

RETAIL & MIXED USE DEVELOPMENT SITE

North Side of U.S. Highway 64, Just East of Kroger

OAKLAND, TN



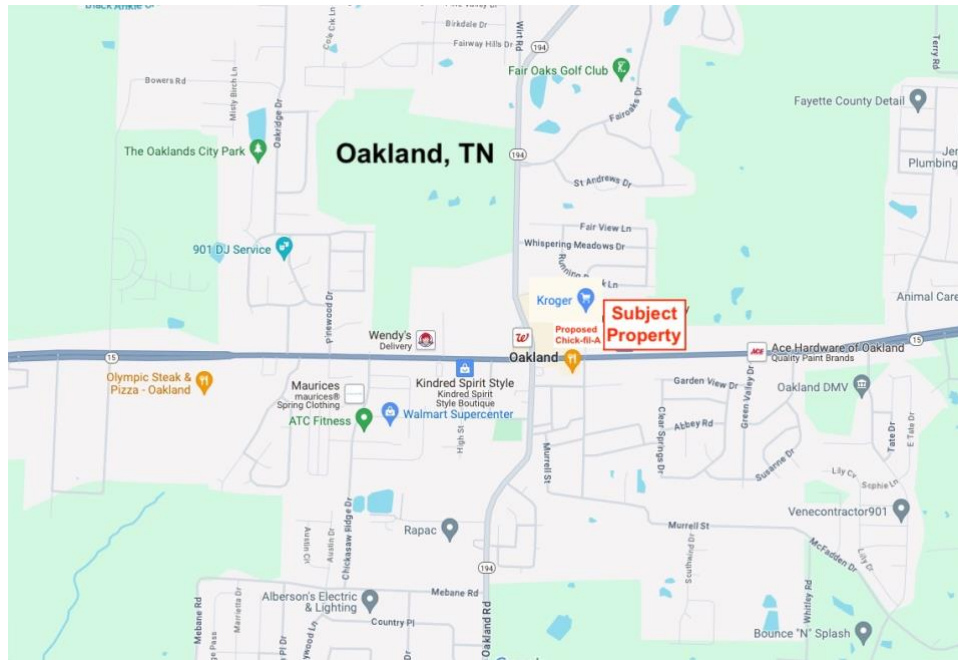
LOCATION	The North side of U.S. Highway 64, with excellent visibility and access, just East of the Kroger anchored center at the intersection of 64 & Hwy 194. The Kroger store expansion is under construction. In addition, a new Valvoline and Chick-fil-A are planned with a traffic signal and access to the adjacent property.	
DESCRIPTION	Excellent Shopping Center Development Opportunity.	
LOT SIZE	Approximately 13 ac, with about 500 feet of frontage on Hwy 64.	
ZONING	B-2, Highway Commercial	
SALES PRICE	\$1,500,000.00	
TRAFFIC COUNTS	Hwy 64 East of Hwy 196	24,000
	Hwy 196 North of Hwy 64	7,832

Demographics	3-Miles	5-Miles	10-Mile
Population	11,669	16,334	42,614
Avg HH Income	\$91,393	\$95,143	\$104,595
Households	4,609	6,403	16,075



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VICINITY MAP



AERIAL TAX MAP



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