

For Lease



Anchor Retail • ±32,949 SF

1415 Dinah Shore Boulevard | Winchester, TN 37398

 **SVN**
SECOND STORY
REAL ESTATE MANAGEMENT

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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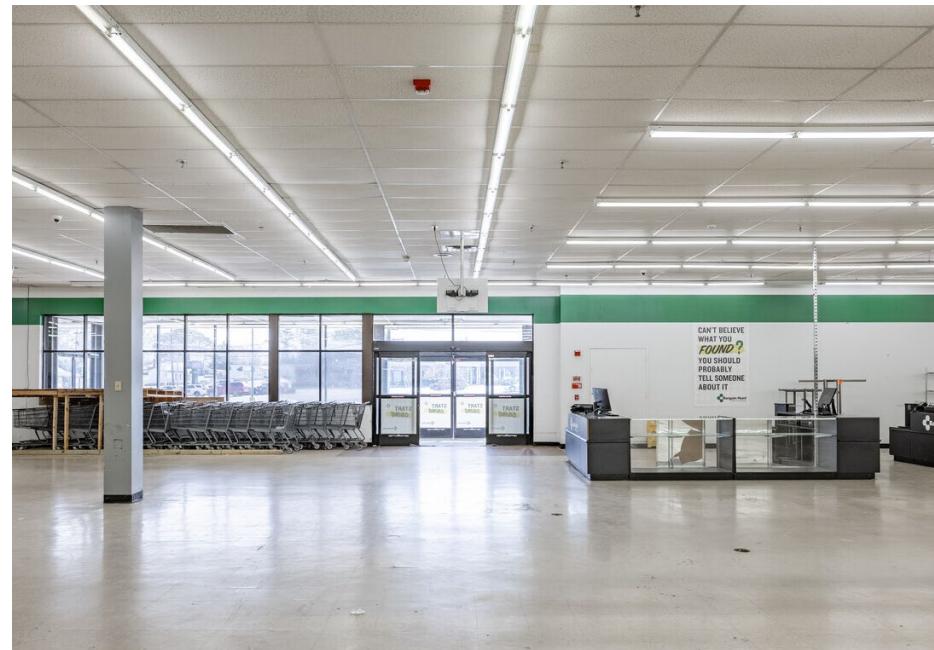
Available Space	32,949 SF
Lease Rate	\$7 – 9 PSF NNN
Year Built	1977
Building Size	59,755 SF
Occupancy	44.9% <small>CAN'T BELIEVE WHAT YOU FOUND? YOU SHOULD HAVE BEEN HERE.</small>
Surface Parking	90 Spaces

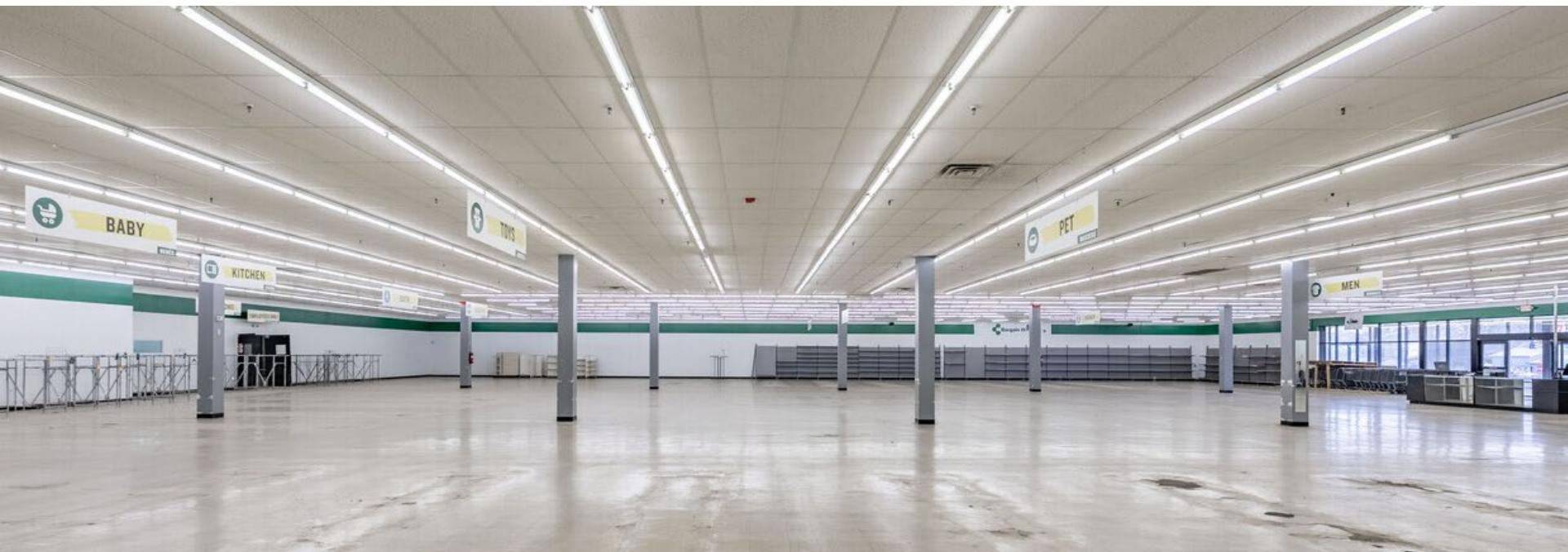
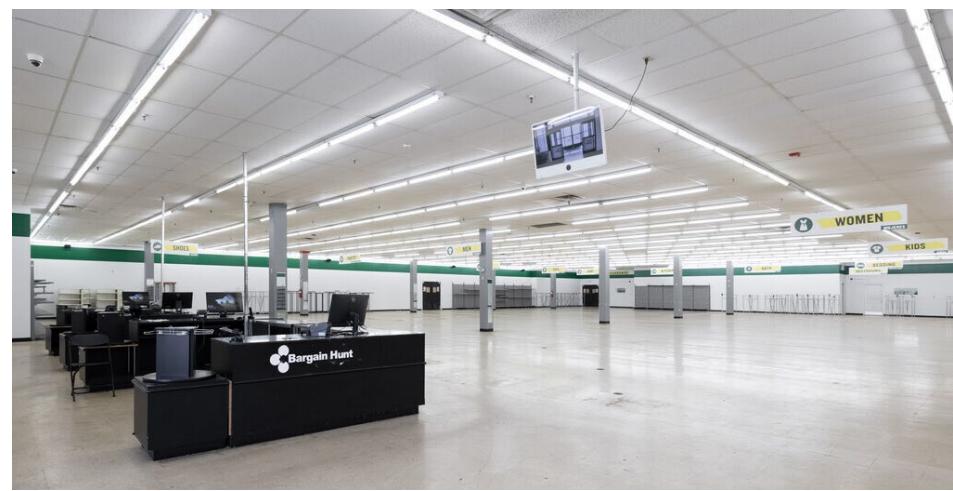
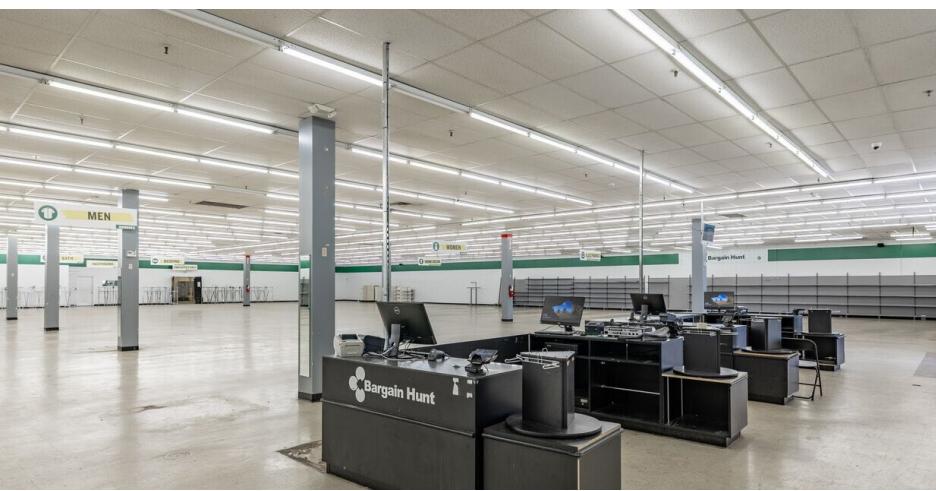
Property Features:

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

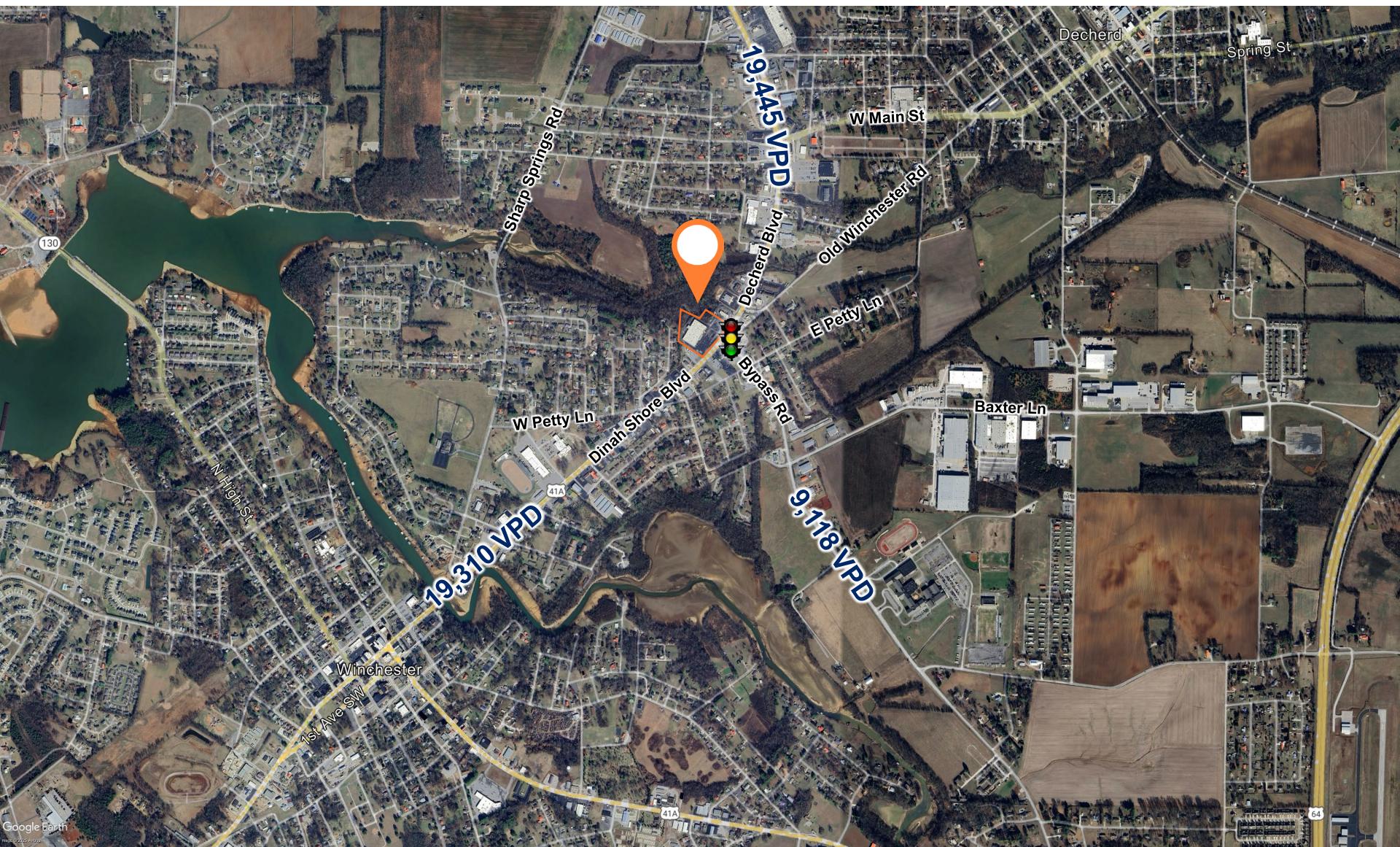
- **Anchor Opportunity** | Spacious, move-in ready suite ideal for a major tenant
- **High Traffic Counts** | Nearly 20,000 vehicles per day along Dinah Shore Boulevard
- **Upgraded Parking Lot** | Fully seal coated and restriped in October 2025
- **Ample Parking** | 90 surface spaces for convenient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









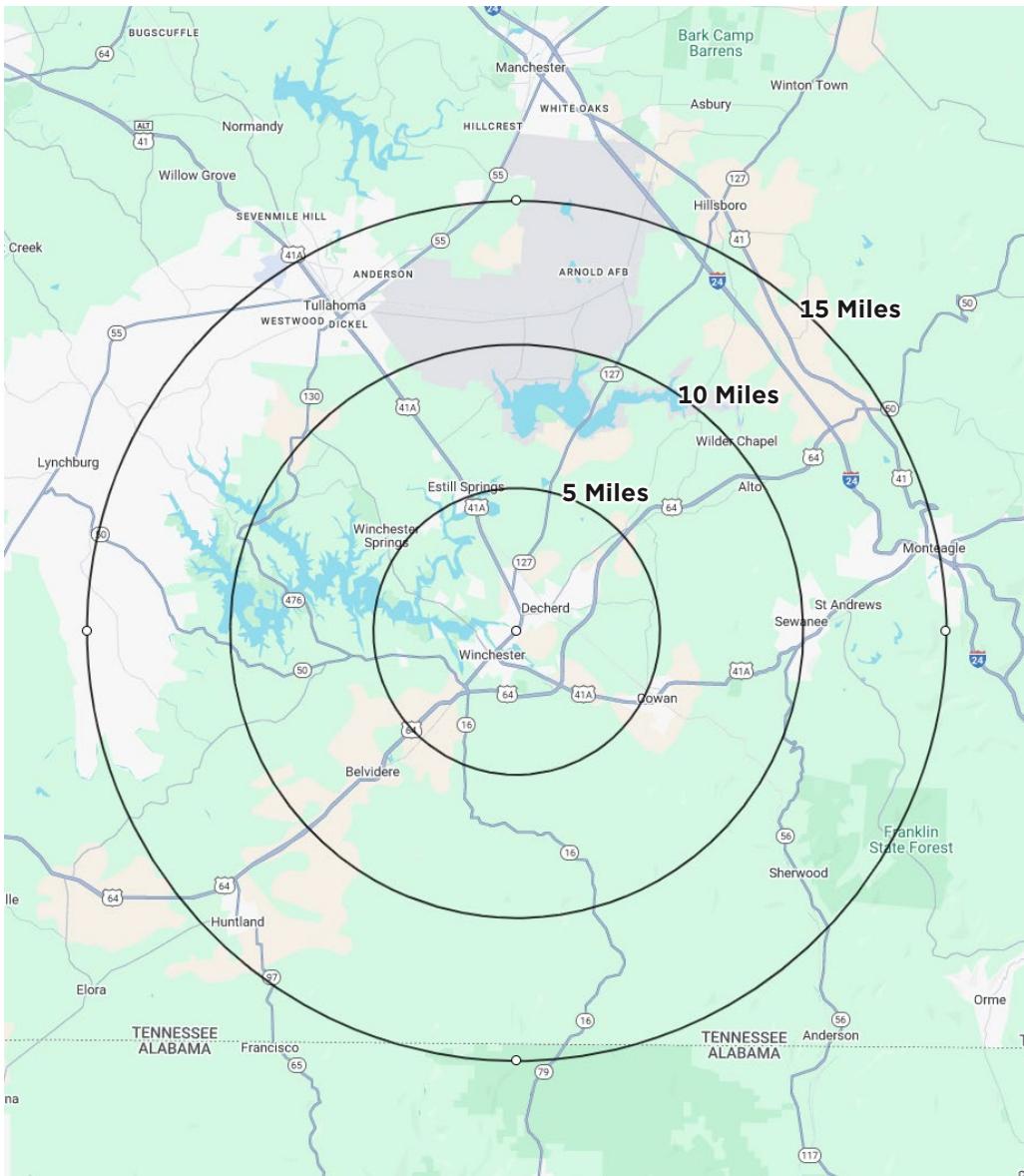
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Demographics



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	19,448	34,668	68,395
2029 Projection	20,165	35,830	70,305
Median Age	44.9	44.7	42.7
HOUSEHOLDS & INCOME			
	5 MILES	10 MILES	15 MILES
Total Households	8,052	14,121	27,488
Persons Per HH	2.37	2.38	2.40
Average HH Income	\$80,284	\$82,980	\$81,838
Median House Value	\$180,473	\$178,414	\$181,985

Demographics data derived from: Esri





EXCLUSIVELY LISTED BY:

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