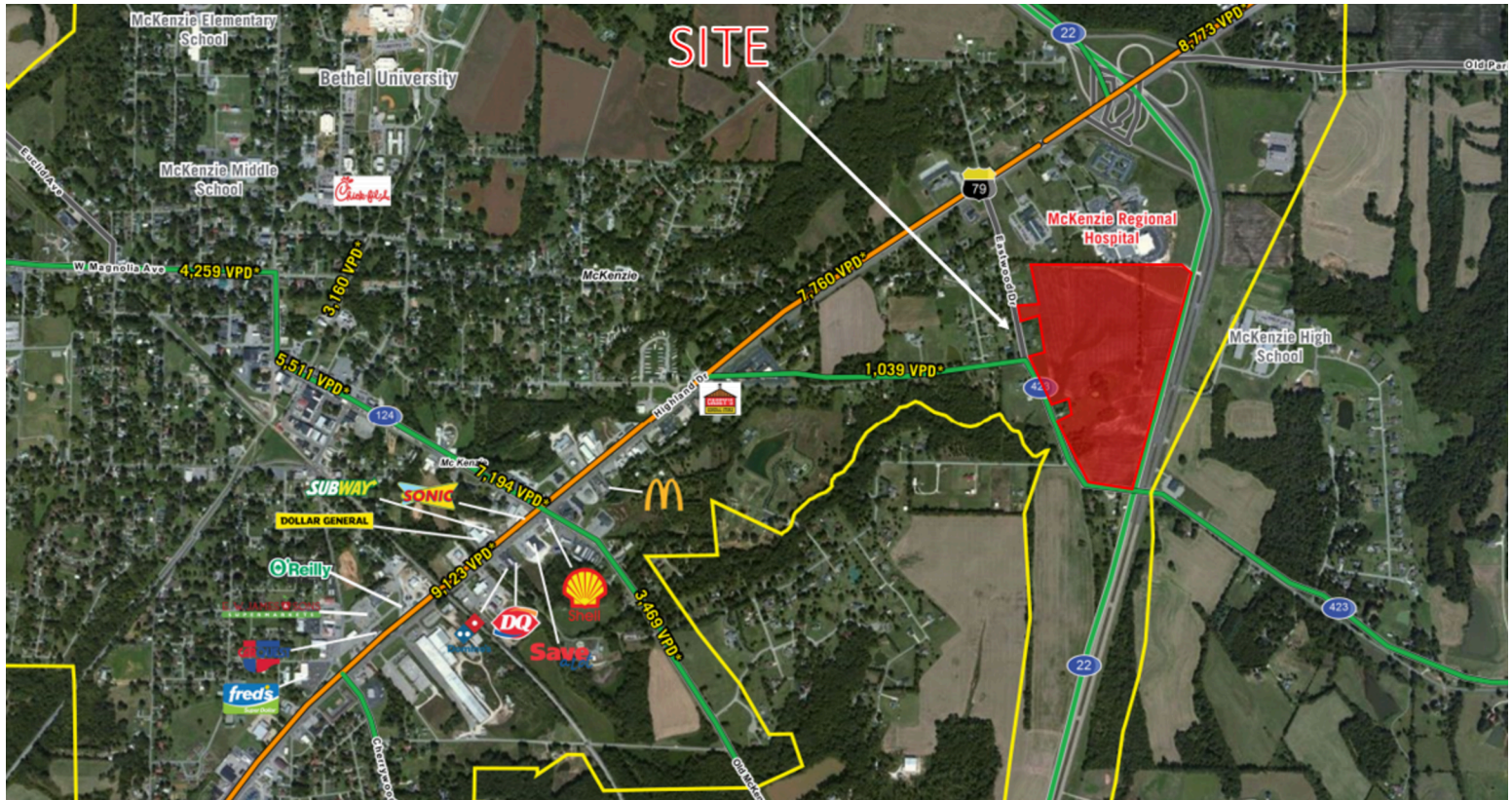


Highway 22

Highway 22, McKenzie, TN 38201
Carroll County | Highway 22



HIGHLIGHTS

For Sale
County: Carroll
Type: Commercial
Market: McKenzie

CONTACT

Jill Holland
731-352-2292
jill.holland@cityofmckenzie.com

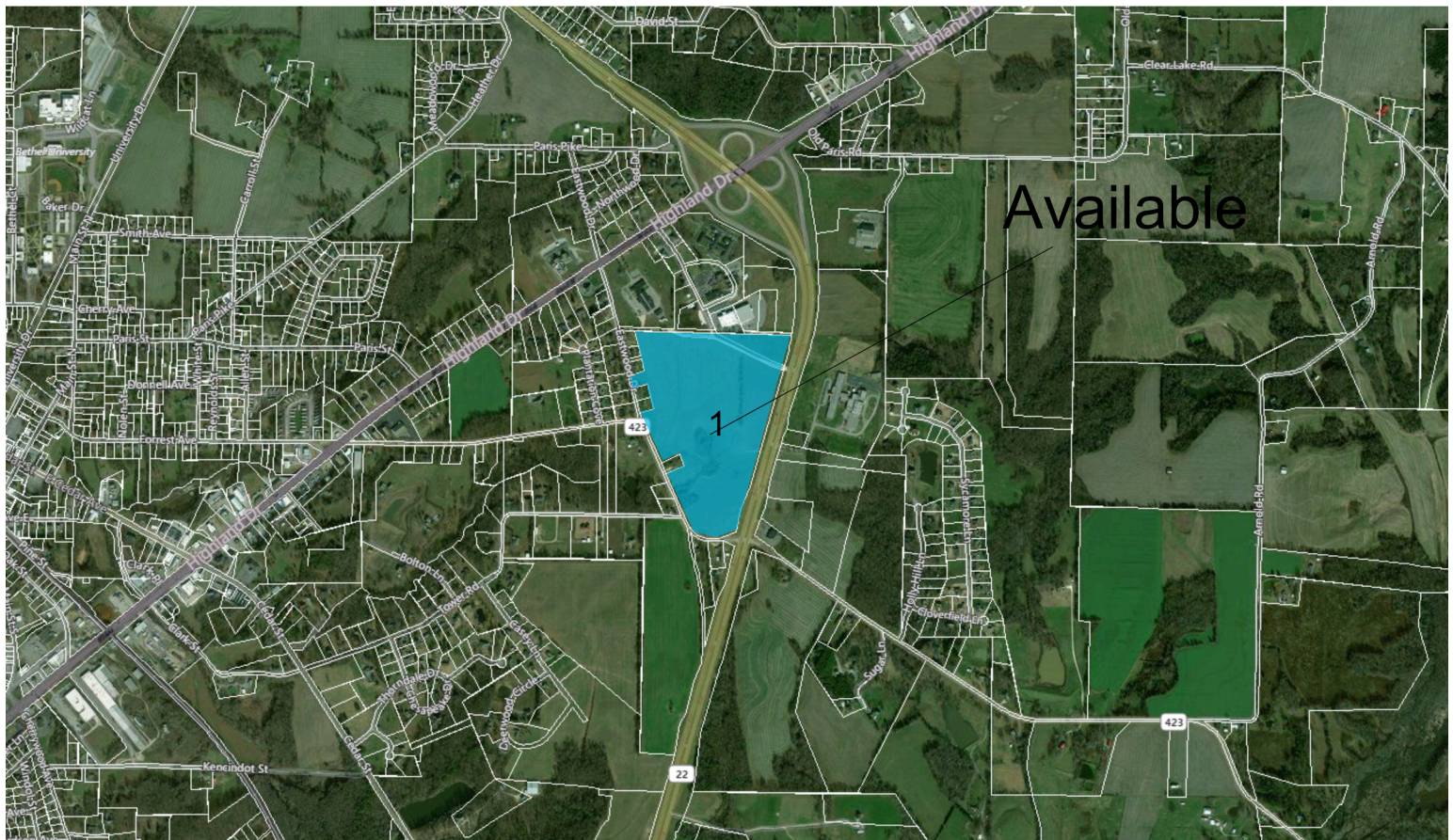
- 61.71 acres of vacant land available behind McKenzie Medical Center on Highway 22
 - Subdivision/out-parcel available
 - McKenzie Medical Center: 100,000 patients annually
- This property features roadway access from Highway 22 and borders residential housing to the west
 - VPD: 7,548
- Adjacent to McKenzie High School and located directly south of Tennessee College of Applied Technology
 - Students: 100+
- This site is located less than a mile from National Retailers in McKenzie
 - Retailers: Save-A-Lot, Sonic Drive-In, Dollar General & Regions Bank
- Bethel University is located approximately 0.80 miles from site location
 - Students: 4,395 enrolled
- McKenzie, TN is located 110 miles Northeast of Memphis and 99 miles directly West of Nashville, TN

DEMOGRAPHICS

	3 MILE	5 MILE	10 MIN
Population	6,971	8,590	9,391
Daytime Population	12,077	12,910	14,200
Households	2,700	3,356	3,671
Median Household Income (\$)	33,644	34,988	35,355
Average Age	39	40	40

Highway 22

Highway 22, McKenzie, TN 38201
Carroll County | Highway 22



Retailer in Area McKenzie Medical Center

1 Available