

OUTPARCEL & LARGE RETAIL SPACE FOR LEASE | 31,843 SF

2450 Lake Rd E, Dyersburg, TN 38024

This large in-line unit in Dyersburg Square, located near a Walmart Supercenter, offers high visibility and foot traffic, making it ideal for retail businesses looking for a prominent presence in a thriving commercial area. With ample parking available and a strategic position in a bustling shopping district, this unit is perfectly suited for a variety of retail ventures.

KEY HIGHLIGHTS

- Spaces Available: 31,843 SF
- Ground Lease Available on Outparcel
- VPD: 27,670
- Center is Shadow Anchored by Walmart & Kroger
- HH Income \$81,573 for 10 mi radius.
- Newly Painted Exterior White/Gray
- Dyersburg Square Tenants: Chick-Fil-A, McDonalds, KFC, Aarons, Cricket Wireless, Shoe Dept., Dollar General, Sally Beauty, and more.

OFFERING SUMMARY

- Lease Rate: Negotiable
- Zoning: Commercial

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	7,128	8,858	13,263
Total Population	17,435	21,848	32,955
Average HH Income	\$82,229	\$84,689	\$81,573

* Demographic data derived from 2020 ACS - US Census



For More Information:

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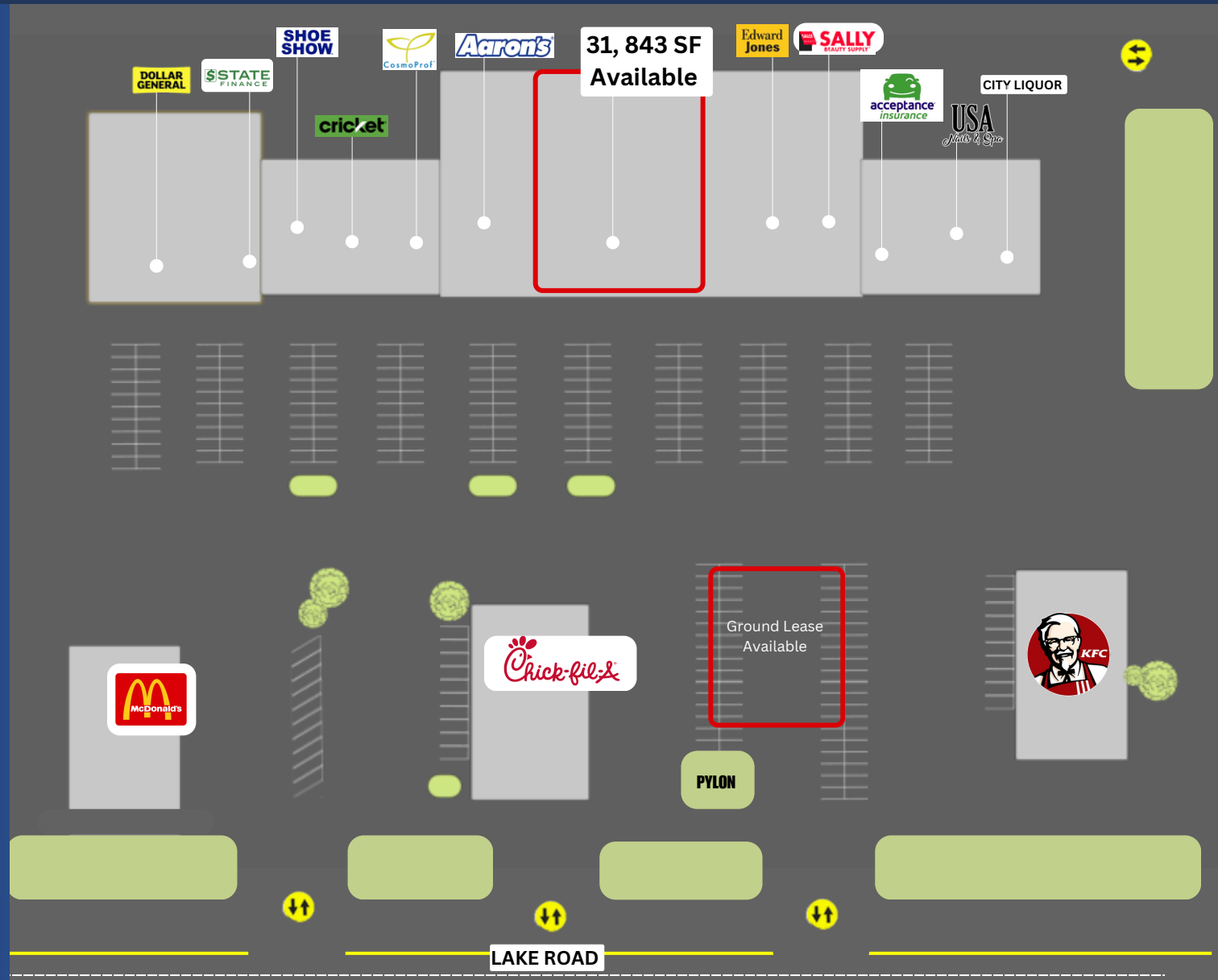
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BRG | BUCHANAN
REALTY
GROUP
INVESTMENTS | MANAGEMENT | BROKERAGE | DEVELOPMENT

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Dollar General	14,938 SF
City Liquor	4,000 SF
State Finance	900 SF
Shoe Show	10,980 SF
Aarons	12,265 SF
Cosmo Prof	2,000 SF
Available	31,843 SF
USA Nails	2,000 SF
Cricket Wireless	1,600 SF
Acceptance Ins.	1,600 SF
Sally Beauty	2,000 SF
Ground Lease Available	



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