



LAND/BUSINESS FOR SALE

9122 LEWISBURG HWY,
CORNERSVILLE, TN 37047

Rare Opportunity to buy a Cash-
Flowing, 50+ Year Old
Established Business & Land off
Popular I-65 Exit!

PROPERTY DETAILS

- 1 Comm Acre
- Towing & Truck Repair Business

Located off Exit 22 at high growth area near Tennessee Truck Stop Development. Email Listing Agent for Financial Packet, Asset List & More!

BRIE KING, REALTOR

realestatebrie@gmail.com
(931) 993-3097



Offered at **\$3,200,000**





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**Email/Call for Financial Packet,
Asset List & More Details.**

Brie King, Realtor
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AREA DATA



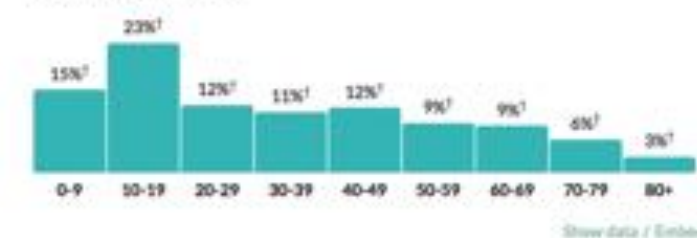
Age

29.6

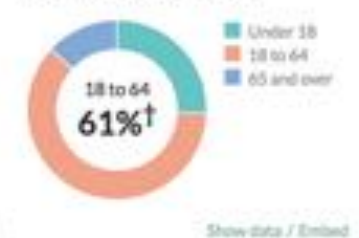
Median age

about three-quarters of the figure in the Lewisburg, TN Micro Area: 39.3
about three-quarters of the figure in Tennessee: 38.9

Population by age range



Population by age category



Sex



Race & Ethnicity



Income

\$33,120

Per capita income

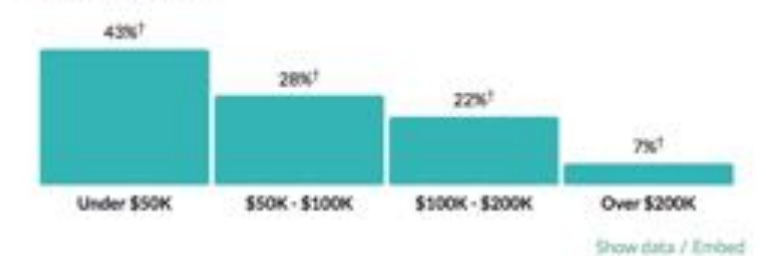
a little higher than the amount in the Lewisburg, TN Micro Area: \$32,225
about 90 percent of the amount in Tennessee: \$36,040

\$63,063

Median household income

a little less than the amount in the Lewisburg, TN Micro Area: \$65,325
about the same as the amount in Tennessee: \$64,035

Household income





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Growth Projections in Cornersville, TN

BUSINESS GROWTH



Several new businesses have already arrived at Exit 22 and Cornersville including the new Tennessean Truck Stop Development which will include a full-service cocktail bar, an ice cream shop with donuts and coffee, and a quick-service deli with pizza, wings, and sandwiches and the famous BBQ Restaurant.

INCREASING COMMUTERS



Exit 22 is located between Nashville, TN and Huntsville, AL. With the new Toyota Mazda bringing 4,000 jobs, many of the residents moving to the area prefer to live in Tennessee due to tax incentives and more land availability. Other industries moving to the area include Google Fiber, Minth, Berry Global, Facebook and more!

FAMILY-CENTRIC



In addition to the job growth market, KidsVille Playground is expanding to make a family break center for travelers directly off Exit 22.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BRIE KING, REALTOR

realestatebrie@gmail.com

Cell: (931) 993-3097

Office: (931) 433-4070