

Commercial Development Site ±0.37 Acres on East Main Street

OFFERING MEMORANDUM | 435 EAST MAIN STREET | HOHENWALD, TN

Exclusively Listed by

Jenny Adcox - Broker | (615) 302-5152 | jennyadcox@kwcommercial.com | 332169, TN

KW Commercial Middle Tennessee

5083 Main Street
Spring Hill, TN 37174

Each Office is Independently Owned and Operated

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Property Summary



Property Summary

Building SF:	1,173
Frontage:	95.00
Lot Size:	0.37 Acres
Parking:	Covered and Uncovered Parking
Price:	\$225,000
Year Built:	1975
Zoning:	C-3

Property Overview

Prime commercial site located along East Main Street in Hohenwald. The ±0.37-acre property offers strong visibility and convenient access along one of the city's primary corridors. The site includes an existing ±1,173 SF structure and drive-thru canopy infrastructure, offering potential for redevelopment or repurposing. Zoned C-3 Commercial, the property allows a variety of uses including retail, restaurant, office, or service-based businesses. With level topography and access to public utilities, this property presents an excellent opportunity for investors, developers, or owner-users seeking a well-positioned commercial site in Lewis County.

Location Overview

The surrounding area includes a mix of retail establishments, restaurants, professional services, and residential neighborhoods, creating steady local traffic throughout the day. Hohenwald is located approximately 70 miles southwest of Nashville, providing access to the broader Middle Tennessee region while maintaining the advantages of a small-town commercial market.

The property's location along East Main Street offers strong local visibility and convenient accessibility for customers and businesses serving the community.

Property Description



435 East Main Street, Hohenwald, TN 38462

Located along East Main Street in Hohenwald, this ± 0.37 -acre commercial site offers strong visibility and accessibility within the city's primary commercial corridor. The property includes an existing $\pm 1,173$ square foot building and drive-thru canopy infrastructure, providing flexibility for redevelopment or continued commercial use.

Zoned C-3 Commercial, the site allows a range of uses including restaurant, retail, office, or service-oriented businesses. The property features level topography, paved parking, and access to public utilities including water, sewer, electricity, and natural gas.

This site offers a compelling opportunity for developers, investors, or owner-users seeking a commercial location with redevelopment potential in Lewis County.

Key Highlights:

- $\pm 1,173$ SF freestanding commercial building
- ± 0.37 acre site with level topography
- Zoned C-3 Commercial allowing multiple uses
- Existing drive-thru canopy infrastructure
- Large paved parking area ($\pm 10,000$ SF)
- Frontage along East Main Street / State Highway
- Public water, sewer, natural gas, and electricity
- Ideal for restaurant, retail, or service business

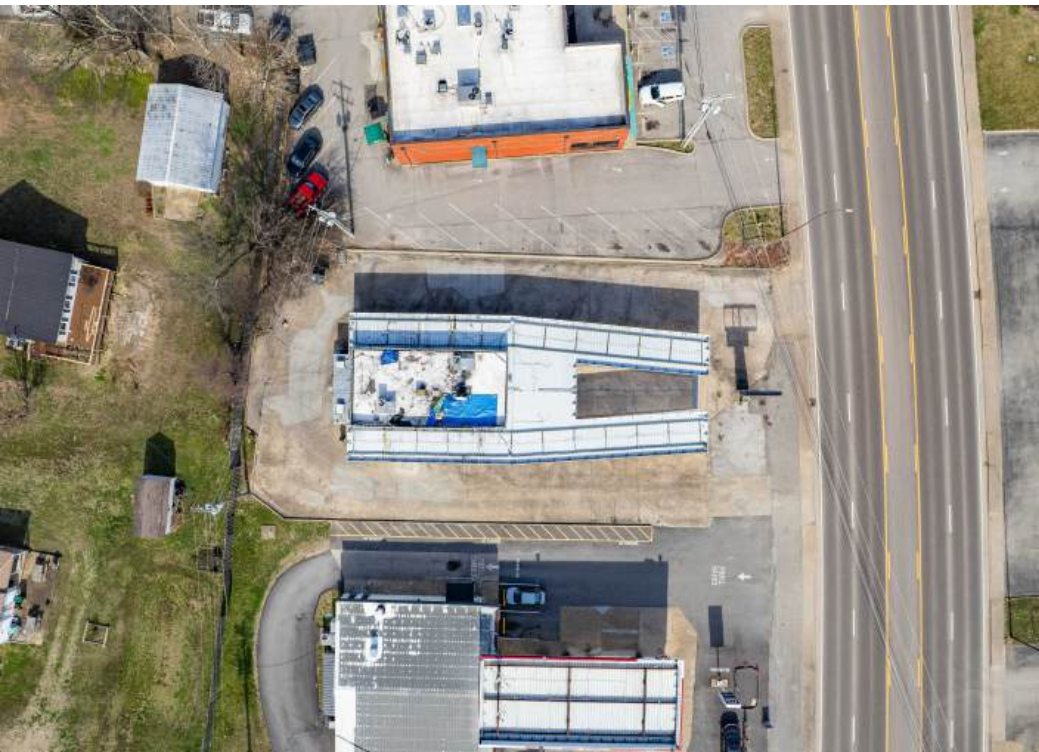
Property Photos



Property Photos



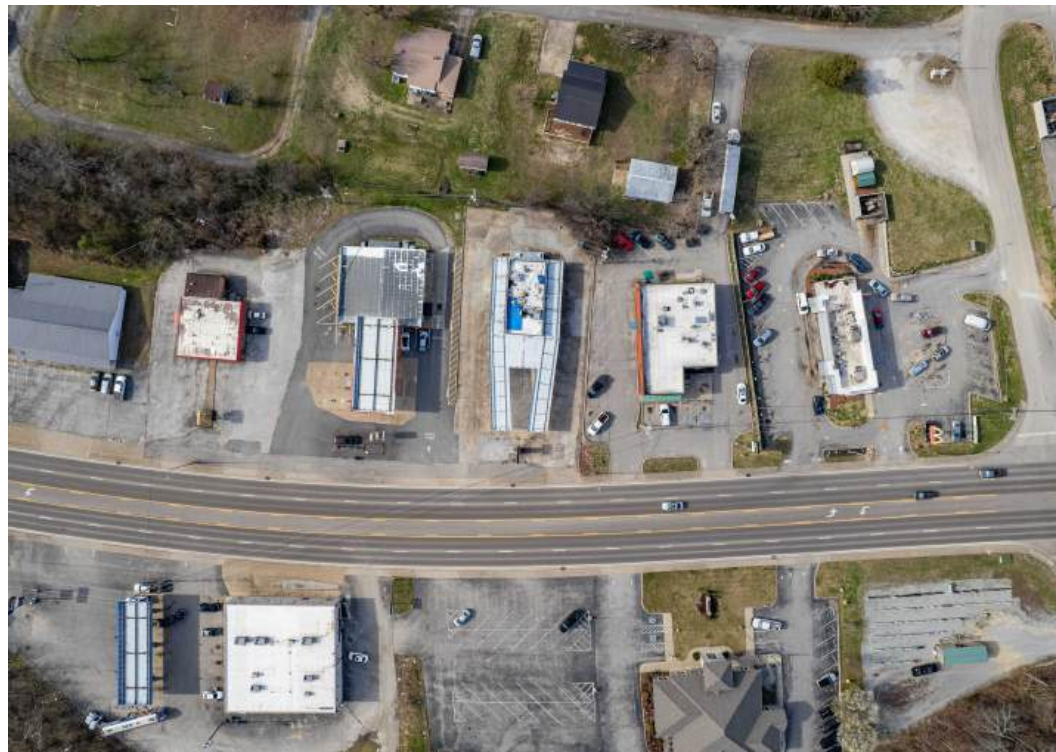
Property Photos



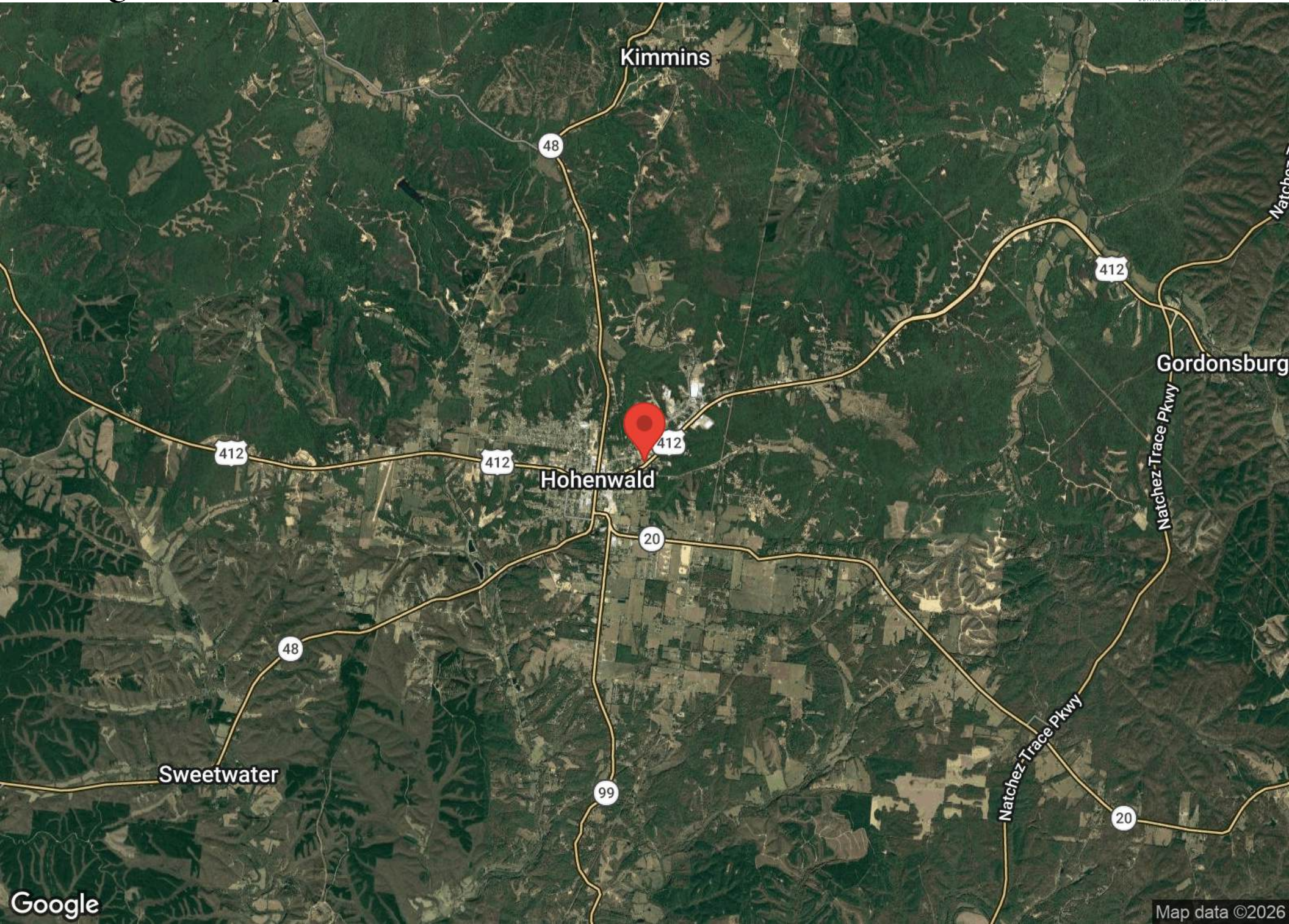
Property Photos



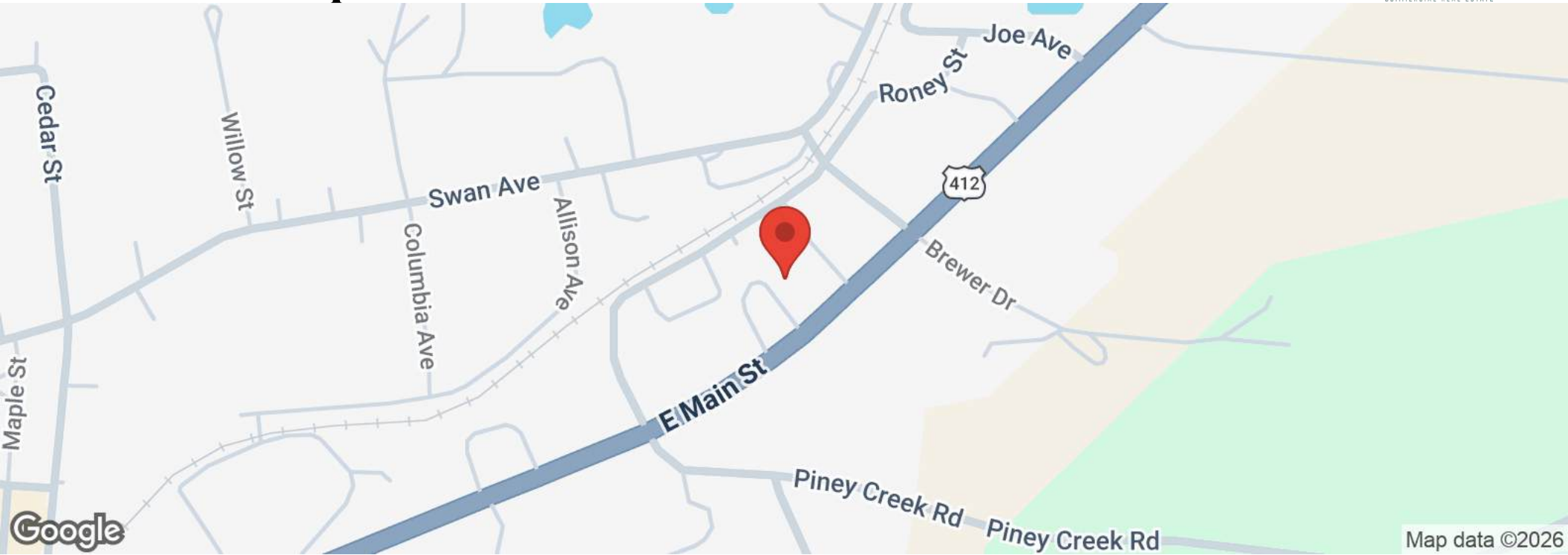
Property Photos



Regional Map



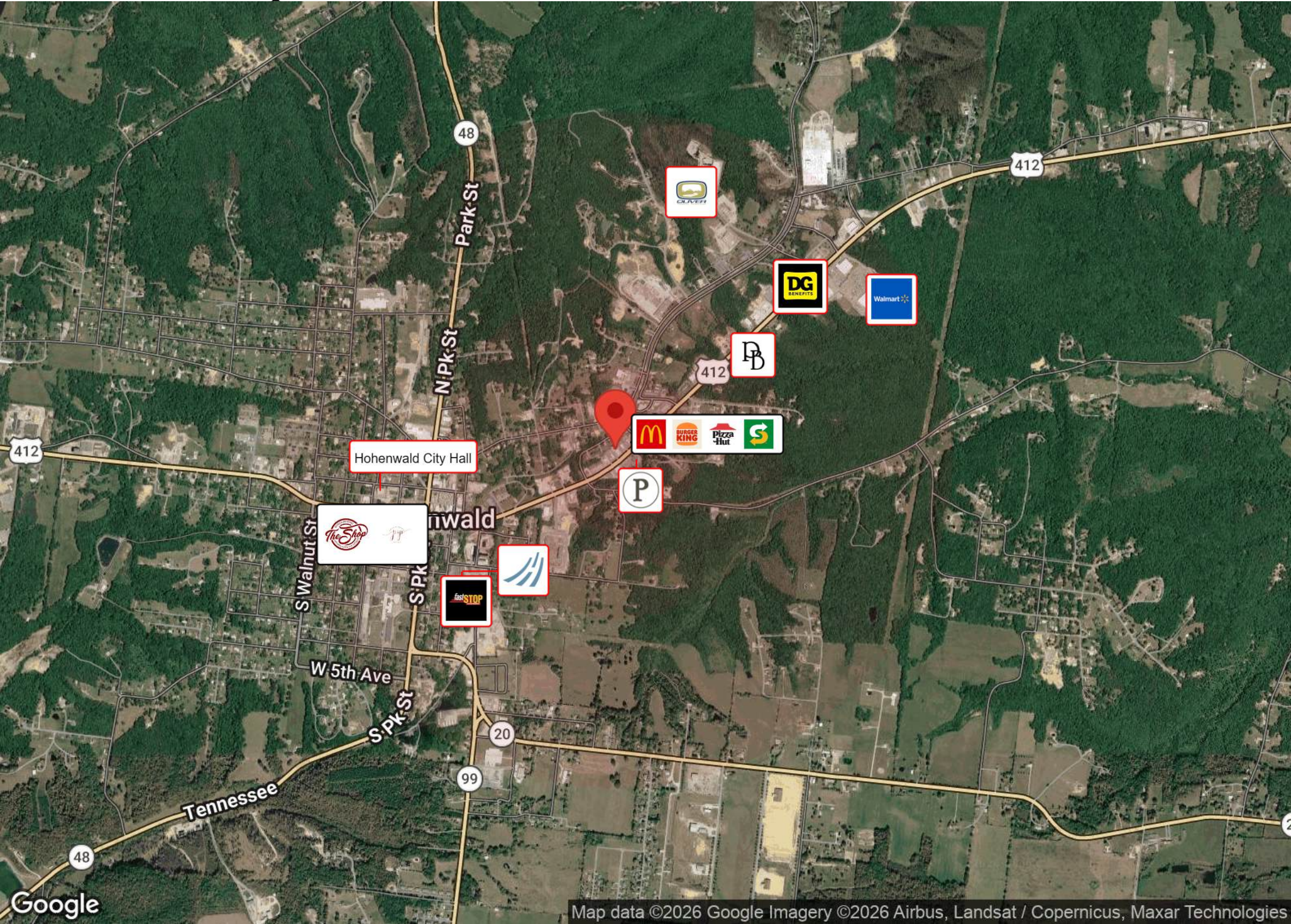
Location Maps



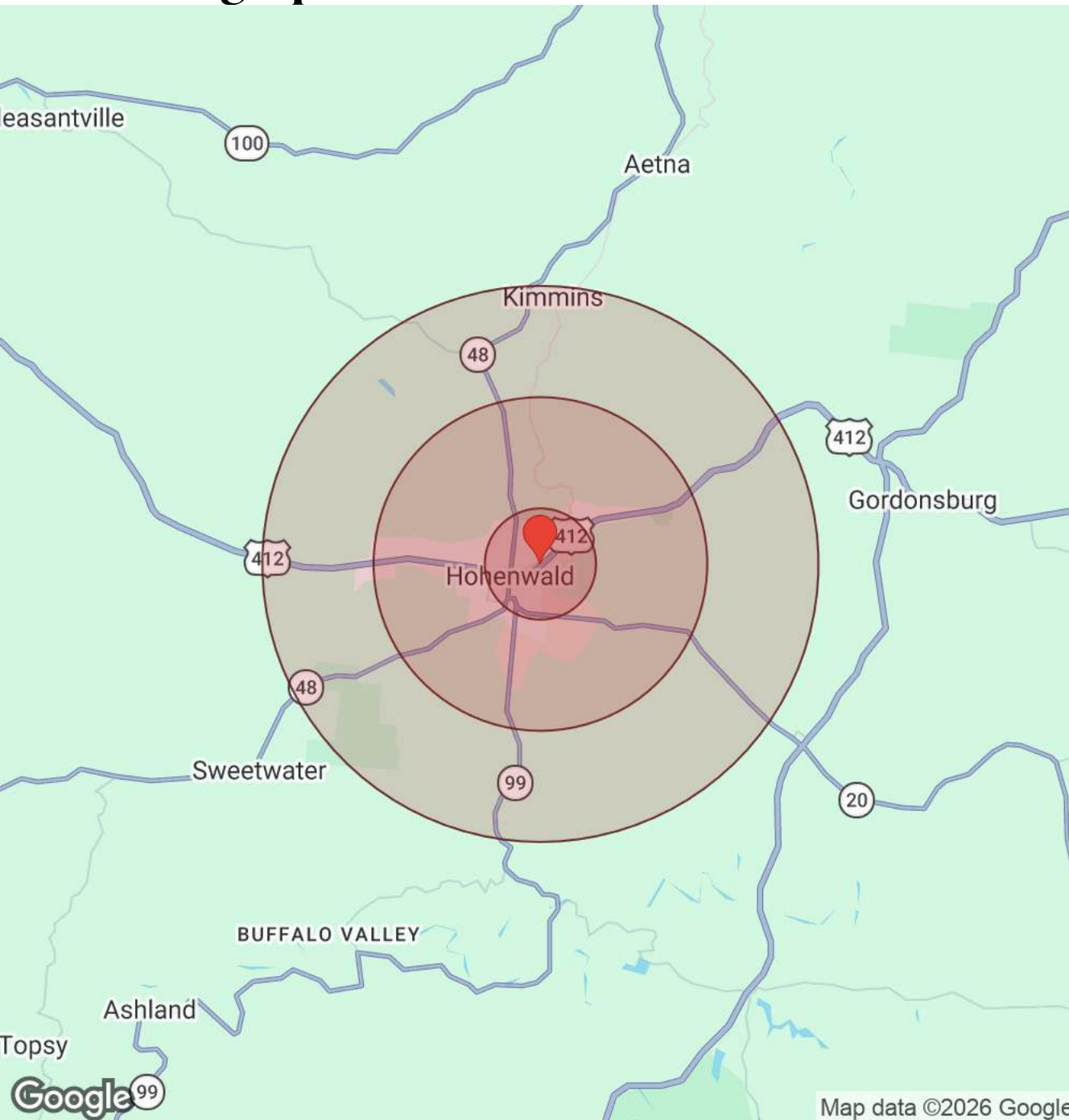
Aerial Map



Business Map



Demographics



Distance: ● 1Mile ● 3Miles ● 5Miles

Population	1 Mile	3 Miles	5 Miles
Male	920	3,107	4,491
Female	895	3,165	4,583
Total Population	1,815	6,272	9,074

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,626	5,659	8,236
Black	58	147	204
Am In/AK Nat	1	6	13
Hawaiian	1	2	3
Hispanic	70	228	317
Asian	23	107	122
Multiracial	36	122	177
Other	N/A	1	3

Housing	1 Mile	3 Miles	5 Miles
Total Units	799	2,750	4,008
Occupied	737	2,542	3,682
Owner Occupied	453	1,685	2,602
Renter Occupied	284	857	1,080
Vacant	62	208	326

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	301	1,115	1,613
Ages 15 - 24	225	768	1,083
Ages 25 - 54	680	2,354	3,344
Ages 55 - 64	236	756	1,132
Ages 65+	372	1,278	1,902

Income	1 Mile	3 Miles	5 Miles
Median	\$51,663	\$56,819	\$59,431
Under \$15k	49	206	310
\$15k - \$25k	171	441	562
\$25k - \$35k	36	95	146
\$35k - \$50k	98	329	473
\$50k - \$75k	126	443	614
\$75k - \$100k	98	281	444
\$100k - \$150k	124	563	766
\$150k - \$200k	29	117	214
Over \$200k	5	68	152

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Professional Bio



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332169, TN

With more than 12 years experience in Commercial Real Estate, Industrial operations and Production, marketing and project development, I built a strong foundation for driving strategies and solutions in the commercial real estate industry. Whether handling seasoned investors or first time buyers, I acknowledge the challenges and collaboration required to accomplish their goals. It's an art to leverage the resources available and achieve the best results. I welcome that challenge because I believe in the importance of forming strong teams. While the organization may grow and the teams may change, my focus remains grounded in people. I look forward to many more years in this industry.

As a vital part of our business in real estate, we are always looking for acquiring great talent. Let me know if you are interested in pursuing an opportunity in this industry. "Careers Worth Having, Businesses Worth Owning, Lives Worth Living."

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Commercial Land Opportunity on E Main St - Lewis County

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