

# LAND FOR LEASE – BUILD TO SUIT | 7.55 ACRE COMMERCIAL DEVELOPMENT

833 University Street | Martin, TN 38237

## KEY HIGHLIGHTS

- Adjacent to the University of Tennessee at Martin, home to 8,000 students
- Trade area average household income of \$45,721
- Located at intersection with traffic counts over 12,000 VPD
- \$139 million in retail opportunity, with a total of \$505 million in trade area consumer spending
- Trade area population of 38,692
- Commercial development with all city services

## OFFERING SUMMARY

- Sale Price: Negotiable
- Lease Rate: Negotiable
- Available SF: 1,500 - 25,000 SF
- Lot Size: 7.55 Acres
- Zoning: PB (Planned Business)

## DEMOGRAPHICS

	1 Mile	5 Mile	10 Mile
Population:	2,484	16,594	29,931
Median Age:	23.2	33.1	37
Households:	584	6,414	11,912
# Of Persons Per HH	4.3	2.6	2.5
Avg. HH Income	\$36,311	\$47,343	\$49,130
Avg. House Value		\$125,299	\$117,584

## CLOSE PROXIMITY TO BUSIEST INTERSECTION IN THE MARKET



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