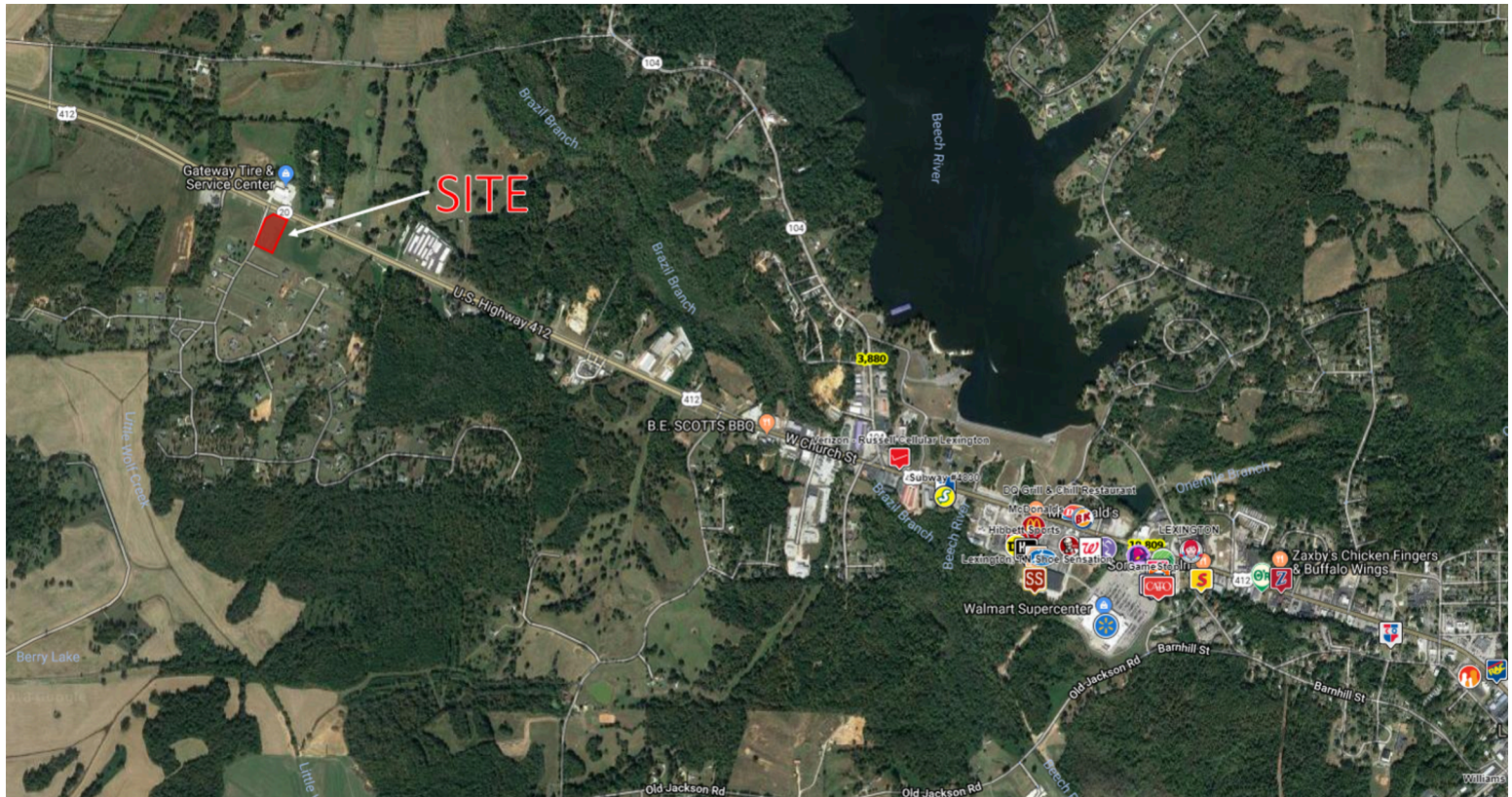


# Highway 412 West

Highway 412 West, Lexington, TN 38351  
Henderson County County



## HIGHLIGHTS

For Sale  
County: Henderson County  
Type: Commercial

## CONTACT

Jeff Griggs  
731-968-6657  
jeff.griggs@lexingtontn.gov

## RETAILERS INCLUDE



- 2.5 acres of vacant land available on Highway 412 adjacent to new Lexington Medical Center
  - 13,000 square foot facility includes primary care by West Tennessee Medical Group, occupational and physical therapy services provided by Sports Plus Rehab Centers, behavioral health services provided by Pathways Behavioral Health Services and specialty care for various areas, including West Tennessee Heart & Vascular Center
- This property features a hard corner with feeder roads leading to populated residential homes
  - VPD:10,809
- Major retailers within 1 mile from site
  - Retailers: Walmart Supercenter, McDonalds & Zaxby's
- Henderson County Community Hospital is located 2.5 miles from this site
  - Facility: 45 bed hospital with inpatient, outpatient, diagnostic, medical and emergency centers
- Lexington, TN is located 5 miles off of interstate 40 and is 90 miles Southwest of Nashville, TN

## DEMOGRAPHICS

Population  
Daytime Population  
Households  
Median Household Income (\$)  
Average Age

## 3 MILE

3,532  
5,625  
1,443  
42,301  
39

## 5 MILE

12,003  
14,738  
4,889  
44,588  
39

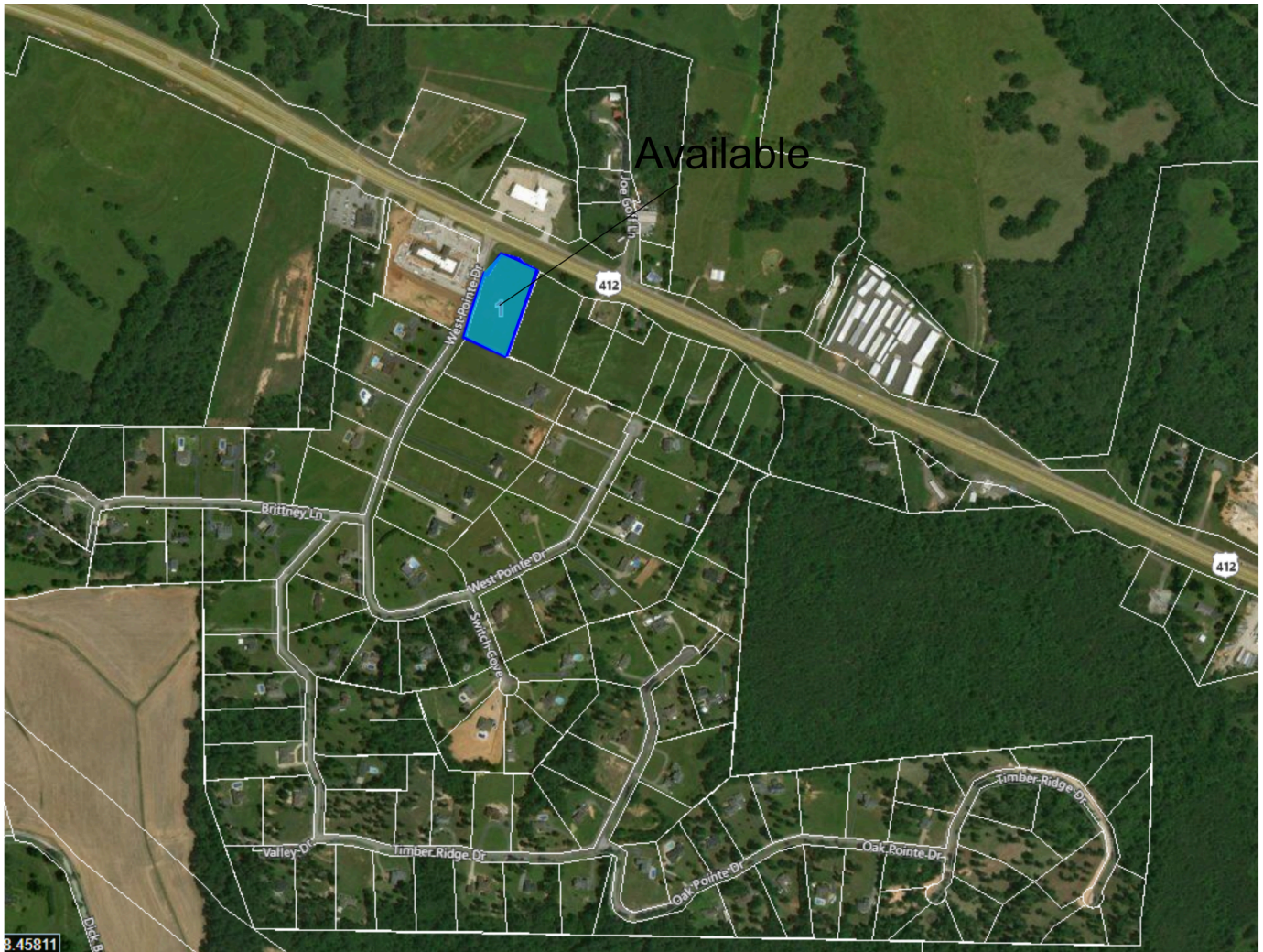
## 10 MIN

7,958  
12,412  
3,298  
42,079  
39



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Available

Retailer in Area Lexington Medical Center