



MAGNOLIA
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Lawrenceburg Shopping Center

1604 North Locust Avenue, Lawrenceburg, TN 38646

±20,000 SF RETAIL SPACE FOR LEASE
OUTPARCEL / PADSITE AVAILABLE



PROPERTY HIGHLIGHTS

Lawrenceburg Shopping Center is a $\pm 109,016$ SF grocery-anchored community center on ± 17.49 acres in the heart of Lawrenceburg, TN. Renovated in 2011, the center is anchored by Save A Lot, Goodwill, and Harbor Freight Tools and benefits from $\pm 23,197$ VPD along N Locust Ave (US-43). The center attracts a wide customer base, with over $\pm 47\%$ of shoppers traveling more than 7 miles to visit, according to Placer.ai data. With strong national anchors, high visibility, and a strong draw, this is a prime retail leasing opportunity in a growing market.



Lawrenceburg Shopping Center



$\pm 109,016$ SF

Total Square Feet Retail Space



Grocery-Anchored

Community Center



$\pm 23,197$ VPD

Along North Locust Avenue



$\pm 19,619$ People

Live within 5 Miles



\$456.9 Million

Buying Power Within 5 Miles



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ANCHOR SPACE AVAILABLE



NATIONAL CREDIT TENANTS

Lawrenceburg Shopping Center is a premier grocery-anchored community center home to Save A Lot, Goodwill, Aaron's, Dunkin' Donuts, Dollar Tree, and Harbor Freight Tools. With national credit tenants comprising over 89% of the roster, the center serves as a necessity-based retail hub. According to Placer.ai data, the center attracts over 980.3K annual visitors, with Dunkin' Donuts leading at 317.6K visits. Goodwill (175.2K), Harbor Freight (171K), and Dollar Tree (162.9K) follow as the next strongest traffic drivers. Proven resilient through economic downturns, Lawrenceburg Shopping Center serves as a one-stop shopping destination for value-conscious consumers, offering strong retail fundamentals, steady consumer demand, and a business-friendly market. All of which make it an ideal location for retailers looking to expand in Middle Tennessee.



±20,000 SF Available

Anchor-Space For Lease



National Credit Tenants

Comprise over 89% of the Tenant Roster



980.3K Annual Visitors

Per Placer.ai Data



Strong Fundamentals

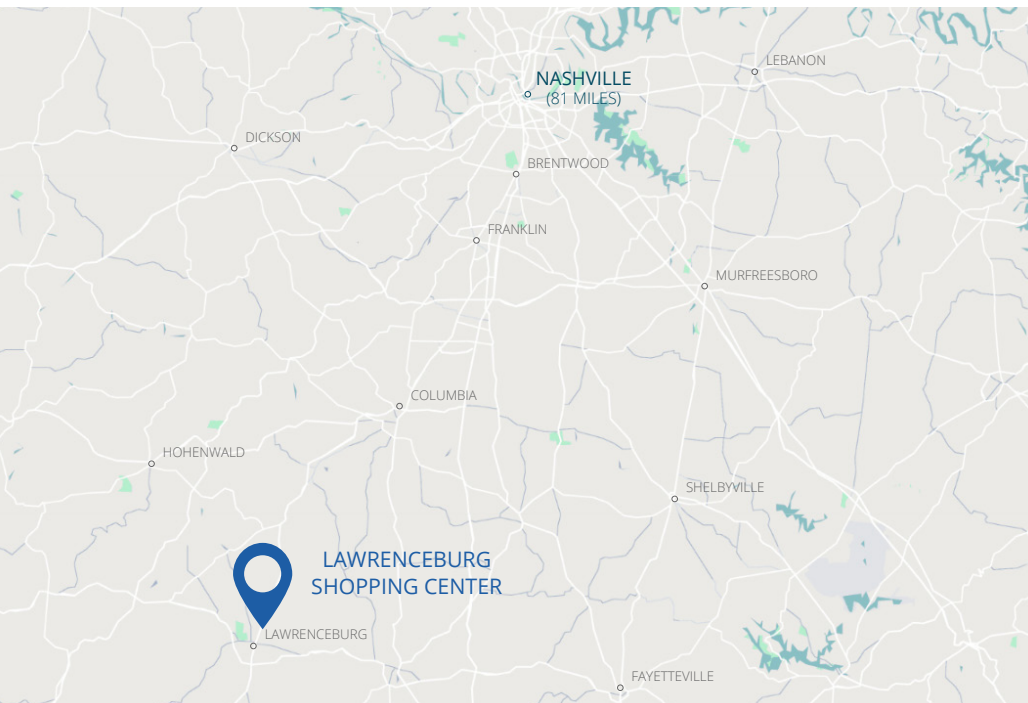
High Visibility, Good Access, Prominent Signage, Ample Parking



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MARKET OVERVIEW





Lawrenceburg Shopping Center

LAWRENCEBURG, TN

Lawrenceburg, known as the “Crossroads of Dixie,” is the largest city along Tennessee’s southern border and serves as a regional hub for retail, manufacturing, healthcare, distribution, and food production. Located 80 miles southwest of Nashville between Chattanooga and Memphis, the city benefits from strong economic activity and a \$456.9 million buying power within a 5-mile radius.

With a growing population and skilled workforce pipeline supported by two local colleges, Lawrenceburg offers businesses a stable customer base and access to a trained labor force. The public school system consistently earns regional, state, and national recognition, contributing to the area’s desirability. The city’s affordable cost of living, proximity to major highways, and steady consumer demand make it an ideal location for retailers looking to expand in a dynamic, business-friendly market.



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AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
2024 Estimated Population	4,128	12,982	19,619	32,653
2029 Projected Population	4,371	13,783	20,842	34,641
Projected Annual Growth 2024 to 2029	1.20%	1.20%	1.20%	1.20%
2024 Est. Average Household Income	\$44,478	\$56,159	\$59,431	\$62,552
2024 Est. Median Household Income	\$30,924	\$36,440	\$41,469	\$45,977
2024 Estimated Households	1,741	5,217	7,688	12,315
2029 Projected Households	1,775	5,388	7,946	12,726
Projected Annual Growth 2024 to 2029	1.20%	1.20%	1.20%	1.20%
2024 Total Buying Power	\$77.4 M	\$292.9 M	\$456.9 M	\$770.3 M

Source: CoStar Group

±20,000 SF AVAILABLE FOR LEASE



Contact Us

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