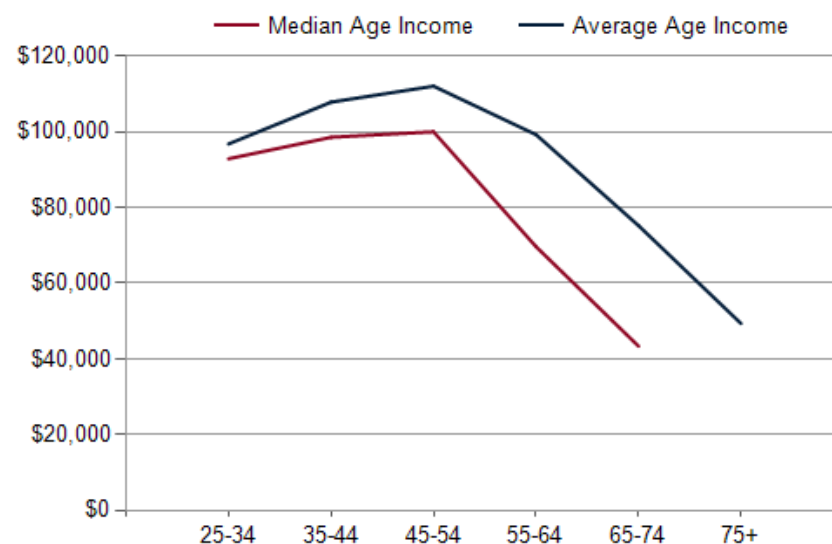
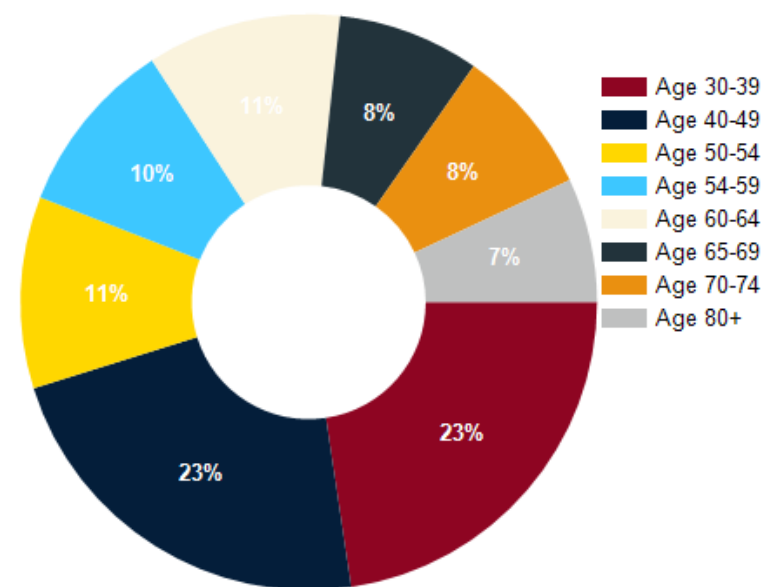
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	88	318	568
2025 Population Age 35-39	97	307	524
2025 Population Age 40-44	102	323	558
2025 Population Age 45-49	82	287	518
2025 Population Age 50-54	88	307	563
2025 Population Age 55-59	81	301	571
2025 Population Age 60-64	89	322	594
2025 Population Age 65-69	65	246	471
2025 Population Age 70-74	68	230	415
2025 Population Age 75-79	57	183	318
2025 Population Age 80-84	30	95	161
2025 Population Age 85+	27	75	125
2025 Population Age 18+	1,087	3,708	6,630
2025 Median Age	39	39	40
2030 Median Age	41	40	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$92,873	\$85,099	\$83,329
Average Household Income 25-34	\$96,792	\$92,361	\$90,275
Median Household Income 35-44	\$98,560	\$90,946	\$90,708
Average Household Income 35-44	\$107,853	\$103,601	\$103,402
Median Household Income 45-54	\$100,000	\$85,848	\$84,658
Average Household Income 45-54	\$112,070	\$101,887	\$99,656
Median Household Income 55-64	\$69,644	\$73,250	\$73,350
Average Household Income 55-64	\$99,257	\$92,153	\$89,755
Median Household Income 65-74	\$43,339	\$49,331	\$50,567
Average Household Income 65-74	\$75,210	\$71,859	\$72,929
Average Household Income 75+	\$49,340	\$53,504	\$54,554



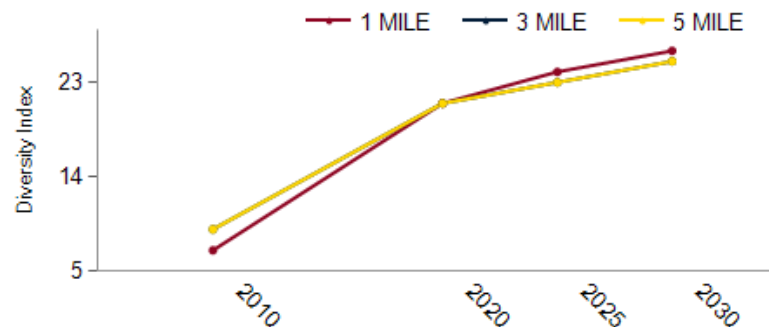
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	26	25	25
Diversity Index (current year)	24	23	23
Diversity Index (2020)	21	21	21
Diversity Index (2010)	7	9	9

POPULATION BY RACE



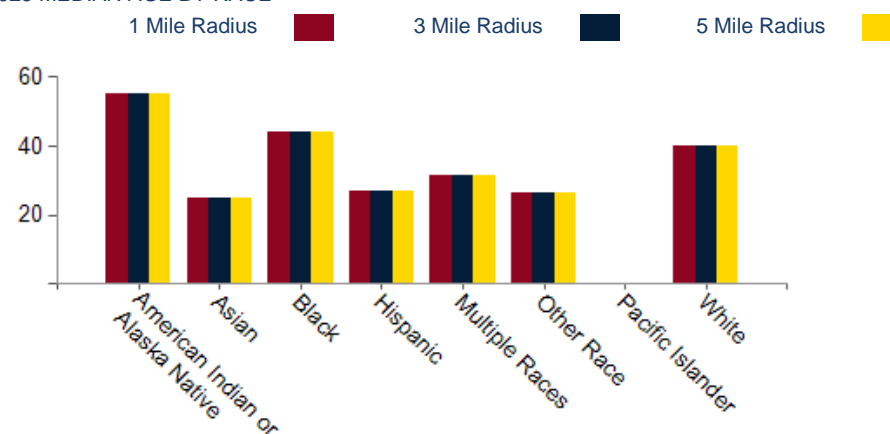
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	1%	1%
American Indian	0%	0%	0%
Asian	1%	1%	0%
Hispanic	4%	4%	4%
Multiracial	6%	6%	6%
Other Race	1%	1%	2%
White	87%	88%	88%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	55	53	51
Median Asian Age	25	36	37
Median Black Age	44	41	43
Median Hispanic Age	27	26	26
Median Multiple Races Age	31	32	33
Median Other Race Age	26	29	30
Median Pacific Islander Age	0	0	0
Median White Age	40	40	40

2025 MEDIAN AGE BY RACE



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Exclusively Marketed by:

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