

Retail Property
For Lease



LAWRENCEBURG PLAZA

2008 N. LOCUST AVE
LAWRENCEBURG, TN 38464

LEE COWDEN

Senior Vice President of Operations

859.977.1051

lcowden@bcwoodproperties.com





BCWOOD
PROPERTIES

LAWRENCEBURG PLAZA

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PROPERTY DESCRIPTION

Lawrenceburg Plaza is in a great position to support Lawrenceburg's economic growth and development! It sits on 18.44 acres along U.S. 43 (20K VPD), located in a well-developed retail district with a tenant mix that complements the nearby Walmart.

Between Memphis and Chattanooga, Lawrenceburg, TN is known for its Amish Farms, Tennessee Bourbon, and the David Crockett State Park.

PROPERTY HIGHLIGHTS

- 6 miles away from David Crockett State Park
- Known for its Amish Farms and heritage museums
- 1 hour away from Jack Daniels Distillery
- 3 Hours away from Memphis and Chattanooga

OFFERING SUMMARY

| | |
|------------------|------------|
| Lease Rate: | Negotiable |
| Number of Units: | 15 |
| Available SF: | 2,830 SF |
| Lot Size: | 8.44 Acres |
| Building Size: | 174,411 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 721 | 4,984 | 7,846 |
| Total Population | 1,511 | 11,982 | 19,421 |
| Average HH Income | \$54,938 | \$64,917 | \$70,154 |



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U.S. HIGHWAY 43 / NORTH LOCUST AVE

LEASE INFORMATION

| | |
|--------------|----------|
| Lease Type: | NNN |
| Total Space: | 2,830 SF |

| | |
|-------------|------------|
| Lease Term: | Negotiable |
| Lease Rate: | Negotiable |

AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE | DESCRIPTION |
|-------|----------------------------------|-----------|------|------------|-------------|
| 1 | Tractor Supply | 25,173 SF | NNN | - | - |
| 2 | ALDI | 40,757 SF | NNN | - | - |
| 3 | Puente Grande Mexican Restaurant | 4,200 SF | NNN | - | - |
| ■ 4 | Available | 2,830 SF | NNN | Negotiable | - |
| 5 | Shoe Show | 6,770 SF | NNN | - | - |
| 6 | Farmers Furniture | 14,400 SF | NNN | - | - |
| 7 | First Heritage Credit | 1,200 SF | NNN | - | - |
| 8 | Advanced America | 3,000 SF | NNN | - | - |
| 9 | Dollar General | 7,100 SF | NNN | - | - |
| 10 | CATO | 4,900 SF | NNN | - | - |



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| SUITE | TENANT | SIZE | TYPE | RATE | DESCRIPTION |
|-------|------------------|-----------|------|------|-------------|
| 11 | Marshalls | 25,550 SF | NNN | - | - |
| 12 | Burke's Outlet | 19,950 SF | NNN | - | - |
| 13 | Auto Zone | 7,140 SF | NNN | - | - |
| 14 | Sherwin-Williams | 4,241 SF | NNN | - | - |
| 15 | 7 Brew | 510 SF | NNN | - | - |



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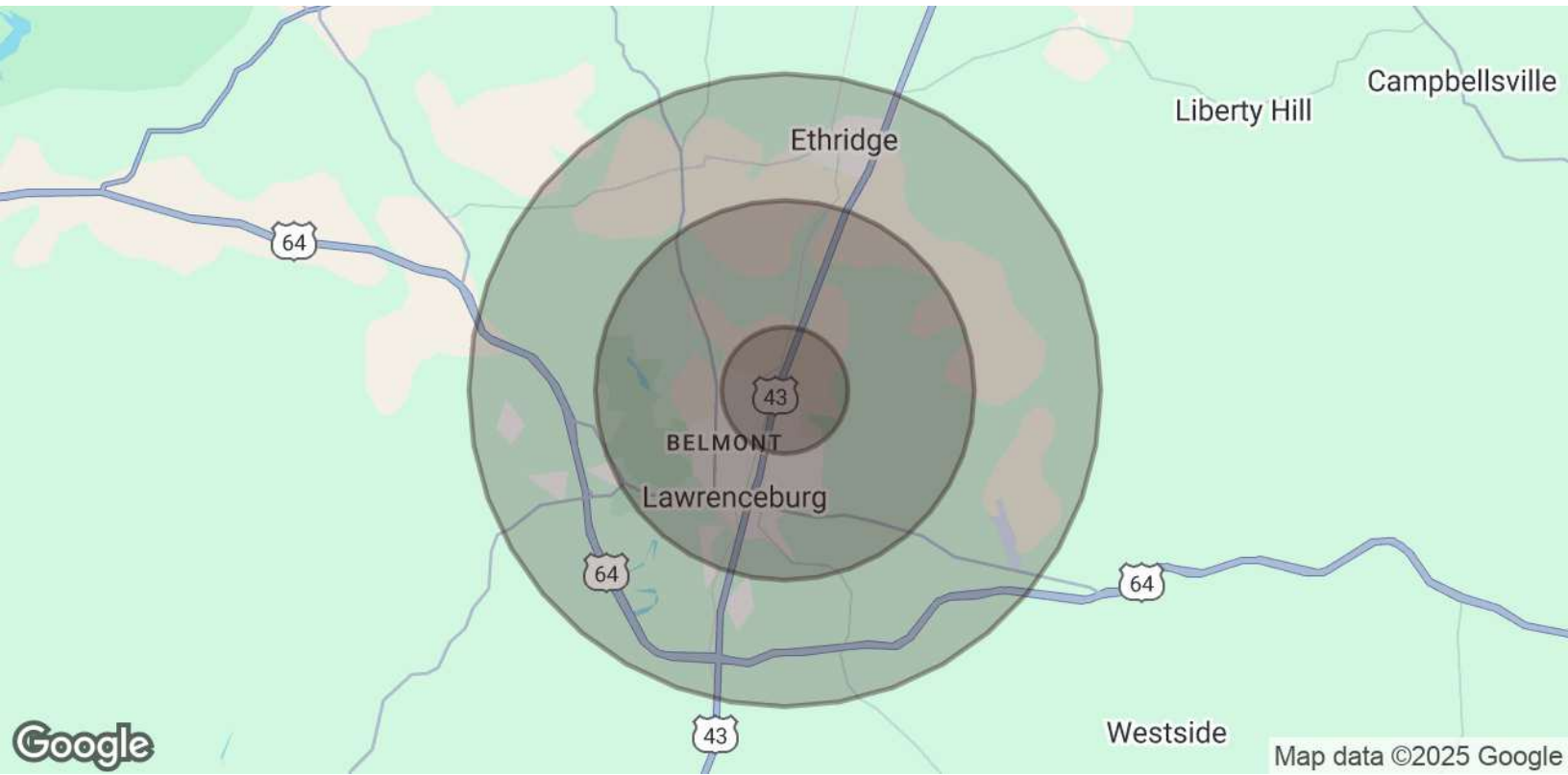
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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 1,511 | 11,982 | 19,421 |
| Average Age | 45 | 41 | 41 |
| Average Age (Male) | 42 | 39 | 39 |
| Average Age (Female) | 47 | 44 | 43 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 721 | 4,984 | 7,846 |
| # of Persons per HH | 2.1 | 2.4 | 2.5 |
| Average HH Income | \$54,938 | \$64,917 | \$70,154 |
| Average House Value | \$225,745 | \$193,998 | \$214,621 |

* Demographic data derived from 2020 ACS - US Census



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