

OPPORTUNITY

- Excellent visibility from Winchester Road (40,834 VPD) and Hwy 385 (70,787 VPD)
- Current tenants include Verizon, H&R Block, Domino's Pizza, Citizen's Bank, Polo Wine & Liquor and Red Wing Shoes
- Close proximity to several major retailers

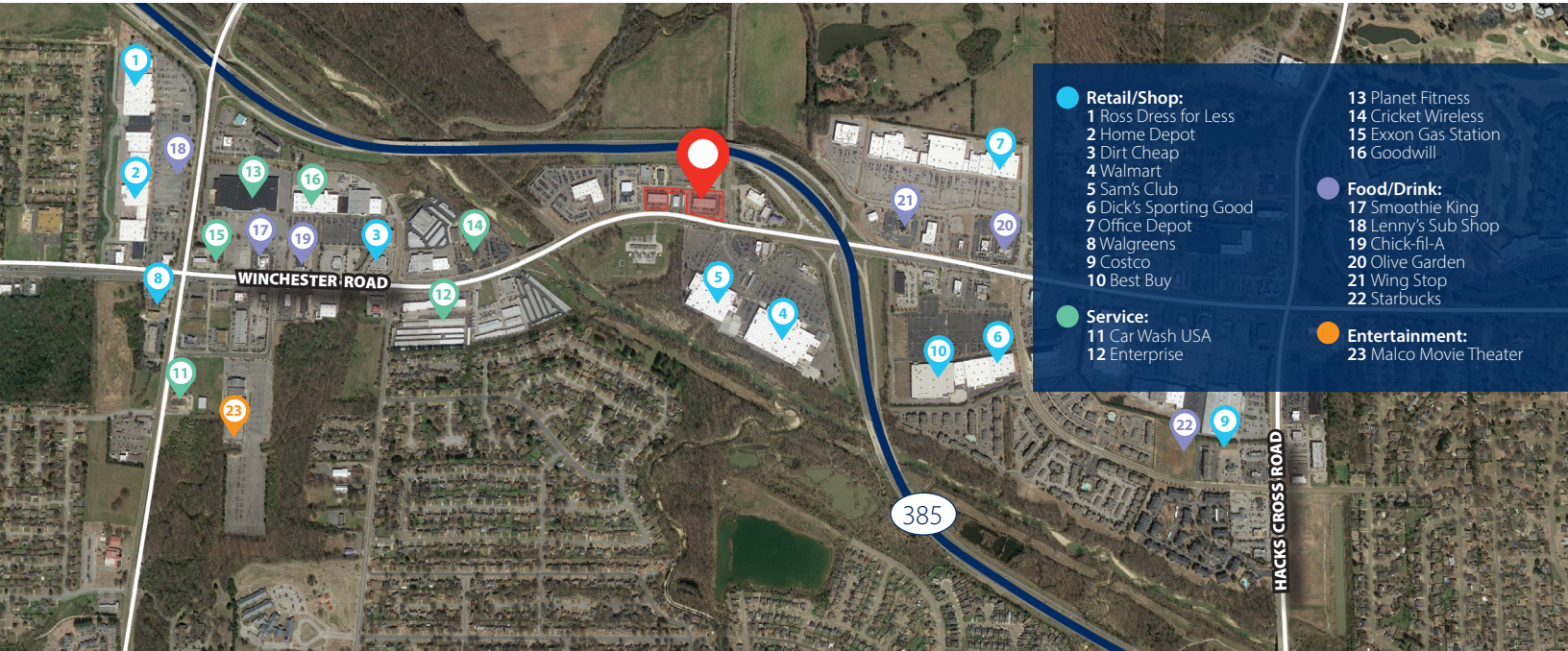
DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	6,412	87,083	175,003
Households	2,433	33,672	67,052
Average Income	\$53,851	\$50,990	\$57,682

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- **Retail/Shop:**
 - 1 Ross Dress for Less
 - 2 Home Depot
 - 3 Dirt Cheap
 - 4 Walmart
 - 5 Sam's Club
 - 6 Dick's Sporting Good
 - 7 Office Depot
 - 8 Walgreens
 - 9 Costco
 - 10 Best Buy
- **Food/Drink:**
 - 13 Planet Fitness
 - 14 Cricket Wireless
 - 15 Exxon Gas Station
 - 16 Goodwill
 - 17 Smoothie King
 - 18 Lenny's Sub Shop
 - 19 Chick-fil-A
 - 20 Olive Garden
 - 21 Wing Stop
 - 22 Starbucks
- **Service:**
 - 11 Car Wash USA
 - 12 Enterprise
- **Entertainment:**
 - 23 Malco Movie Theater

SITE PLAN

7444

101	103	104	105	106	107	108	109
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7464

101	102	103	104	105	106	VACANT	108	109
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7444 WINCHESTER RD

SUITE	TENANT	SIZE (SF)
101	Tobacco Superstore	1,765
103	Metro PCS	1,330
104	Regional Finance	1,330
105	Citizen's Savings Bank & Trust Company	1,410
106	TN National Guard	1,330
107	Ace Cash Express	1,330
108	Square One Staffing	1,330
109	Polo Wine & Liquor	1,435

7464 WINCHESTER RD

SUITE	TENANT	SIZE (SF)
101	Domino's Pizza	1,575
102	Red Wing Shoes	1,875
103	Game X Change	2,070
104	UBreakIFix	1,500
105	YNS Beauty Place	1,500
106	H&R Block	1,500
107	AVAILABLE	1,500
108	Quality Jewelry & Jewelry Repair	1,500
109	Verizon Wireless	2,700



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