



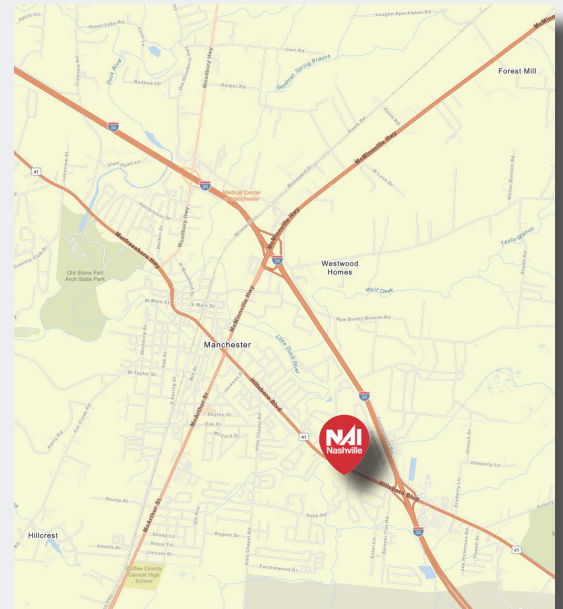
# For Sublease

1868 Hillsboro Boulevard, Manchester, Tennessee

*Free standing retail building with excellent visibility and signage.*

## PROPERTY HIGHLIGHTS

- + ±2,440 SF retail space available for sublease
- + Sublease expiration 10/31/2039
- + Former physical therapy space
- + Co-tenant with Fast Pace Urgent Care
- + New construction in 2024
- + Prime visibility with 22,209 vehicles per day



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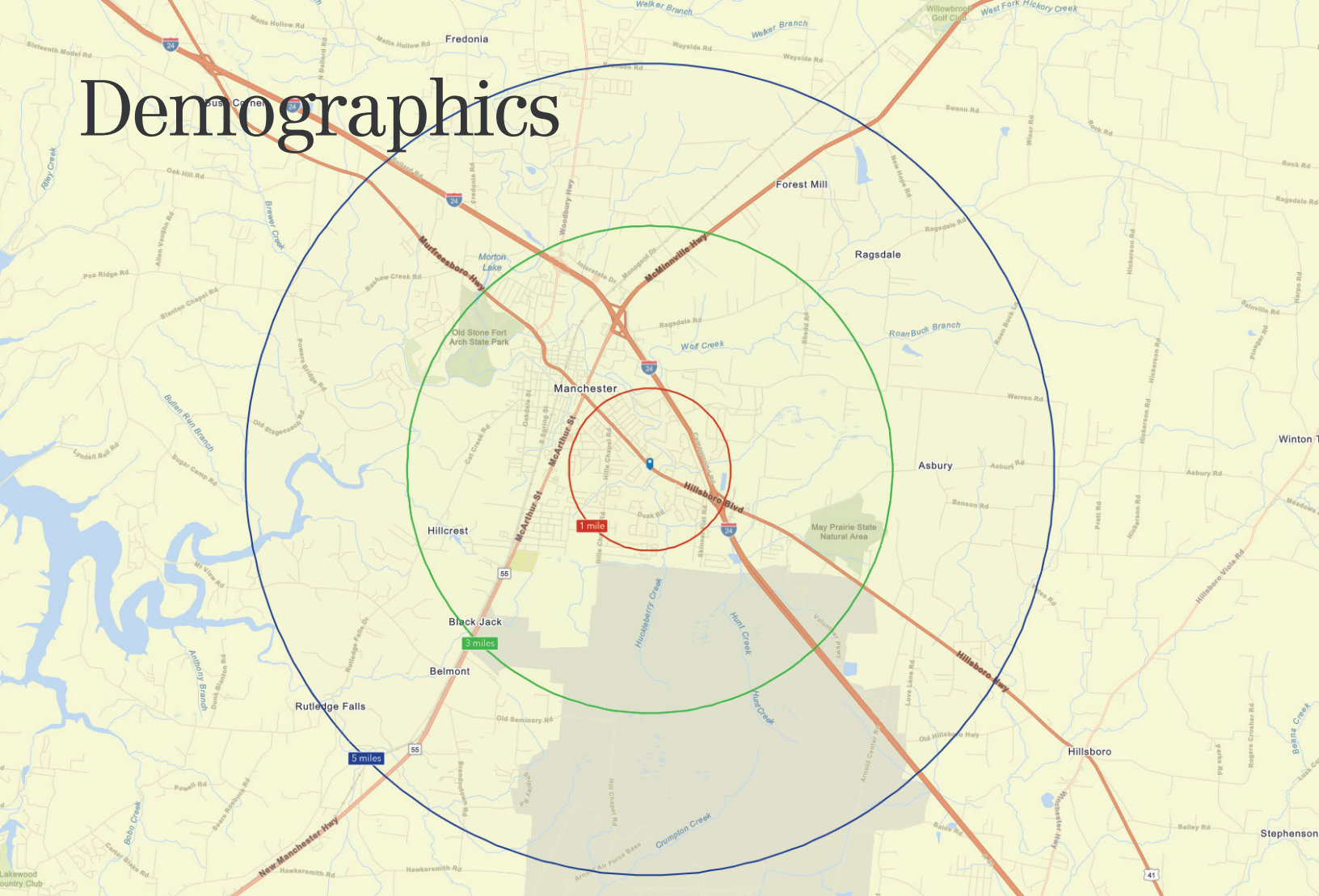
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# Demographics



	1 MILE	3 MILES	5 MILES
Population	5,208	14,173	20,406
2030 Population	5,416	14,666	21,172
Daytime Population	4,692	16,709	21,628
Households	2,232	5,627	8,079
Median Age	37.9	38.4	39.7
Median HH Income	\$66,927	\$63,513	\$66,675

