



JEFFERSON CITY PADS

Jefferson City, TN

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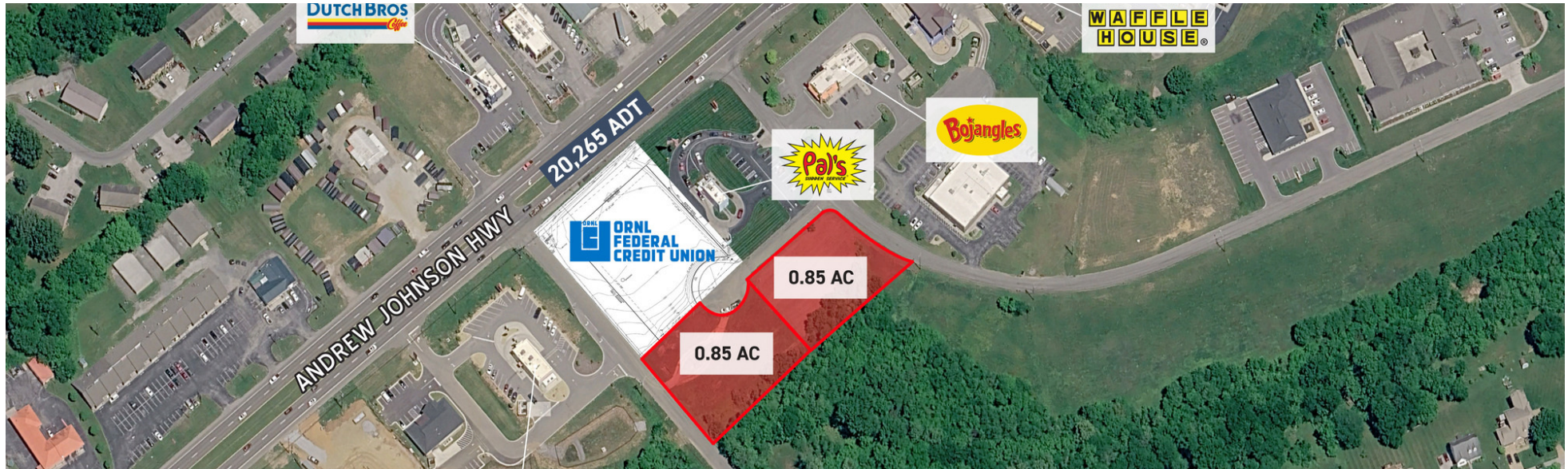
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Baker Storey McDonald
Properties

JEFFERSON CITY PADS

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PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Jefferson City, TN. Offering two lots at 0.85 acres each, which can be combined, this versatile property is strategically located in the bustling Jefferson City area, providing excellent visibility and accessibility for retail investment. The area is home to local grocers and new QSRs, including Dutch Bros, Pals, and more, making it an attractive destination for businesses. With high potential for customer traffic and a growing market, this property presents a compelling option for Land/Retail investors seeking to establish a strong presence in this vibrant commercial hub. Embrace the potential for growth and prosperity with this standout property in the heart of Jefferson City.

PROPERTY HIGHLIGHTS

- Two 0.85 AC PADs
- Nearby Pal's, Bojangle's, and other prominent QSRs
- Recent developments within .5 miles include Dutch Bros, Sherwin Williams, Arby's, Dunkin', & Tidal Wave
- Strategic location nearby Andrew Johnson Hwy

OFFERING SUMMARY

Sale Price:	\$700,000.00/AC
Number of Units:	2
Lot Size:	0.85 Acres, 0.85 Acres

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LAND FOR SALE

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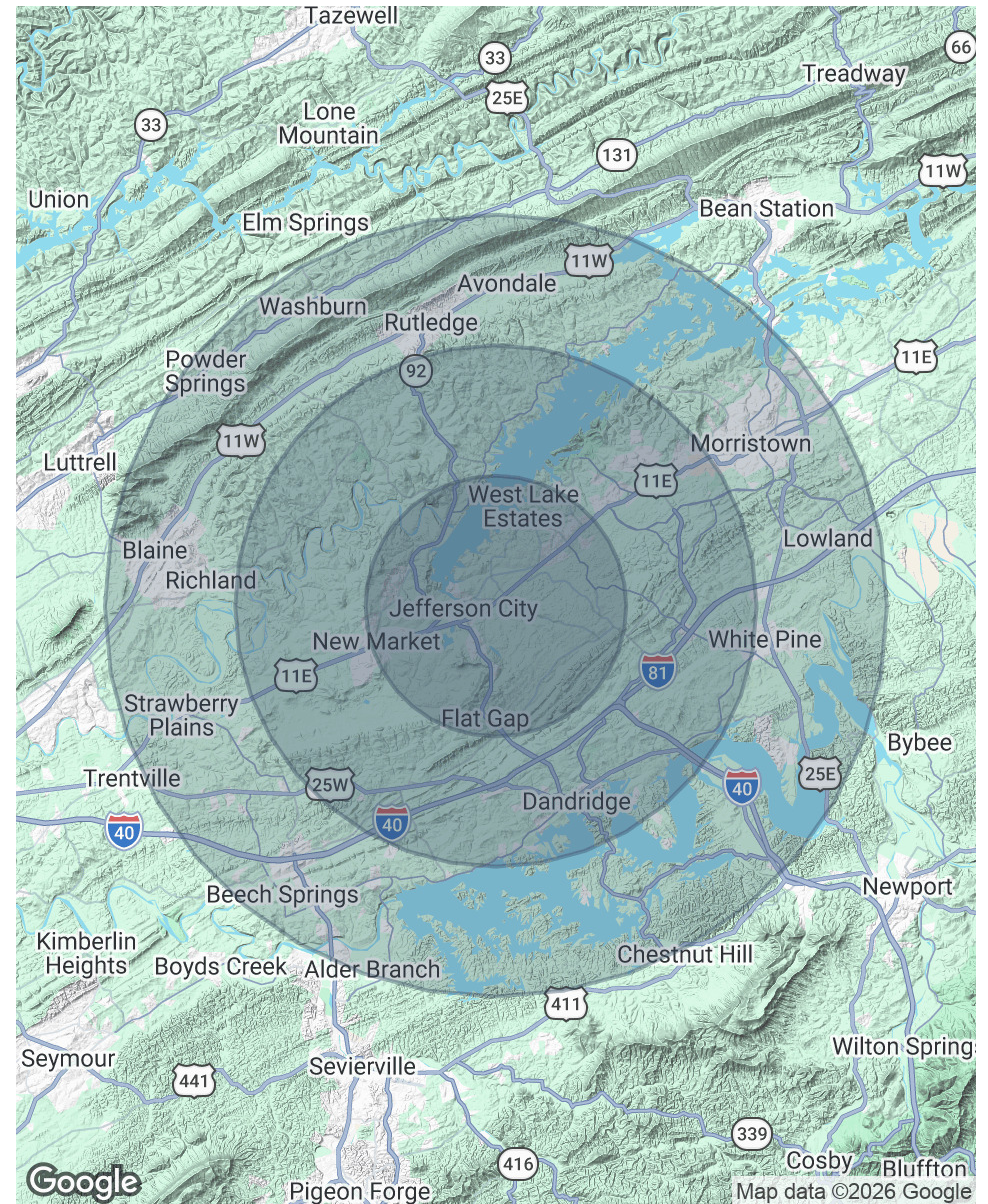
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	21,209	64,172	142,711
Average Age	39.3	42.9	43.1
Average Age (Male)	36.9	41.9	42.4
Average Age (Female)	42.2	43.9	44.0

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	7,982	24,454	55,802
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$99,318	\$89,679	\$78,368
Average House Value	\$238,493	\$231,008	\$222,151

2023 American Community Survey (ACS)



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