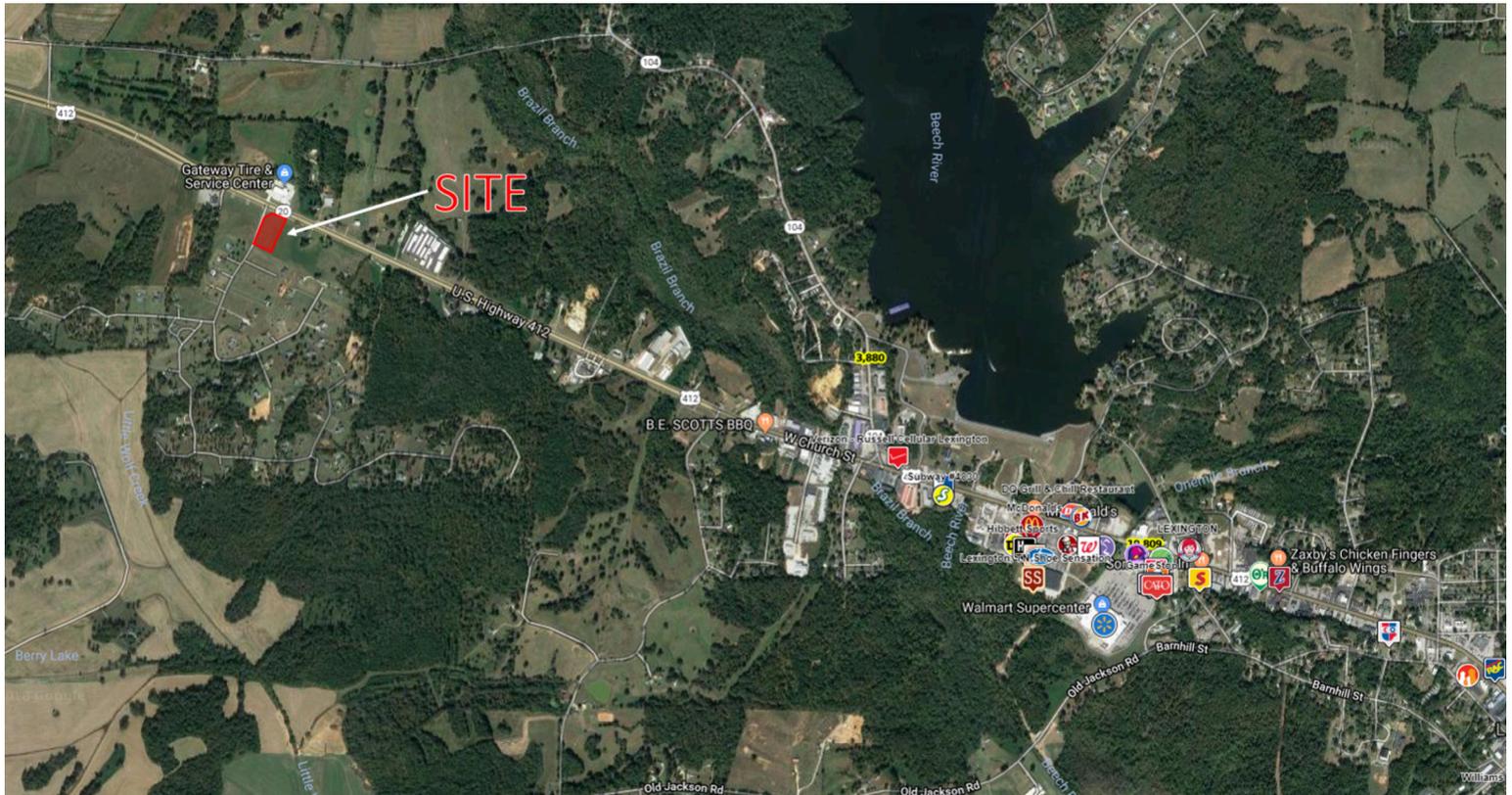


Highway 412 West

Highway 412 West, Lexington, TN 38351
Henderson County County



HIGHLIGHTS

For Sale
County: Henderson County
Type: Commercial

CONTACT

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- 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

	3 MILE	5 MILE	10 MIN
Population	3,532	12,003	7,958
Daytime Population	5,625	14,738	12,412
Households	1,443	4,889	3,298
Median Household Income (\$)	42,301	44,588	42,079
Average Age	39	39	39

RETAILERS INCLUDE



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Available

Retailer in Area Lexington Medical Center