

For Lease



Parking lot fully seal coated
& restriped in October 2025



Anchor Retail • ±32,949 SF

1415 Dinah Shore Boulevard | Winchester, TN 37398



Now Available | Prime ±32,949 SF Retail Opportunity in Winchester, TN

This nearly 33,000 SF suite, formerly occupied by Bargain Hunt, is available for immediate use. Positioned at a signalized intersection next to Tractor Supply Co., the site offers excellent visibility, easy access, and strong daily traffic. Located in one of Winchester's most active retail corridors, the space is ideally suited for retailers seeking a prominent footprint in a high-traffic, growth-oriented market.

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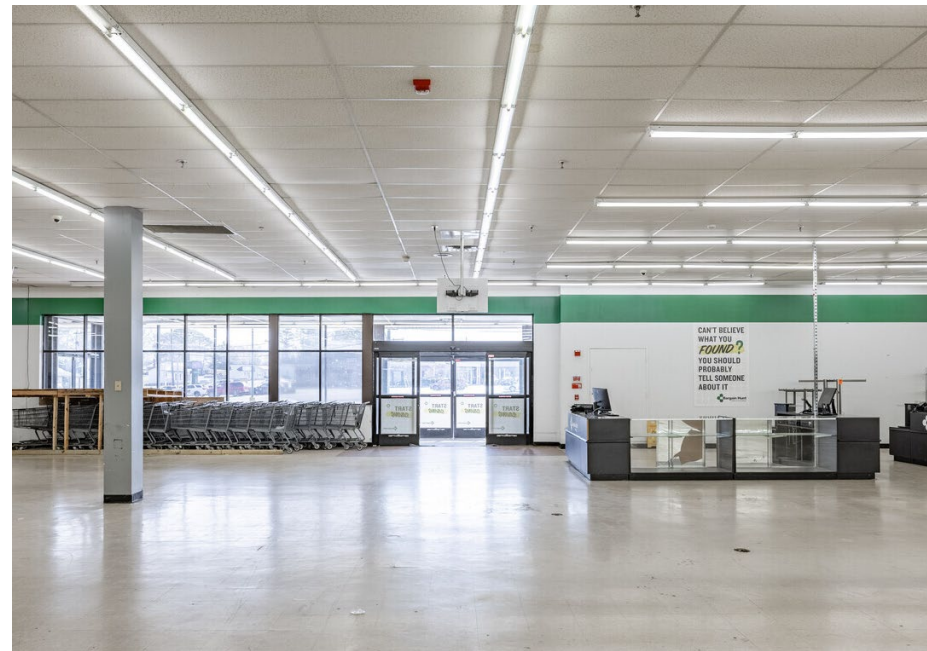
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|------------------------|-----------------|
| Available Space | 32,949 SF |
| Lease Rate | \$7 - 9 PSF NNN |
| Year Built | 1977 |
| Building Size | 59,755 SF |
| Occupancy | 44.9% |
| Surface Parking | 90 Spaces |

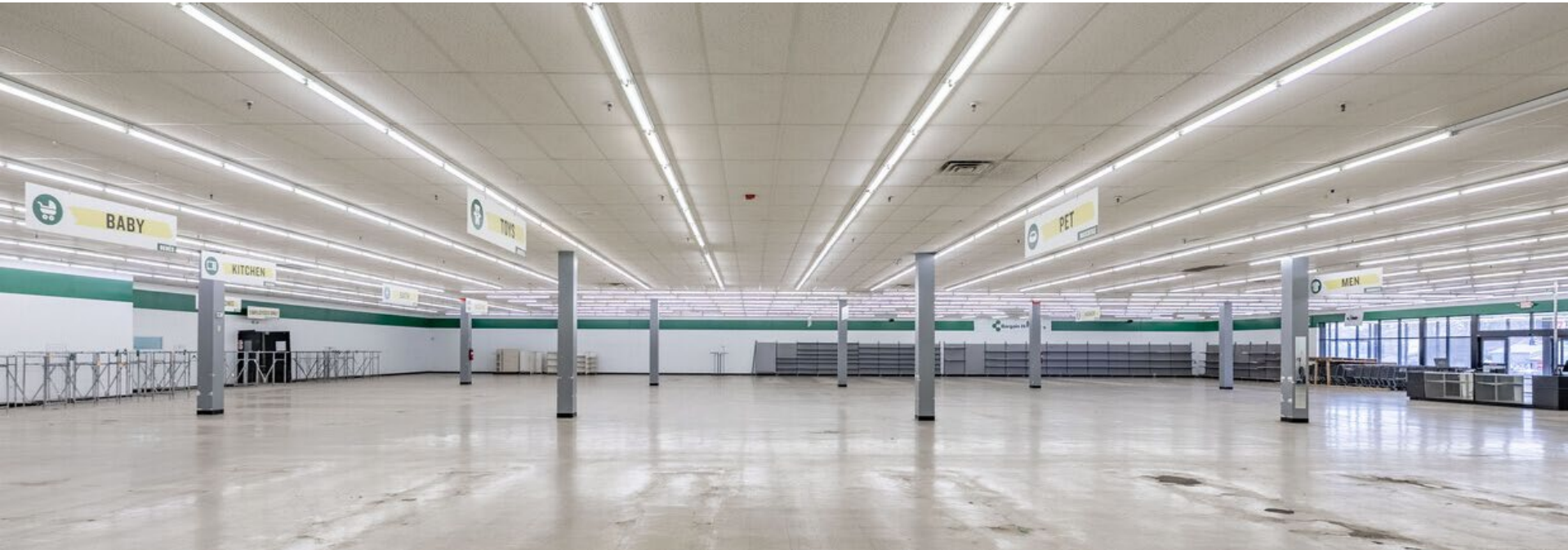
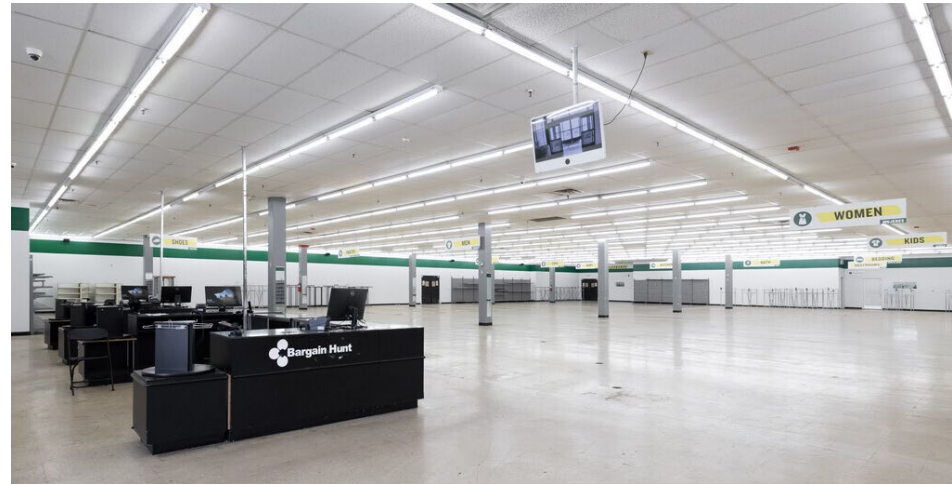
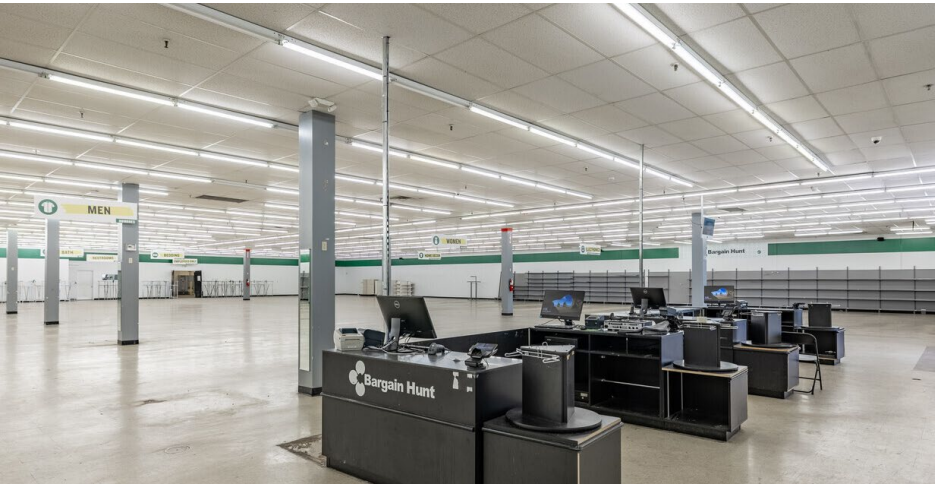
Property Features:

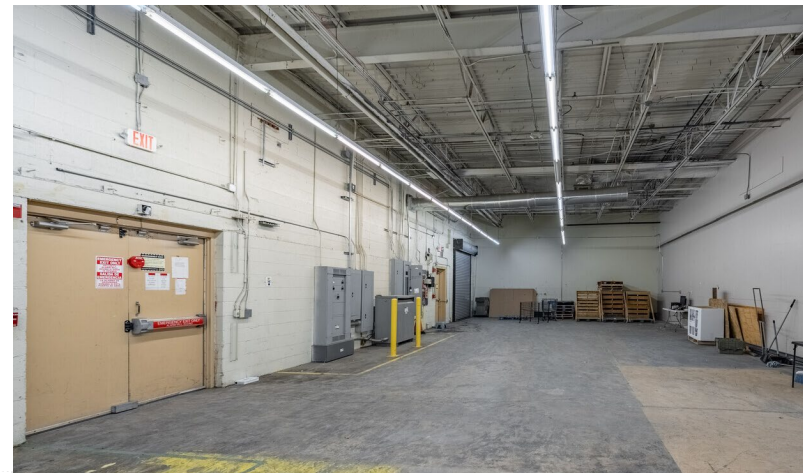
- Parking lot recently resealed and restriped
- Fully built-out as standard retail space
- Central air conditioning
- Drop ceilings
- Storage space
- Breakroom and private restrooms

- **Anchor Opportunity** | Spacious, move-in ready suite ideal for a major tenant
- **High Traffic Counts** | Nearly 20,000 vehicles per day along Dinah Shore Boulevard
- **Upgraded Parking Lot** | Fully seal coated and restriped in October 2025
- **Ample Parking** | 90 surface spaces for convenient customer and employee access
- **Prime Access** | Signalized intersection ensures smooth ingress/egress and standout visibility
- **Prominent Signage** | Excellent signage opportunity for maximum brand exposure

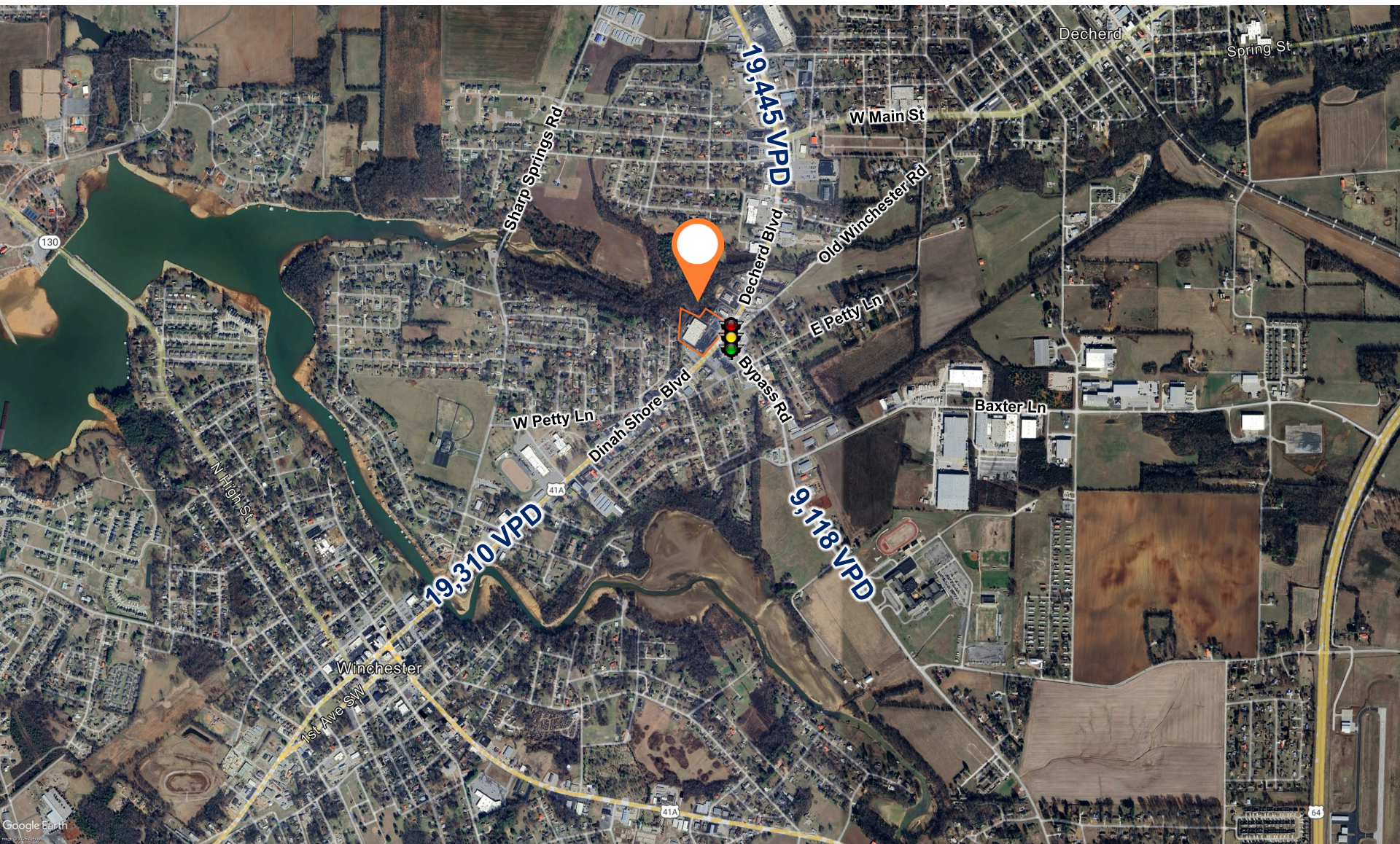




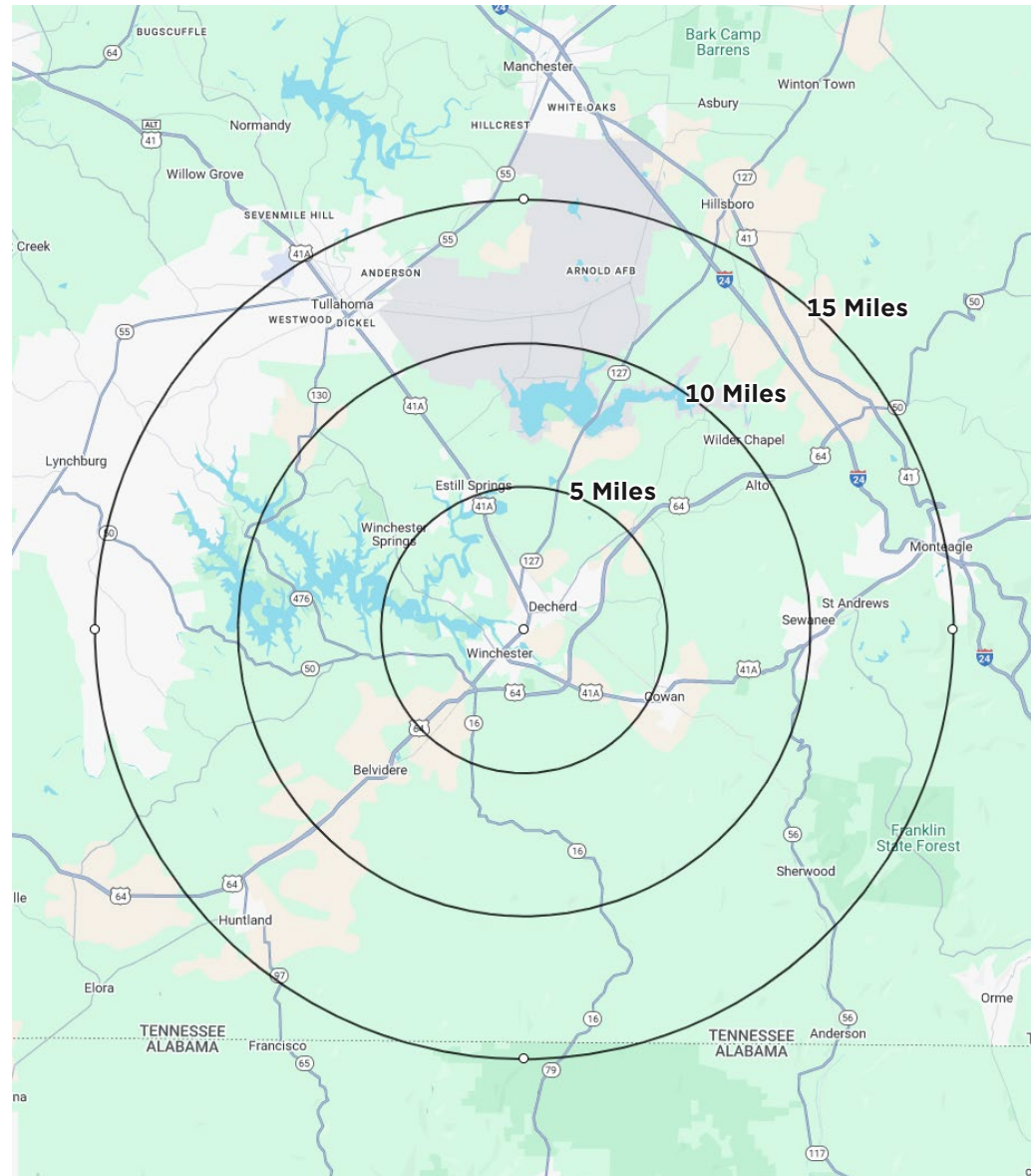




High Traffic Counts | Nearly 20,000 vehicles per day along Dinah Shore Boulevard



HOUSEHOLDS & INCOME **5 MILES** **10 MILES** **15 MILES**





EXCLUSIVELY LISTED BY:

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