

Cedar St.

Cedar St., McKenzie, TN 38201
Carroll County | Cedar St.



HIGHLIGHTS

For Sale
County: Carroll
Type: Commercial
Total SF: 21,614
Parking Spaces: 90
Year Built: 1974
Market: McKenzie

CONTACT

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RETAILERS INCLUDE

H&R BLOCK

8-unit retail strip center with vacant end-cap available for sale or lease in McKenzie, TN

- 3 vacant units available for lease: (2) 2,288 SF, (6) 4,056 SF, (8) 3,120 SF
- Current Tenants: (1) Maria's Mexican Restaurant, (3) Padgett Dental, (4) Smoke Shack, (5) The Edge Hairstyles, (7) H&R Block
- GLA: 21,614 SF

This center is located on Cedar St. with largest signalized traffic count in Carroll County

- VPD: 7,194
- Intersection of Highway 79 & 22
- Parking Spaces: 49 Parking Spaces
 - Additional 40 spaces available in back of store

This site is located less than a mile from National Retailers

- Retailers: Save-A-Lot, Dairy Queen, EW James & Sons Supermarkets & McDonald's
- Bethel University is approximately 0.8 miles from site location with high student traffic counts
- Students: 4,395 enrolled

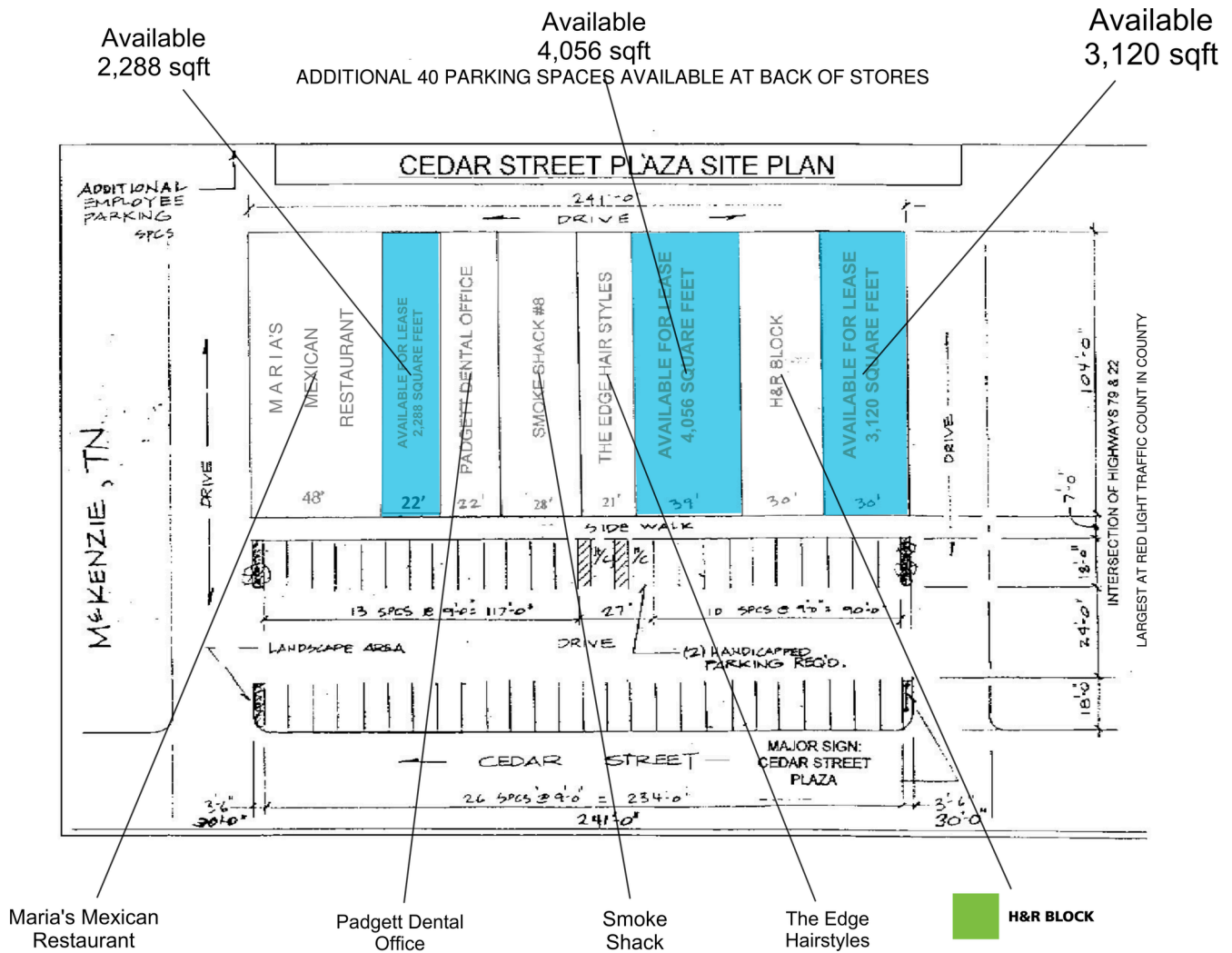
McKenzie, TN is located 110 miles Northeast of Memphis and 99 miles directly West of Nashville, TN

DEMOGRAPHICS

	3 MILE	5 MILE	10 MIN
Population	7,100	8,669	8,810
Daytime Population	12,230	12,941	13,274
Households	2,762	3,389	3,430
Median Household Income (\$)	33,452	34,767	35,077
Average Age	40	40	40

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