

OFFICE BUILDING FOR SALE / LEASE | 249 WEST CHURCH STREET

Lexington, TN 38351



PROPERTY DESCRIPTION

Exceptional opportunity to acquire a well-appointed Class A medical office building in the heart of Lexington, TN. The 8,990 SF facility features a functional layout with private offices, multiple exam rooms, nurses' stations, and a fully equipped lab — ideal for a medical group, urgent care, or specialty practice seeking a move-in ready space. Located on a highly visible corridor at 249 W. Church Street with strong traffic counts and easy access, this property offers immediate income potential with a current lease in place. Whether as an owner-user headquarters or a stabilized investment, this is a rare chance to secure quality medical real estate in a growing West Tennessee market.

PROPERTY HIGHLIGHTS

- VPD: 24,900
- Waiting Room, Reception Area
- Multiple Private offices
- 20+ Exam Rooms

OFFERING SUMMARY

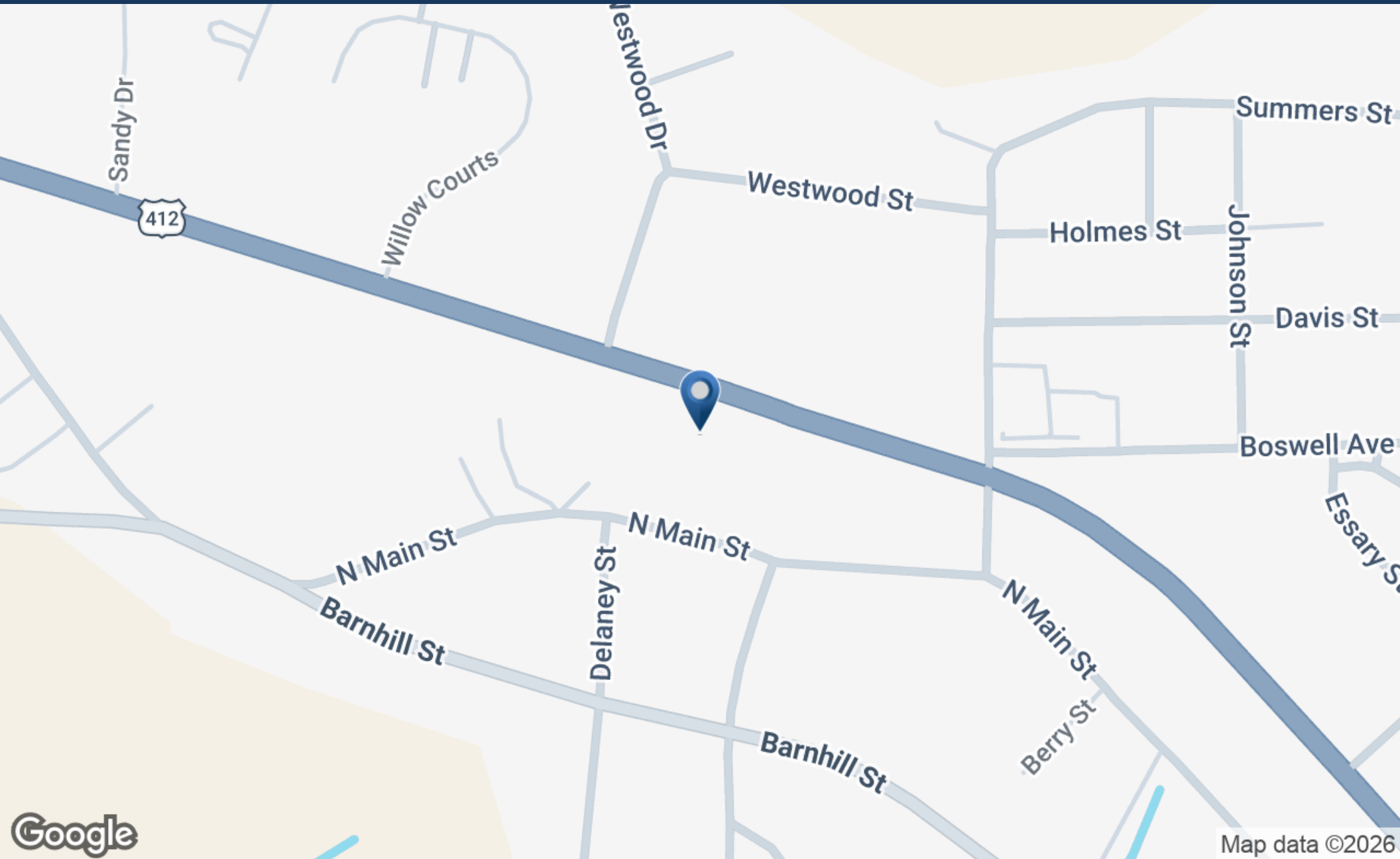
Sale Price:	\$1,500,000
Lease Rate:	Negotiable
Available SF:	8,990 SF
Lot Size:	81,760 SF
Building Size:	8,990 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	158	440	1,175
Total Population	346	983	2,692
Average HH Income	\$47,454	\$49,700	\$52,570

Stan Clampitt
sclampitt.brg@gmail.com
731.300.3071

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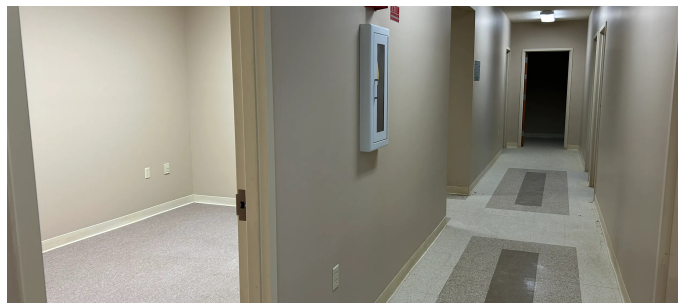


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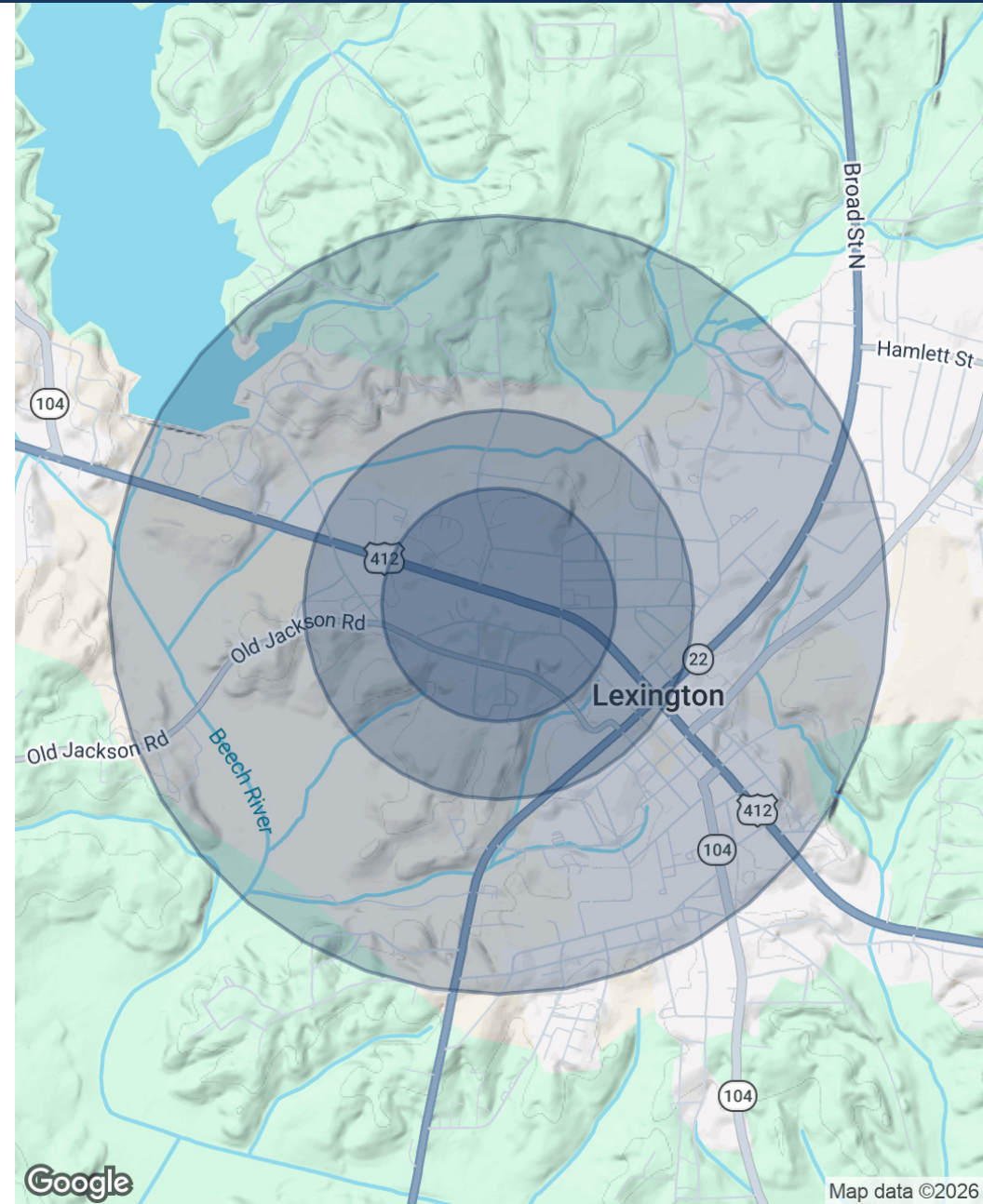
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	346	983	2,692
Average Age	40	41	41
Average Age (Male)	36	37	38
Average Age (Female)	43	44	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	158	440	1,175
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$47,454	\$49,700	\$52,570
Average House Value	\$192,539	\$193,461	\$173,778

2020 American Community Survey (ACS)



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