



**CUSHMAN &
WAKEFIELD**

FOR LEASE
FOUR SUITES AVAILABLE
MERCHANT'S CENTRAL
WINCHESTER, TENNESSEE

WALMART ANCHORED
RETAIL CENTER

DOMINANT REGIONAL
RETAIL DESTINATION

BRAND-NEW TJ Maxx
VALIDATES MARKET
STRENGTH

PROPERTY OVERVIEW

HIGHLIGHTS



TOTAL SF (GLA)
208,123 SF



TOTAL SIZE (ACRES)
33.87 AC



PARKING SPACES
1,137



YEAR BUILT
1996



10-MILE POP & AVG HH INCOME
35,653/\$89,776

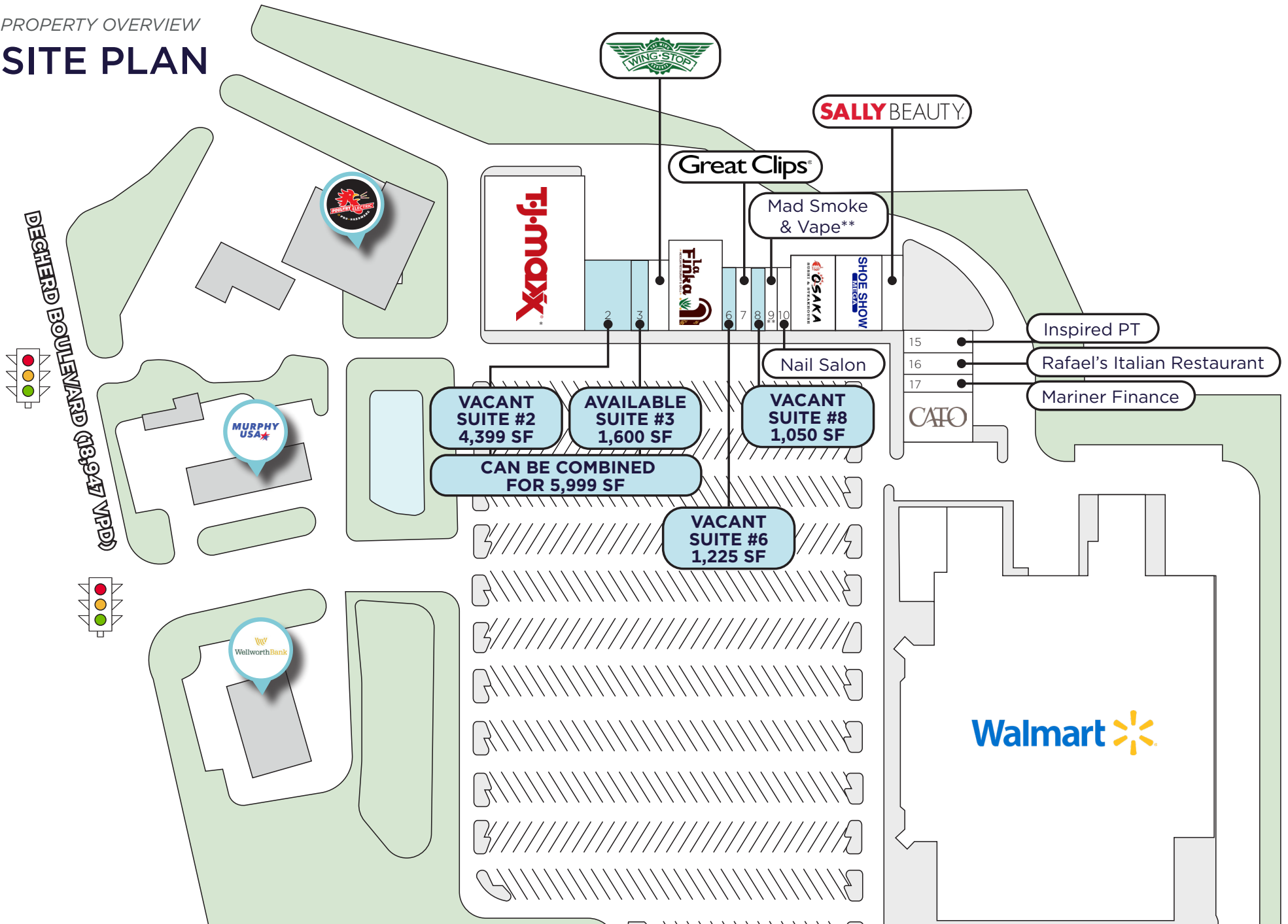


DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Employees	16,804	24,350	35,077
Total Population	12,087	21,451	35,653
Total Households	5,150	8,913	14,772
Average Household Income	\$84,581	\$86,407	\$89,776

*Demographics do not capture seasonal residents at Tims Ford Lake and college students

SITE PLAN



*Lease has not commenced, modeled to align with the analysis start date.

**Renewal pending, current LEX is 3/31/2026



Great Clips®

VACANT
SUITE #8
1,050 SF

Walmart 

AVAILABLE
SUITE #3
1,600 SF

VACANT
SUITE #6
1,225 SF

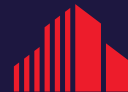
SALLY BEAUTY

CATO



T.J. maxx

VACANT
SUITE #2
4,399 SF



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