

# Highway 412 West

Highway 412 West, Lexington, TN 38351  
Henderson County | Highway 412



## HIGHLIGHTS

For Sale  
County: Henderson  
Type: Commercial  
Market: Lexington, TN

## CONTACT

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

- 14.35 acres of land available in Lexington, TN for development
  - 11 lots for sale
  - Resedential housing of sites 3, 4, 7, & 8
- Ample frontage available with residential housing located behind sites
  - VPD:18,969
- Major Retailers less 1 mile from site
  - Retailers: Walmart Supercenter, Autozone, Dollar General, McDonalds
- Sites are located less than half a mile from 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
- Approximately 2.5 miles from Henderson County Communtiy Hospital
  - 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	3,706	12,068	8,046
Daytime Population	6,250	14,745	12,316
Households	1,533	4,917	3,338
Median Household Income (\$)	41,254	44,441	41,041
Average Age	39	39	39

## RETAILERS INCLUDE



# Highway 412 West

Highway 412 West, Lexington, TN 38351  
Henderson County | Highway 412



Retailer in Area Lexington Medical Center

- 1 Available
- 2 Available
- 3 Available
- 4 Available
- 5 Available

- 6 Available
- 7 Available
- 8 Available
- 9 Available
- 10 Available
- 11 Available