



TULLAHOMA, TENNESSEE

Market Guide

City Contact Information



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Focus Properties

Retail Strategies has a catalogue of retail commercial real estate properties in this market.



For more information, please contact the Portfolio Director and/or Retail Development Director listed on the front of this guide.

Demographics

(10 Minute Drive Time)



Population
18,465



Average Age
40.6



Household Income (Median)
\$38,582



Household Income (Average)
\$54,562



Number of Households
7,693



Growth Rate
6.34%

Peer Analysis

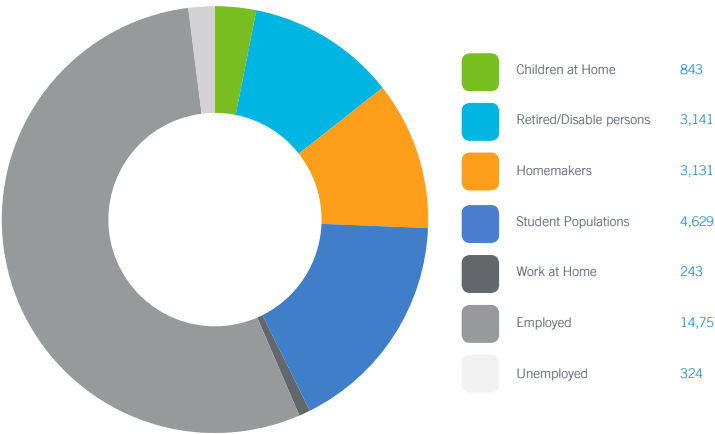
The Peer Analysis, built by Retail Strategies along with our analytics partner (Tetrad), identifies analogue retail nodes within a similar demographic and retail makeup. The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble this core city:

Peer Trade Areas

Alexander City, AL	1235 Cherokee Rd
Vinemont, AL	19055 us Highway 31
Dickson, TN	706 Henslee Dr
Bristol, TN	1498 Highway 126
Greeneville, TN	1401 West Main St
Oliver Springs, TN	316 Hannah Drive

Daytime Population 27,068

(10 Minute Drive Time)



Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, Retail Strategies' efforts are inclusive beyond the defined list. *Let us know how we can help you find a site!*



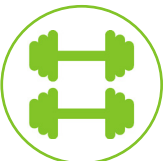
Restaurants



Grocery



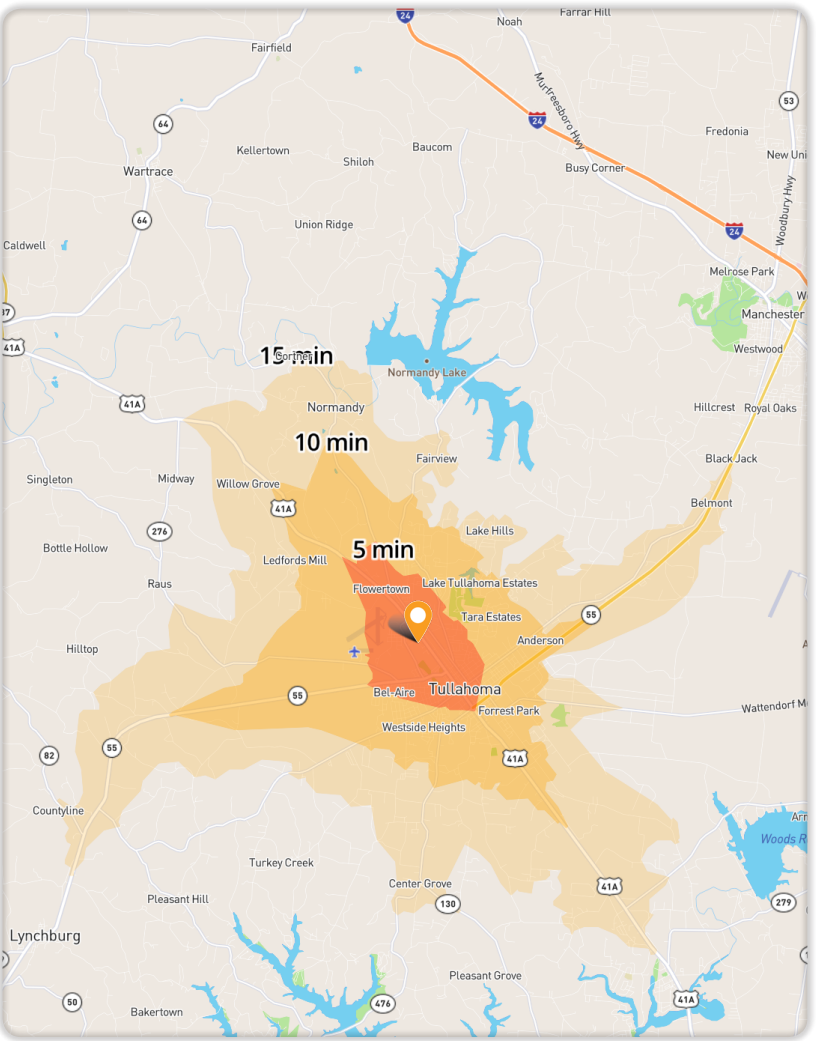
Coffee / Breakfast



Fitness



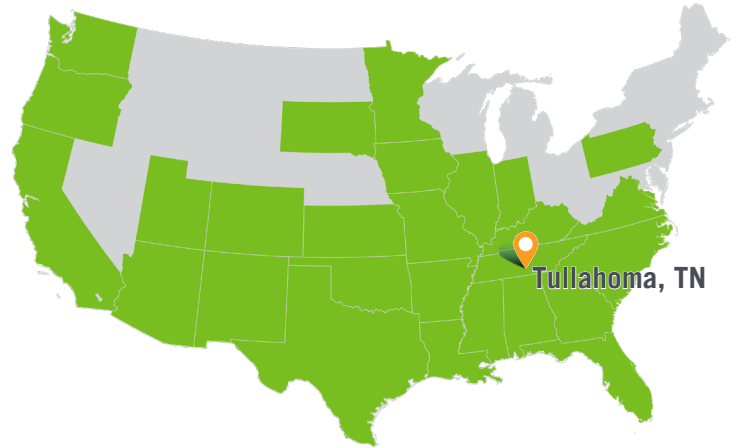
There's a lot of potential here.



DEMOGRAPHIC PROFILE	3 Mile Radius	5 Mile Radius	7 Mile Radius
2018 Estimated Population	18,862	22,786	27,768
Daytime Population	26,148	30,174	34,549
Median HH Income	\$38,894	\$40,584	\$42,635
Number of Households	7,835	9,387	11,322

	5 Minute DT	10 Minute DT	15 Minute DT
2018 Estimated Population	6,475	18,465	24,467
Daytime Population	17,314	27,068	34,452
Median HH Income	\$37,616	\$38,582	\$41,037
Number of Households	2,804	7,693	10,054

*Source: STI PopStats



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