



FOR SALE OR LEASE

1401 HILLSBORO BLVD
MANCHESTER, TN

FREESTANDING RETAIL BUILDING
±2,859 Total Square Footage Available

PROPERTY HIGHLIGHTS

Address	1401 Hillsboro Blvd, Manchester, TN 37355
Building Size	±2,859 SF
Parcel ID	076O E 005.00
Use Type	Retail / Freestanding
Frontage	Hillsboro Blvd (US-41)
Market / Submarket	Tullahoma-Manchester Micropolitan Area
County	Coffee County, TN

AREA DEMOGRAPHICS

Demographics	1 Mile	3 Miles	5 Miles
Population	3,400	15,900	24,800
Projected 5-Year Population Growth	3.0%	3.5%	4.1%
Households	1,450	6,400	9,900
Average Household Income	\$69,400	\$75,800	\$80,900
Daytime Population	6,100	18,700	29,600
Median Age	39.7	40.3	40.8

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HAWKINS CO.

Well-Positioned Retail Asset in One of Middle Tennessee's Fastest-Growing Small Metros

SALE PRICE

Contact Brokers

LEASE RATE

\$24/SF NNN

1401 Hillsboro Blvd is a freestanding retail/service building directly fronting Hillsboro Blvd (US-41), Manchester's principal commercial corridor and the primary route connecting downtown Manchester to Interstate 24. The site has a long history of active retail and quick-service use, including a former Dairy Queen and Pizza Time USA location — evidence of the corridor's durability as a commercial address over multiple decades.

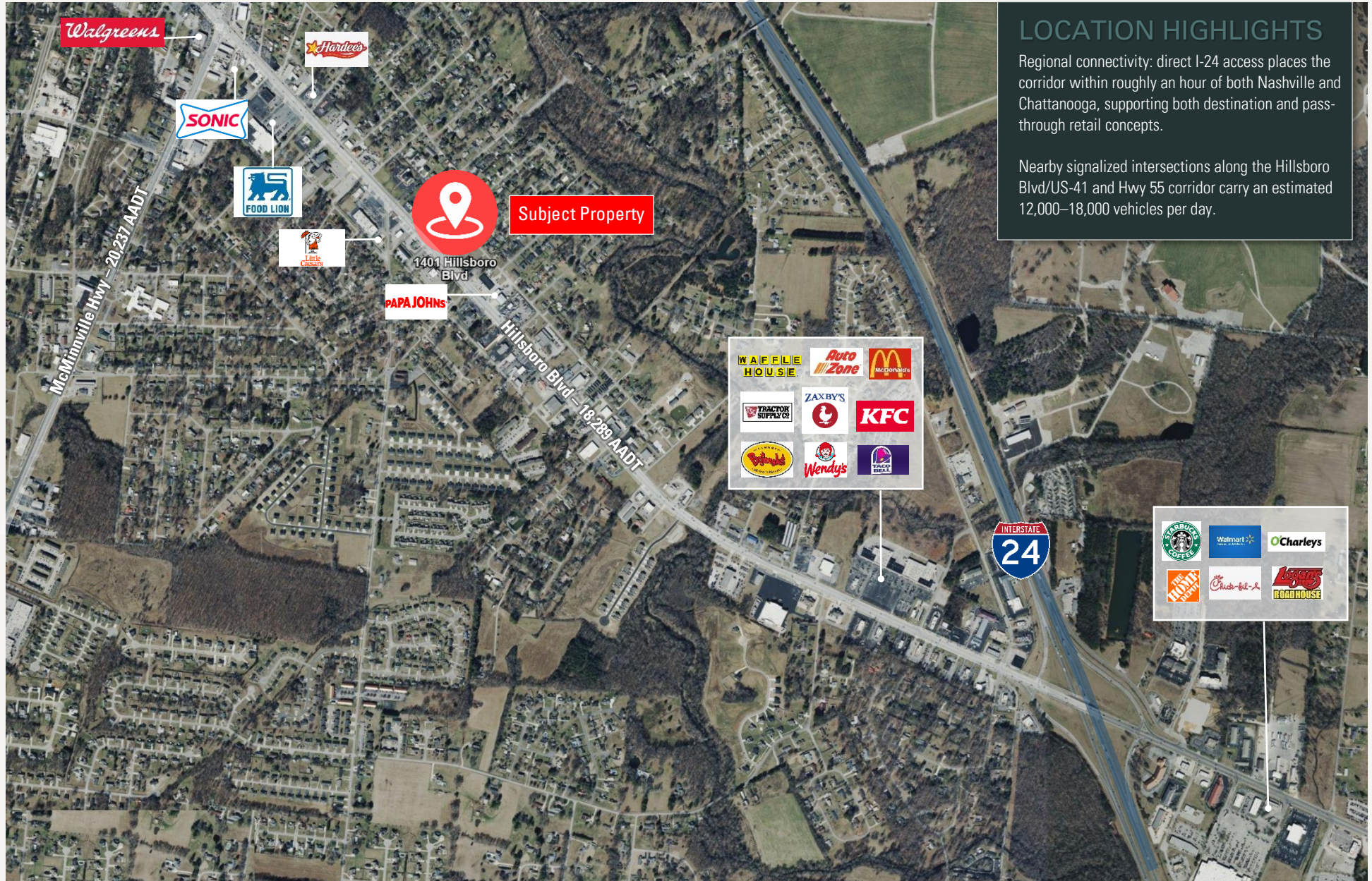
Established retail co-tenancy: The Hillsboro Blvd corridor already hosts Walmart, Home Depot, Chick-fil-A, Five Below, and a mix of national and regional service brands, validating the corridor for additional retail and QSR concepts.

The site offers a rare combination for a market of this size: interstate-adjacent visibility on Manchester's primary retail corridor, a growing and youthful population base, above-county household incomes in the prime 25-44 age bracket, an established co-tenancy roster of national retailers, and a demonstrated history of successful retail/service use at this exact address.



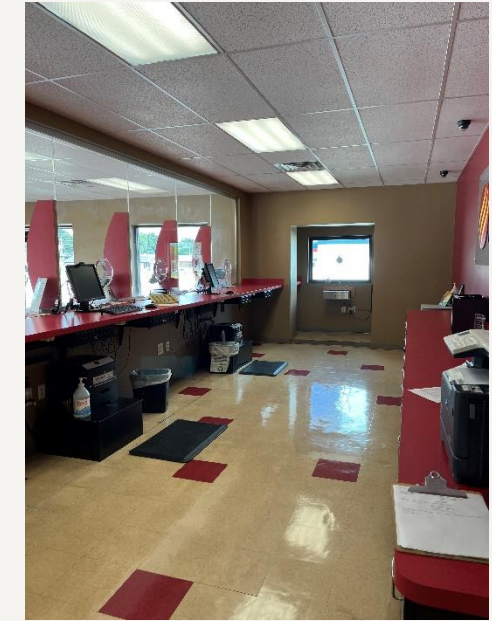
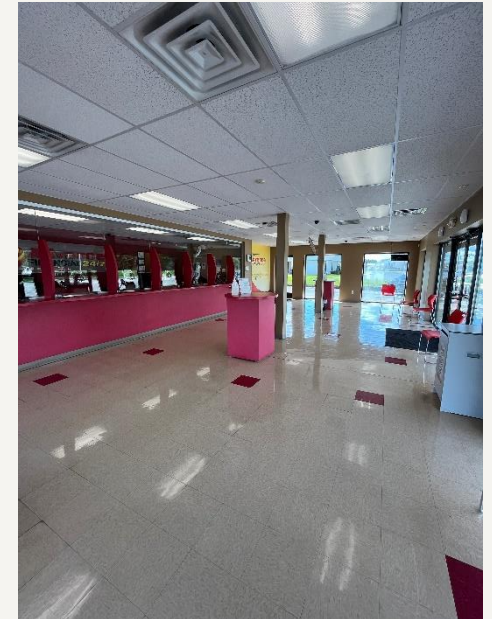
1401 Hillsboro Blvd, Manchester, TN.

Main-corridor visibility: direct frontage on Hillsboro Blvd/US-41, the connective tissue between downtown Manchester and the I-24 retail corridor.



1401 Hillsboro Blvd, Manchester, TN.

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MANCHESTER — area appeal and growth factors

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Manchester is the county seat of Coffee County, Tennessee, and forms the core of the Tullahoma-Manchester Micropolitan Statistical Area in Middle Tennessee.

Manchester and Coffee County are among the more dynamically growing small metros in Middle Tennessee, benefiting from Interstate 24 access, a diversifying employment base, and steady in-migration. The population has grown by an estimated 14.9%–20.7% since the 2019/2020 baseline — among the fastest growth rates of any Tennessee city of its size.

Direct I-24 connectivity at Exits 111 and 114 makes the Hillsboro Blvd corridor the default retail stop for both residents and the steady flow of Nashville–Chattanooga travelers, anchoring the city's dominant retail node.

Economic Drivers

- **Bonnaroo Music & Arts Festival** - tens of thousands of annual visitors. In its strongest years, the festival has drawn up to ~80,000 attendees, temporarily making Coffee County one of the larger "cities" in Tennessee for four days.
- **Arnold Engineering Development Complex (Arnold AFB)** - Just outside Manchester/Tullahoma sits AEDC, one of the most advanced flight-test and aerospace testing facilities in the world, operated in connection with Arnold Air Force Base.
- **Dot Foods distribution center** - ~250 new jobs (2024)



MANCHESTER, TN

A COMMUNITY GROWING TOGETHER

Located in the heart of Coffee County, Manchester combines small-town charm, a pro-business environment, and strategic access to major markets—creating opportunity for residents, businesses, and investors.

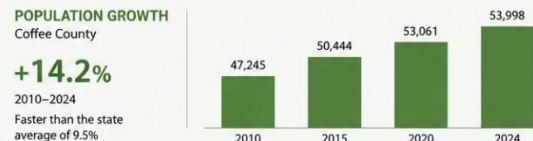


DEMOGRAPHICS (2024 EST.)

1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
3,919 Population	13,958 Population	17,773 Population
1,591 Households	5,810 Households	7,363 Households
\$54,286 Median Household Income	\$61,189 Median Household Income	\$63,996 Median Household Income
37.4 Median Age	40.1 Median Age	41.2 Median Age

12,000+ DAYTIME EMPLOYEES Strong local job base driving daytime activity and economic stability.	30%+ BACHELOR'S DEGREE OR HIGHER A well-educated workforce supporting innovation and business growth.	40,000+ LABOR SHED Access to a skilled and dependable workforce within 30 minutes.	STRATEGIC LOCATION Easy access to I-24, connecting Manchester to key regional markets.
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GROWTH AT A GLANCE



WHY MANCHESTER?

COMMUNITY A safe, welcoming community with a high quality of life.	BUSINESS FRIENDLY Pro-business climate with supportive local leadership.	CONNECTIVITY Quick access to I-24, US-41, and major transportation routes.	OPPORTUNITY Continued growth in jobs, housing, and investment.
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DEVELOPMENT & INVESTMENT

- Manchester is experiencing steady investment and development across multiple sectors, including manufacturing, logistics, healthcare, retail, and residential—building a strong foundation for the future.
- ✓ New industrial & commercial projects
 - ✓ Downtown revitalization
 - ✓ Housing growth & neighborhood development
 - ✓ Infrastructure improvements to support future growth

ALONG THE CORRIDOR

National & regional retailers

Walmart Supercenter	Home Depot	Food Lion
Five Below	Tractor Supply Co.	Hibbett

Restaurants & food service

Chick-fil-A	Starbucks	Taco Bell	Zaxby's	KFC
Arby's	Bojangles	Dunkin'		

Corridor history

A durable commercial address with decades of active retail and quick-service use, including a former Dairy Queen and Pizza Time USA at this exact site.

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A Prime Retail Opportunity in
the Heart of Manchester

CONTACT US

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MANCHESTER, TN

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Commercial Real Estate Services