

# 2585 DECHERD BLVD

WINCHESTER, TN 37398



## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Introducing a prime leasing opportunity at 2585 Decherd Blvd in Winchester, TN. This highly visible property boasts over 21,000 daily traffic counts and includes Jimmy John's and Deluxe Nails in the other suites, ensuring steady traffic and a reliable consumer base. Strategically located next to Walmart, the property will offer 40 dedicated parking spaces, ensuring convenience for customers and employees. This property is the perfect chance to establish or grow your business in the vibrant Winchester community.

### PROPERTY HIGHLIGHTS

- Prime location on Decherd Blvd with high visibility and 21k VPD
- Big box national retailers nearby including Walmart, Home Depot, and Kroger
- Jimmy John's and Deluxe Nails inhabiting the neighboring suites, ensuring steady customer flow
- Projected population growth of 1.32% in the next 3 years

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Available SF:	1,260 SF
Lot Size:	1.07 Acres
Building Size:	5,040 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,253	8,585	14,507
Total Population	12,698	20,939	14,507
Average HH Income	\$68,977	\$69,063	\$71,715

### TRAFFIC COUNTS

21,000 Vehicles Per Day

POPULATION GROWTH	3 MILES	5 MILES	10 MILES
2024-2029	1.32%	1.30%	1.35%



**Matthew Hill**

Regional Director

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ADDITIONAL PHOTOS



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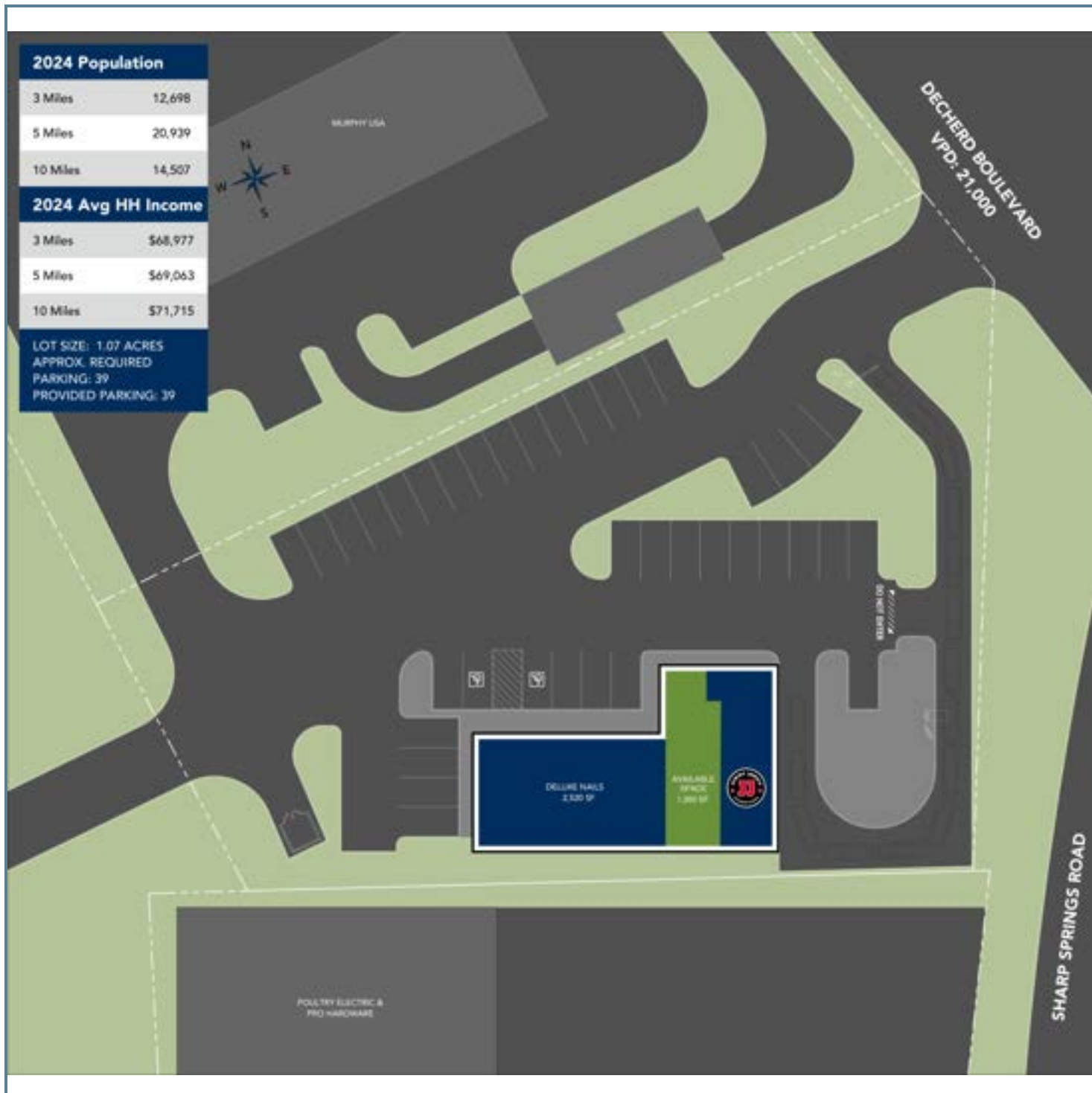
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## SITE PLANS



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## RETAILER MAP



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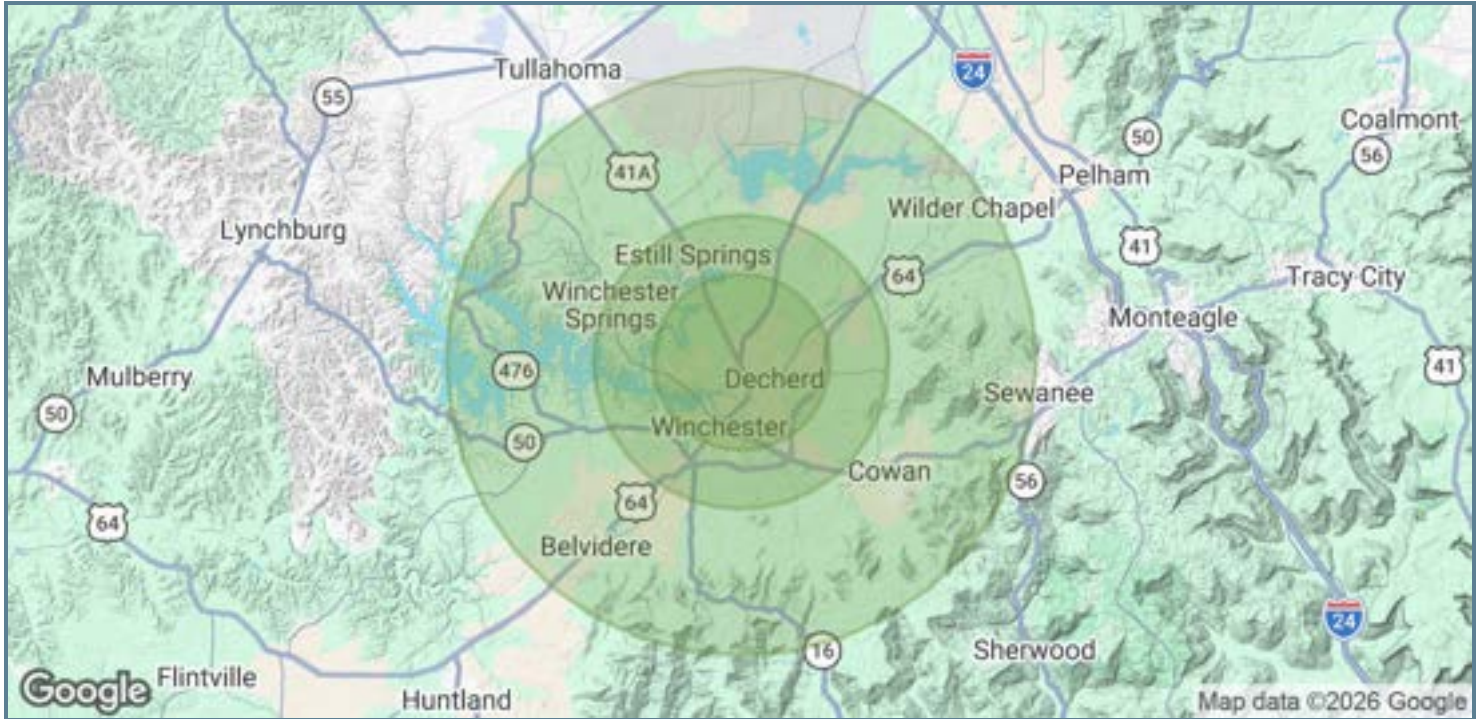
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## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	12,698	20,939	14,507
Average Age	44	44	43
Average Age (Male)	42	43	42
Average Age (Female)	45	45	44

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	5,253	8,585	14,507
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$68,977	\$69,063	\$71,715
Average House Value	\$266,837	\$269,017	\$281,690

<b>TRAFFIC COUNTS</b>	
Vehicles Per Day	21,000/day



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# Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves on moving quickly and have a proven track record of helping you find the best locations in every market.

## Your Go-to Expansion Partner

### Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

### Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

## Our National Tenants



# Why Legacy



### Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



### One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



### Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



### True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

