

# AMERICAN CENTER

8390-8412 US HIGHWAY 51 N, MILLINGTON, TN 38053

## FOR LEASE




### LOCATION DESCRIPTION

27,300 SF retail center on Highway 51 adjacent to Lowe's and across from Walmart in Millington, Tennessee

### PROPERTY HIGHLIGHTS

- 1,400 SF space available
- Close proximity to the Millington Airport and the largest Inland Naval Air Station in the U.S. with more than 7,500 military, civilian, and contract personnel assigned and working on base
- Area retailers include Walmart, Lowe's, Dunham Sports, Burkes Outlet, Ross, Petco, Kroger, Tractor Supply Co., Ollie's, Big Lots, Five Below, AT&T, Rack Room Shoes, Chili's, Chick-fil-A, Starbucks, Whataburger, Cook Out, Chipotle, Zaxby's, Buffalo Wild Wings, IHOP, Popeyes and many more
- Traffic Count: US Highway 51 N 33,347 AADT



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	2,121	10,667	21,984
Daytime Population	4,595	13,895	21,098
Households	1,018	4,437	8,641
Average HH Income	\$73,110	\$75,840	\$81,846



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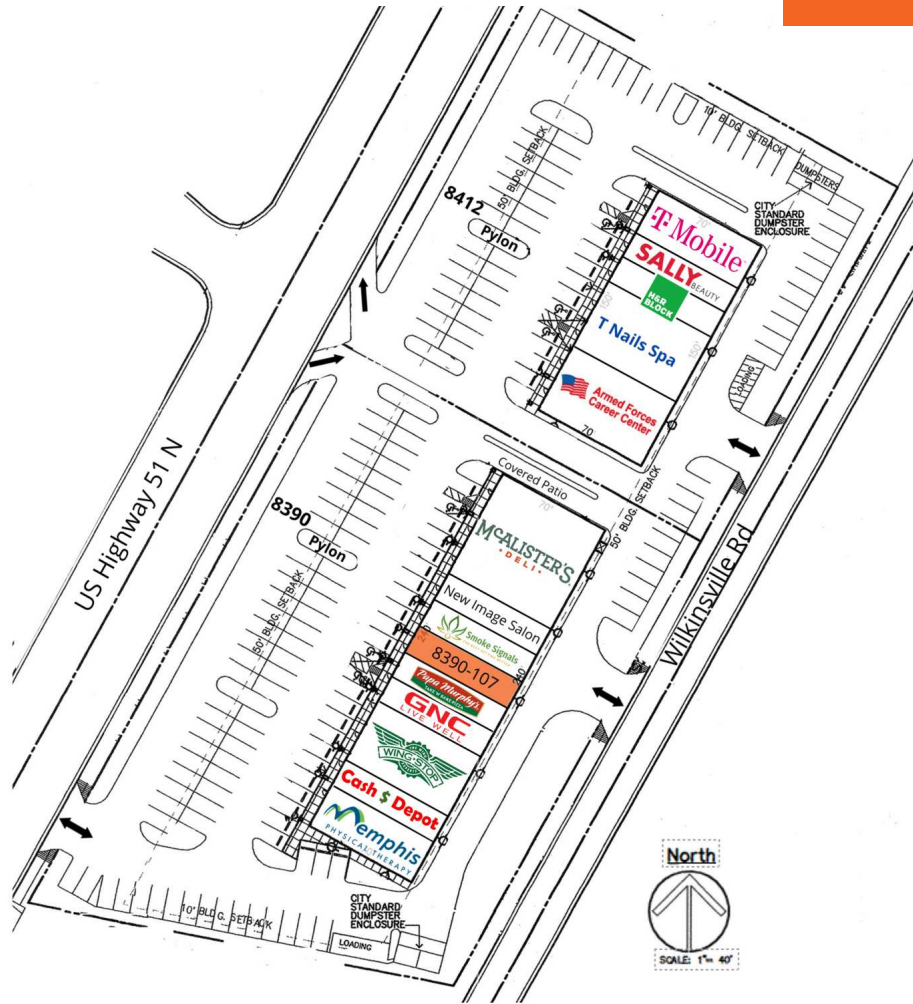
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AVAILABLE

UNAVAILABLE



SUITE	TENANT NAME	SPACE SIZE
8390-101	Memphis Physical Therapy	2,100 SF
8390-102	Cash Depot	1,400 SF
8390-103	Wingstop	2,800 SF
8390-105	GNC	1,400 SF
8390-106	Papa Murphy's	1,400 SF
8390-107	Available	1,400 SF
8390-108	Smoke Signals	1,400 SF

SUITE	TENANT NAME	SPACE SIZE
8390-109	New Image Salon	1,400 SF
8390-110	McAlister's Deli	3,500 SF
8412-101	Armed Forces Career Center	2,800 SF
8412-103	T Nails Spa	2,800 SF
8412-104	H & R Block	1,400 SF
8412-106	Sally Beauty	1,400 SF
8412-107	T-Mobile	2,100 SF



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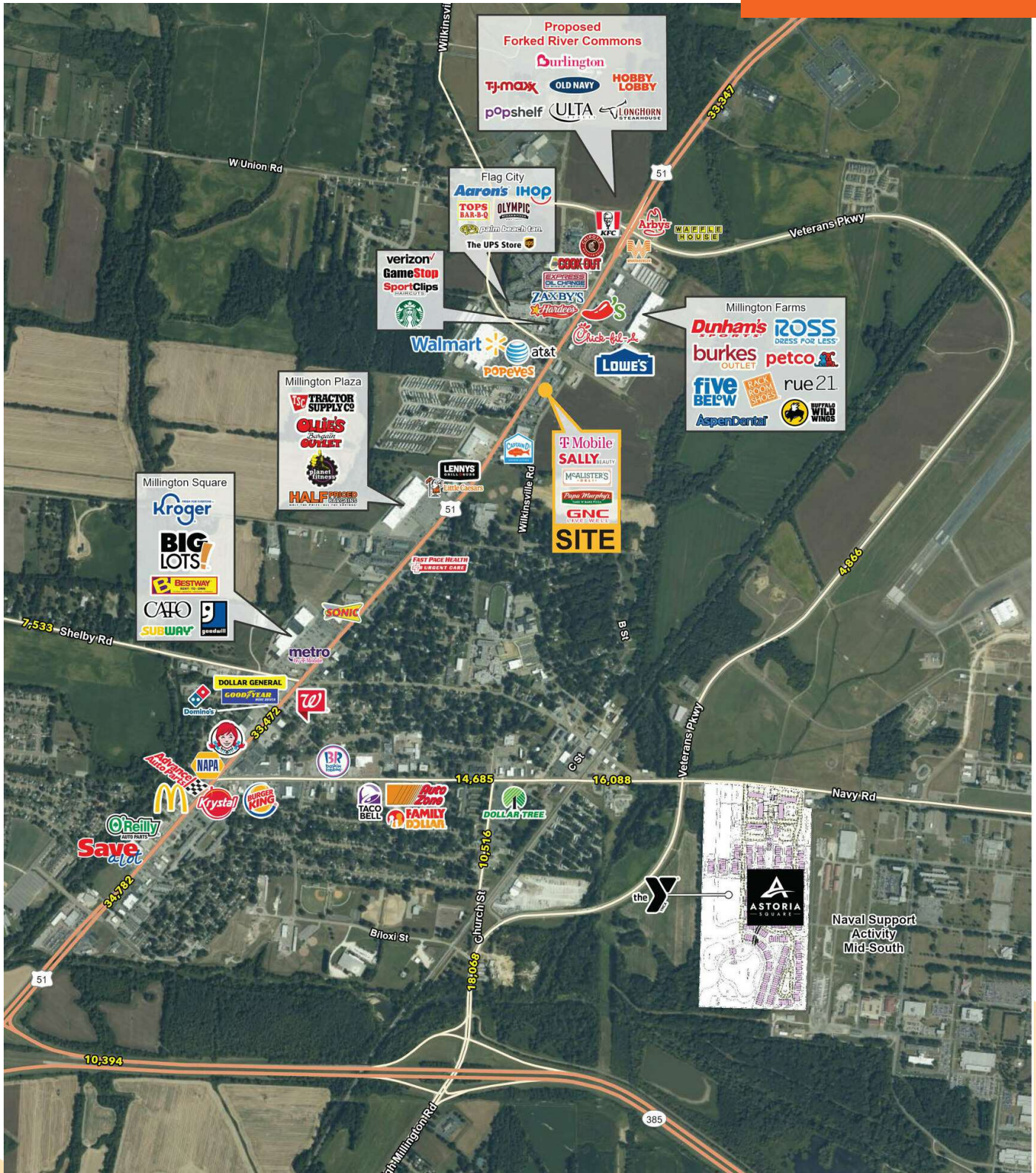
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