



PROPERTY STATUS



# Multi-Tenant Office at \$225,000

OFFERING MEMORANDUM | 200 WEST LINDEN AVENUE | HOHENWALD, TN

Exclusively Listed by

**Jenny Adcox - Broker** | (615) 302-5152 | [jennyadcox@kwcommercial.com](mailto:jennyadcox@kwcommercial.com) | 332169, TN

Each Office is Independently Owned and Operated  
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**KW COMMERCIAL MIDDLE TENNESSEE**

5083 Main Street  
Spring Hill, TN 37174

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# Property Summary



## Property Summary

Building SF:	3,086
Lot Size:	0.17 Acres
Price:	\$225,000
Year Built:	1974
Zoning:	C-2

## Property Overview

3,086 SF total with 3 leasable office units  
0.17-acre corner lot with excellent street visibility  
Zoned C-2 Commercial – ideal for office, medical, legal, or mixed use  
Separate utilities and restrooms for each unit  
Concrete paved parking area (3,600 SF)  
Long-term rental history with gross income potential up to \$2,000/mo  
Located adjacent to City Hall and 2 blocks from Lewis County Courthouse

## Location Overview

Located in downtown Hohenwald, the seat of Lewis County, this property is surrounded by municipal and professional services including legal, title, medical, and administrative offices. The area features walkable streets, a blend of historic and redeveloped structures, and high daily traffic volumes along Linden Avenue and North Oak Street. Positioned minutes from Hwy 412, it provides regional accessibility for clients and staff alike.

# Property Photos



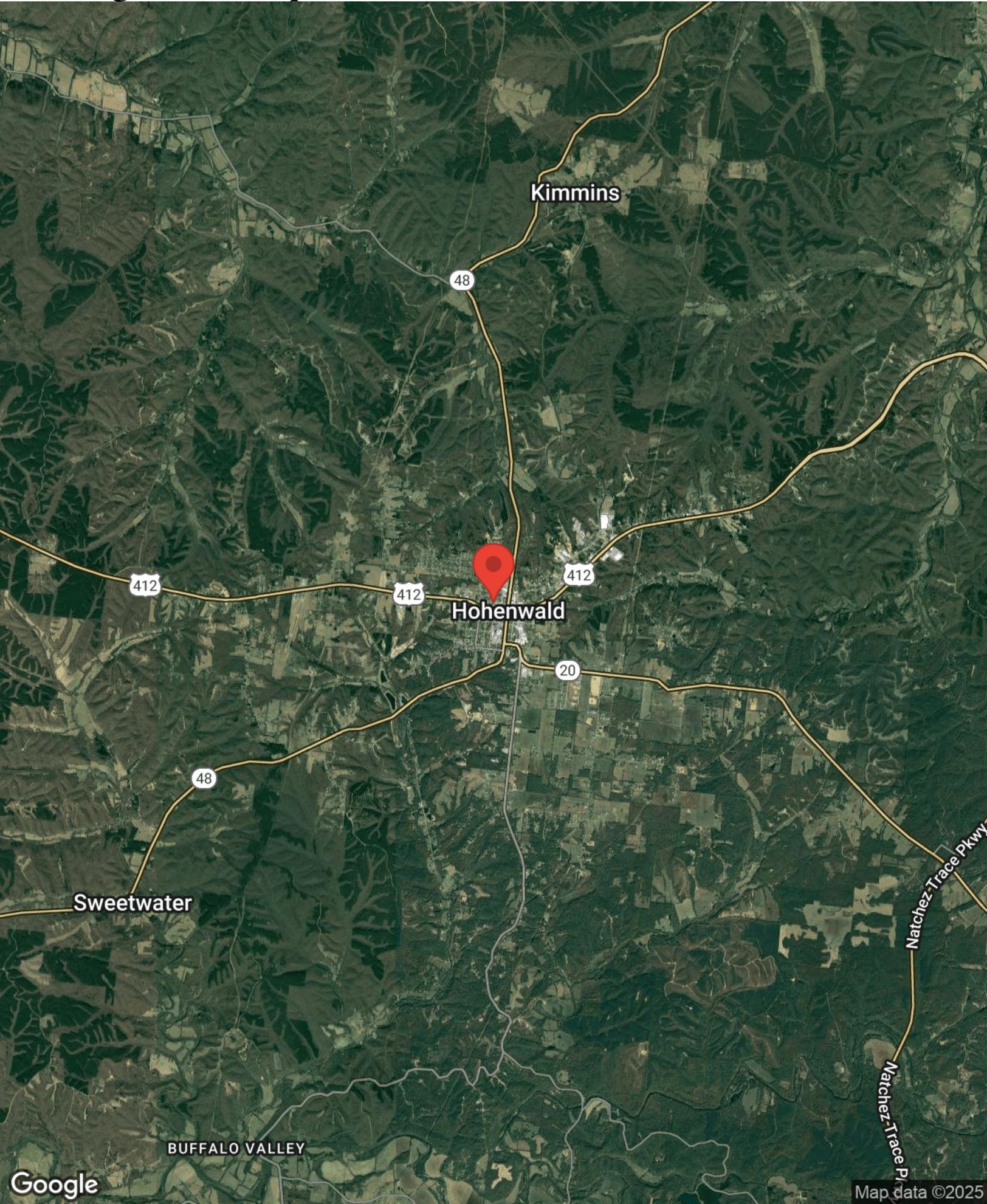
# Property Photos



# Property Photos



# Regional Map



Kimmins

48

412

412

412

Hohenwald

20

48

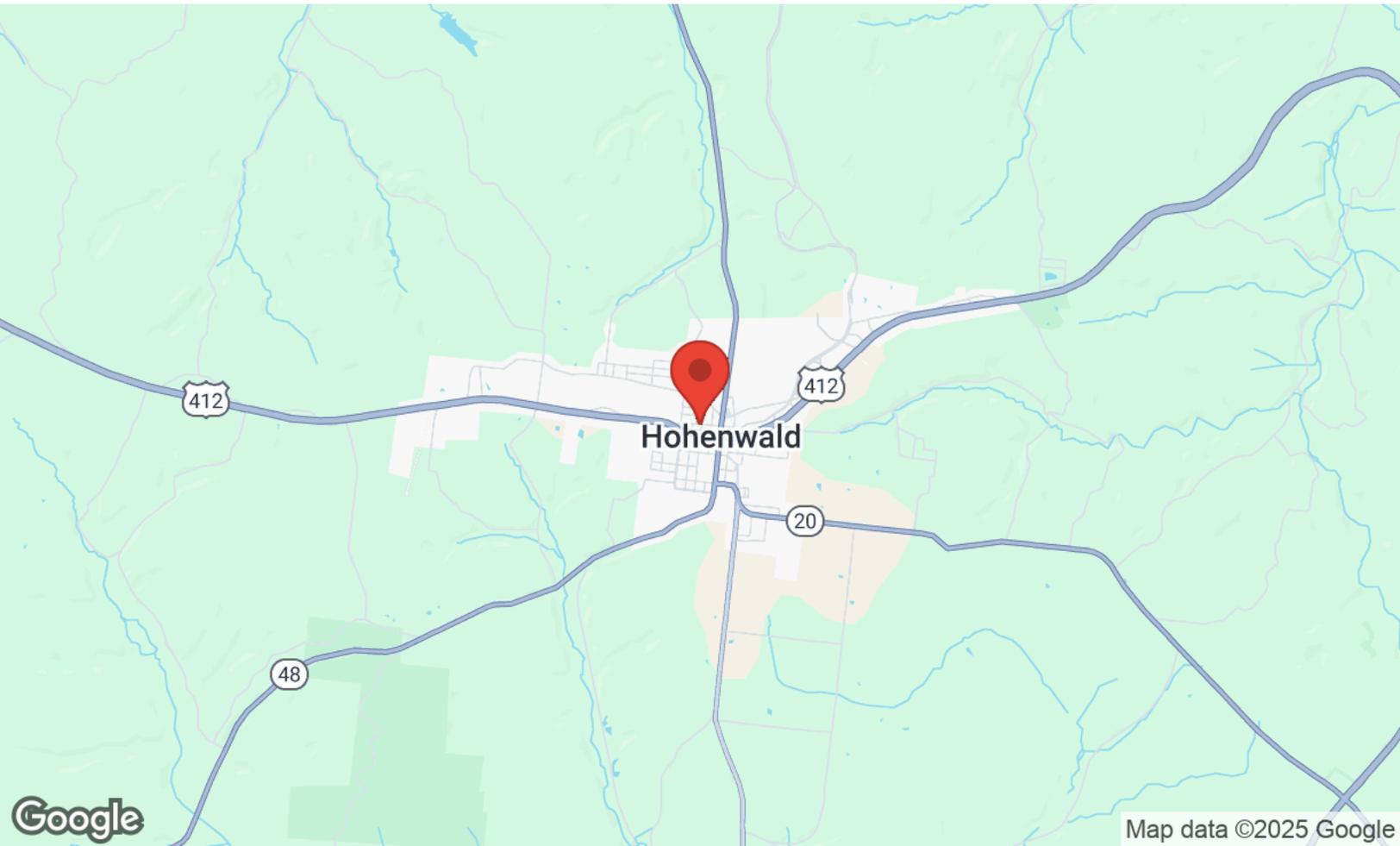
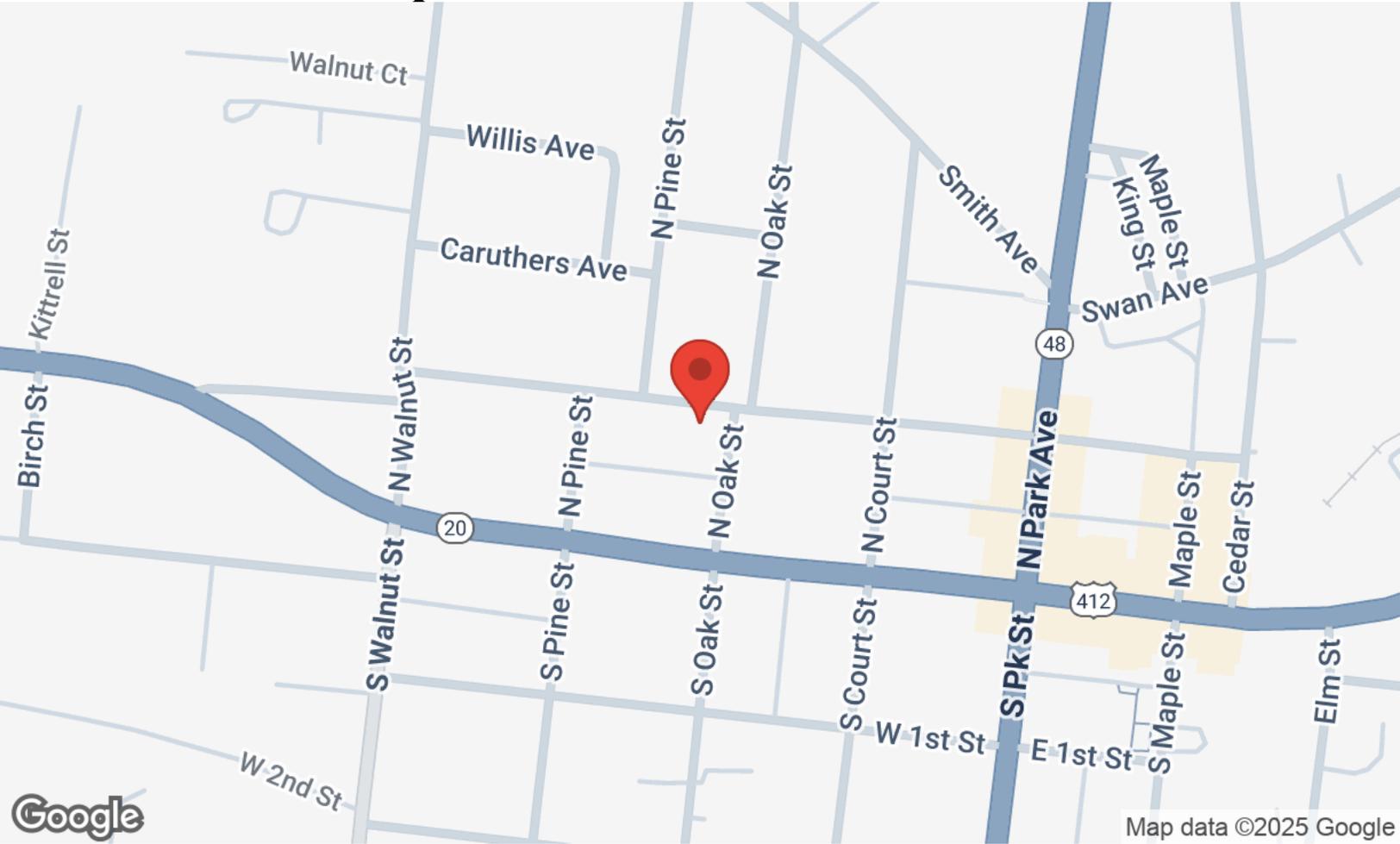
Sweetwater

BUFFALO VALLEY

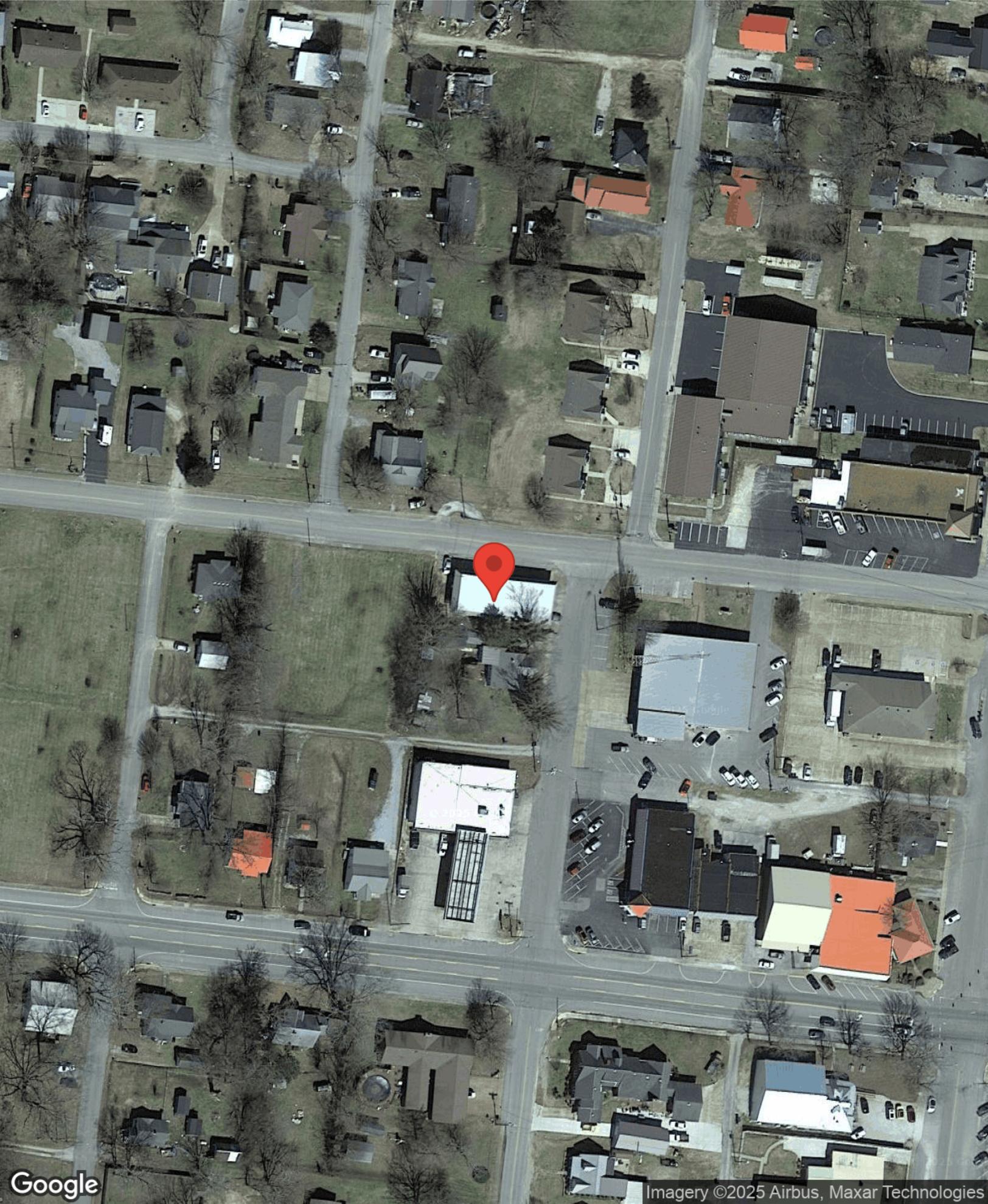
Natchez-Trace Pkwy

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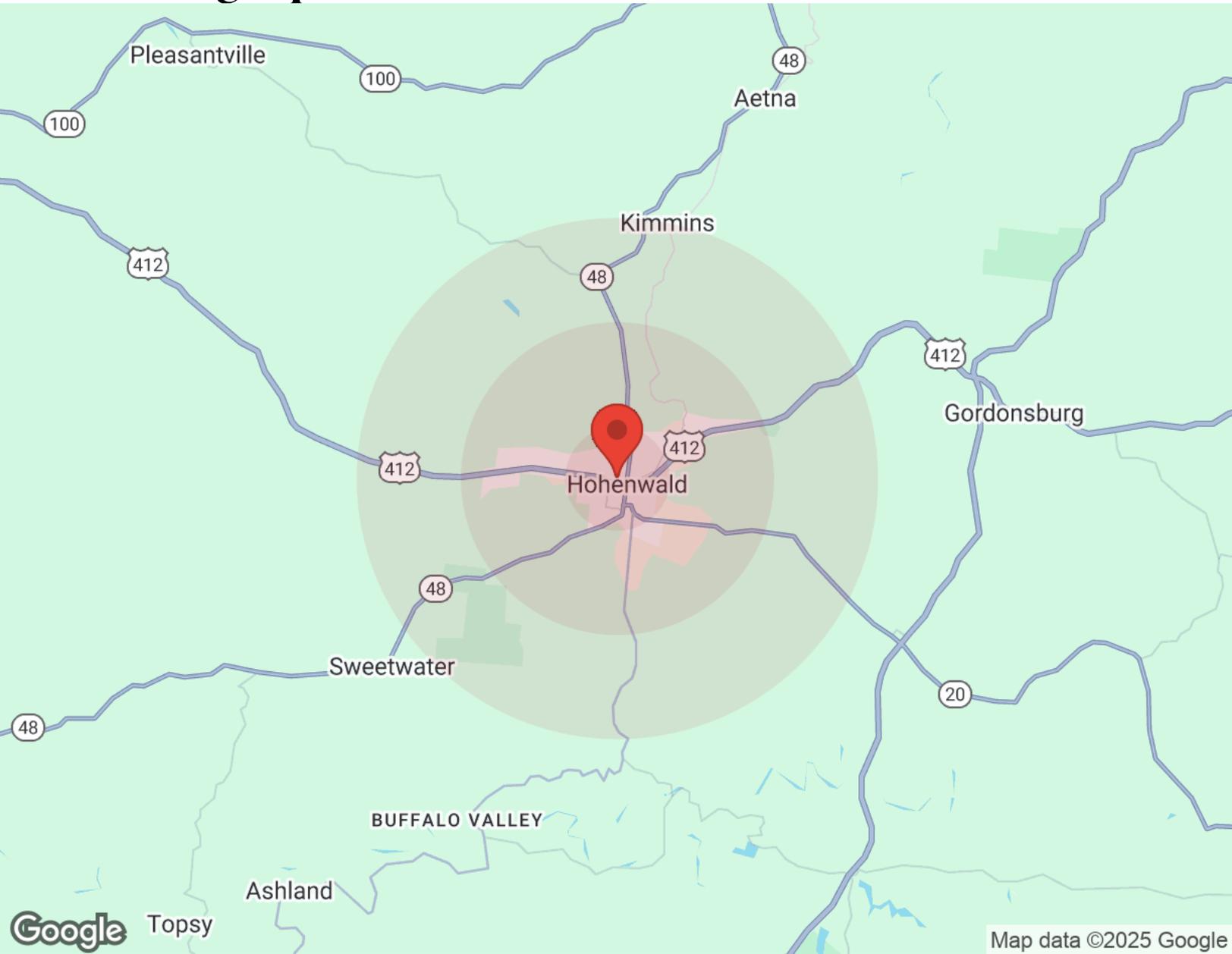
# Location Maps



# Aerial Map



# Demographics



Google Topsy

Map data ©2025 Google

Population	1 Mile	3 Miles	5 Miles
Male	1,537	3,342	4,530
Female	1,566	3,426	4,637
Total Population	3,103	6,768	9,167

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	546	1,220	1,639
Ages 15-24	370	818	1,090
Ages 25-54	1,132	2,524	3,371
Ages 55-64	386	823	1,142
Ages 65+	668	1,383	1,925

Race	1 Mile	3 Miles	5 Miles
White	2,783	6,099	8,312
Black	81	163	210
Am In/AK Nat	2	7	13
Hawaiian	1	2	3
Hispanic	115	244	318
Asian	55	110	123
Multi-Racial	64	139	186
Other	1	3	4

Income	1 Mile	3 Miles	5 Miles
Median	\$42,015	\$49,350	\$53,518
< \$15,000	132	244	343
\$15,000-\$24,999	201	462	536
\$25,000-\$34,999	90	193	264
\$35,000-\$49,999	287	467	614
\$50,000-\$74,999	190	397	533
\$75,000-\$99,999	77	258	409
\$100,000-\$149,999	225	505	667
\$150,000-\$199,999	30	127	220
> \$200,000	14	50	85

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,356	2,943	4,013
Occupied	1,246	2,704	3,668
Owner Occupied	773	1,823	2,602
Renter Occupied	473	881	1,066
Vacant	110	239	344

# Professional Bio



## JENNY ADCOX

Broker

jennyadcox@kwcommercial.com

**Direct:** (615) 302-5152 | **Cell:** 931-628-0735

332169, TN

With more than 12 years experience in Commercial Real Estate, Industrial operations and Production, marketing and project development, I built a strong foundation for driving strategies and solutions in the commercial real estate industry. Whether handling seasoned investors or first time buyers, I acknowledge the challenges and collaboration required to accomplish their goals. It's an art to leverage the resources available and achieve the best results. I welcome that challenge because I believe in the importance of forming strong teams. While the organization may grow and the teams may change, my focus remains grounded in people. I look forward to many more years in this industry.

As a vital part of our business in real estate, we are always looking for acquiring great talent. Let me know if you are interested in pursuing an opportunity in this industry. "Careers Worth Having, Businesses Worth Owning, Lives Worth Living."

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# Downtown Hohenwald Office Building Multi-Tenant Income Asset on Corner

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