



Retail Property For Sale

6866 S. YORK HIGHWAY | 6866 S. York Highway, Clarkrange, TN 38553



OFFERING SUMMARY

Sale Price:	\$299,000
Building Size:	9,270 SF
Lot Size:	0.83 Acres
Price / SF:	\$32.25
Year Built:	2006
Zoning:	Commercial

PROPERTY OVERVIEW

9,270 SF of Retail space located in Clarkrange, TN, a rural town between Cookeville and Jamestown, TN, only 10 miles North of I-40, the site has convenient interstate access to Nashville and the Tennessee/Kentucky border. Building sits in a growing market surrounded by retail shops, financial institutions, and restaurants.

PROPERTY HIGHLIGHTS

- Turn Key Retail Store
- Well positioned in a growing market

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	44	1,191	4,766
Total Population	113	2,999	12,017
Average HH Income	\$36,880	\$39,268	\$41,179

CRAIG HUGHES

931.284.9098

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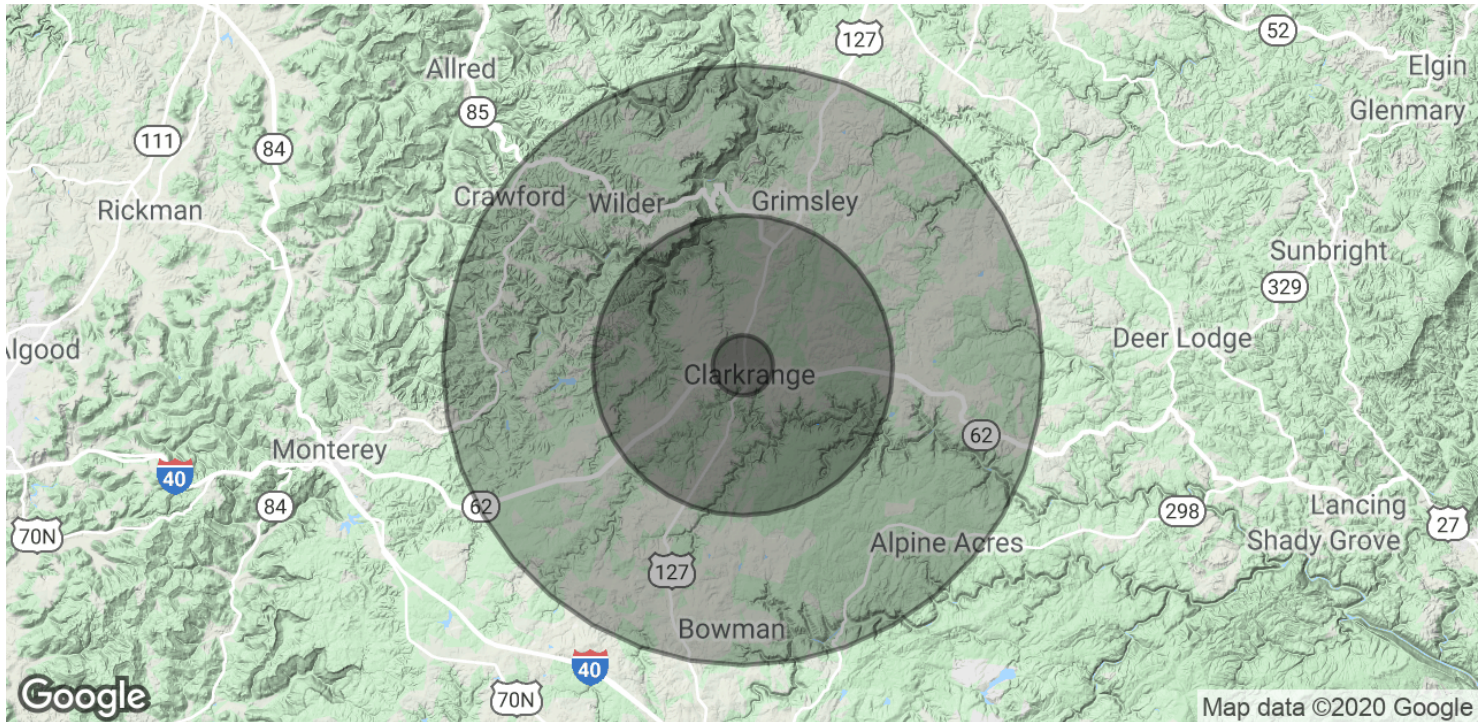
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	113	2,999	12,017
Median age	40.1	40.5	40.7
Median age (Male)	41.5	41.6	41.6
Median age (Female)	39.6	39.8	40.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	44	1,191	4,766
# of persons per HH	2.6	2.5	2.5
Average HH income	\$36,880	\$39,268	\$41,179
Average house value		\$88,550	\$91,493

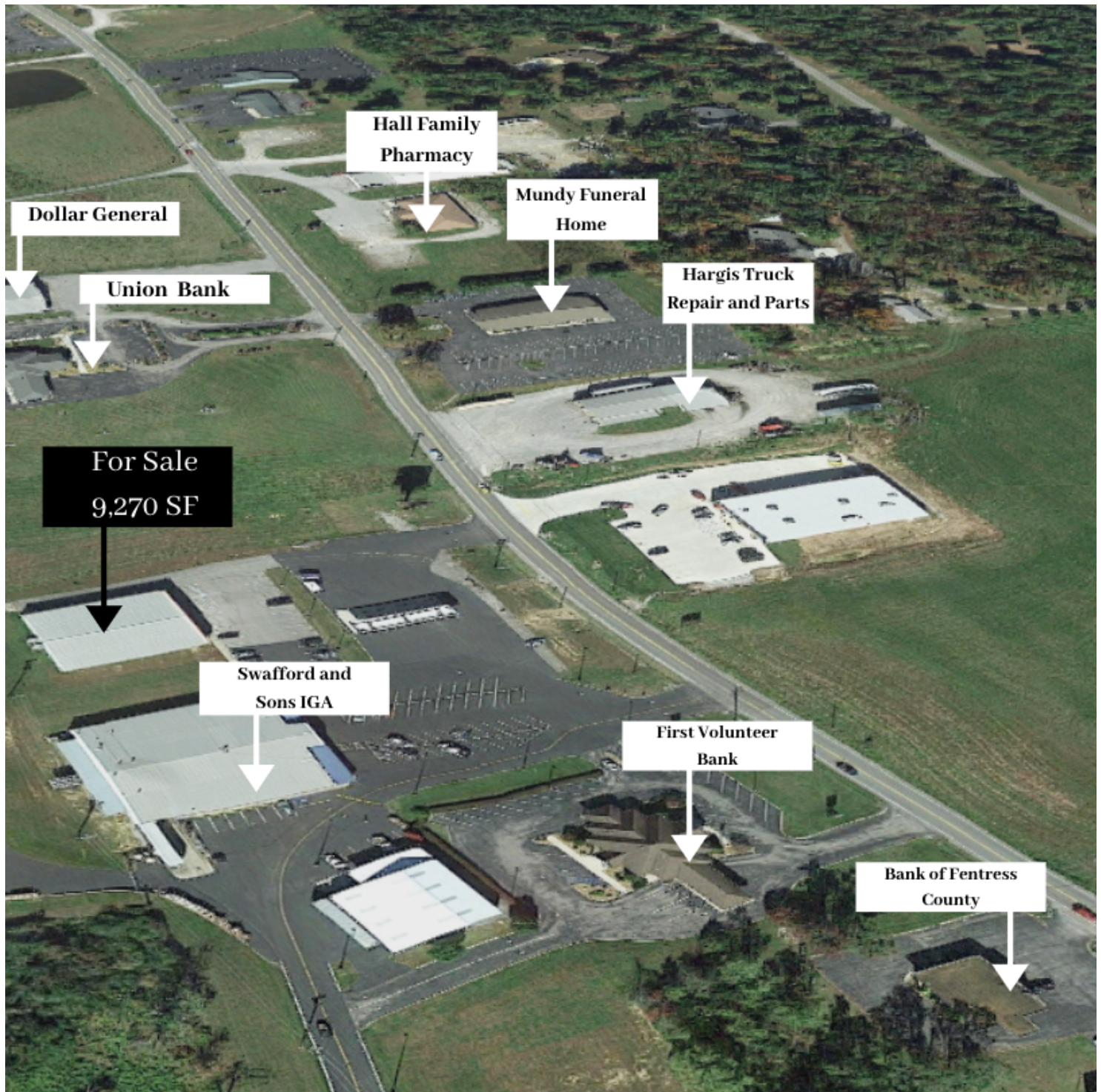
* Demographic data derived from 2010 US Census

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