

# FOR SALE

105 NORTH HIGH  
WINCHESTER | TN 37398

DOWNTOWN  
WINCHESTER:

A TENNESSEE  
MAIN STREET COMMUNITY!

17,330 SF on 0.29 acres in the  
Heart of Winchester, Tennessee



**Colliers International**  
615 3rd Avenue S | Suite 500  
Nashville, TN 37210  
P: +1 615 850 2700

**Drew Wagner**  
Associate  
+1 615 850 3221  
drew.wagner@colliers.com

**David Atchison**  
Vice President Retail Services  
+1 615 850 2744  
david.atchison@colliers.com





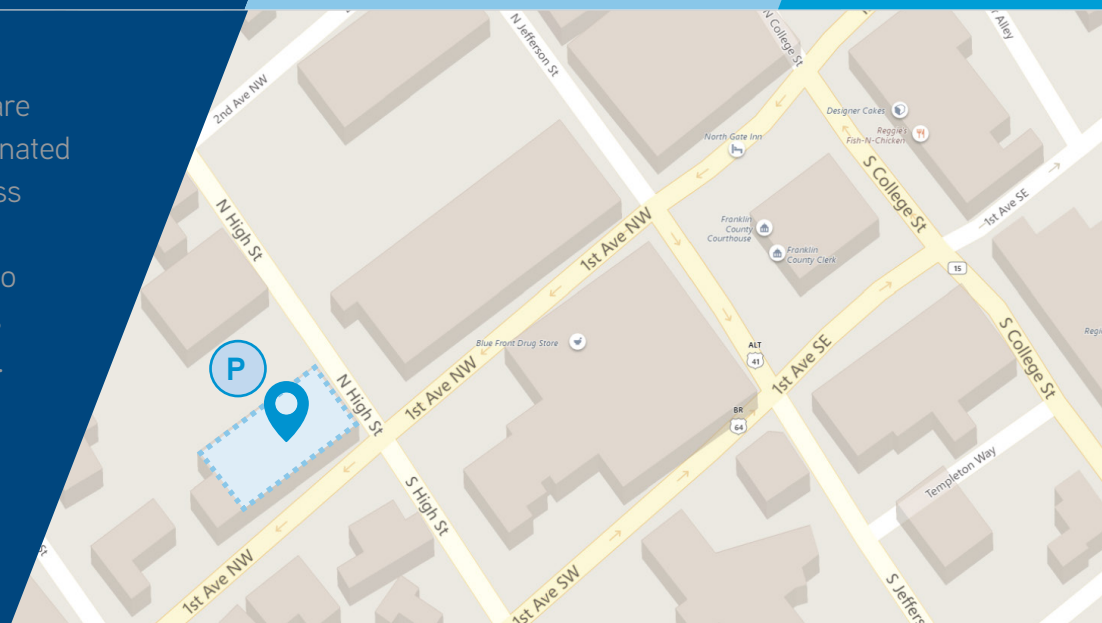
## Garage Doors for loading and unloading

Public parking lot adjacent to the  
building and street parking

17,330  
SF BUILDING

Located in Winchester, county seat of Franklin County, on the town square which has been undergoing a revitalization program and has been designated as a Tennessee Main Street Community. Daytime population is in excess of 1,800 within a 1-mile radius and 10,900 within a 5-mile radius. The annual retail sales are estimated to be \$328M within a 15-minute drive to downtown. Winchester is in close proximity to Tims Ford Lake and has 2,500+ summer and weekend homes making this a vacation destination.

The largest employers for Franklin County consist of:  
Nissan, Yates Services, Tepro, Inc. and Baxter Enterprises.







## PROPERTY SPECIFICATIONS

Parcel ID	065N U 018.00
Building Size	±17,330 SF
Acerage	0.29
Parking	Parking lot adjacent to building and street
# Floors	2
Building Age	1900
Zoning	Commercial

\$ 850,000



## LOCAL ATTRACTIONS

- Harvey's Garden
- Jack Daniel Distillery
- Old Jail Museum
- George Dickel Distillery
- Cowan Railroad Museum
- University of the South - Sewanee
- Prichard's Distillery
- Tims Ford Blueway
- Winchester Speedway
- Oldham Theater
- Downtown Winchester





Old Jail Museum

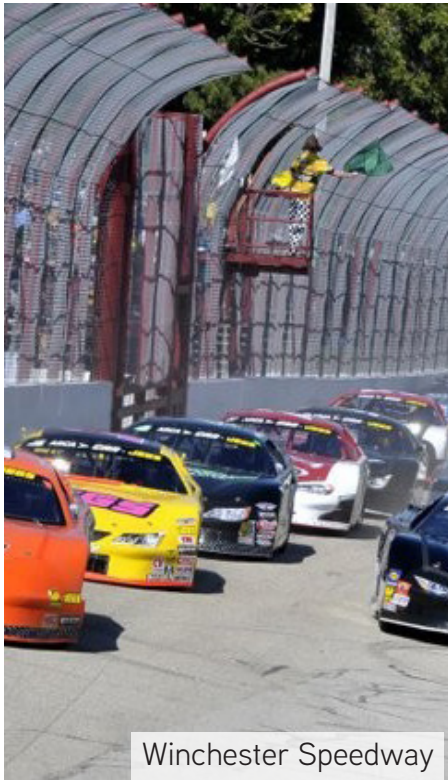


Cowan Railroad Museum



THE JACK DANIEL DISTILLERY  
LYNCHBURG, TENNESSEE  
HAS BEEN PLACED ON THE  
NATIONAL REGISTER OF  
HISTORIC PLACES  
BY THE UNITED STATES  
DEPARTMENT OF THE INTERIOR  
REGISTERED DISTILLERY NO. 1,1866

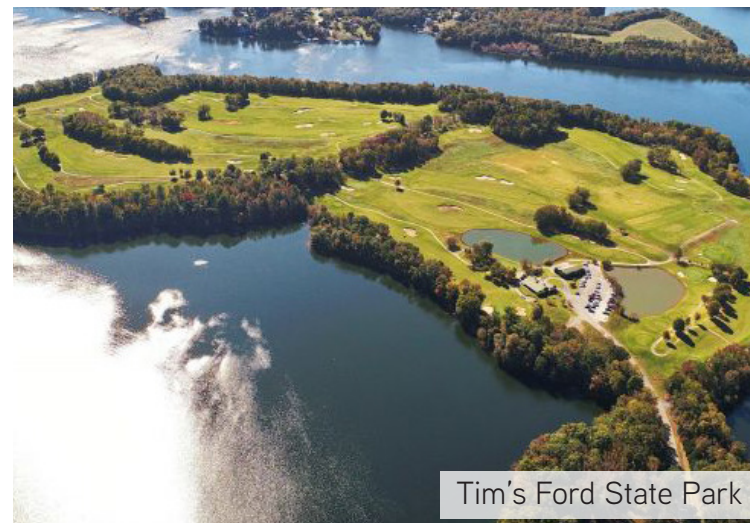
# FRANKLIN COUNTY - ATTRACTIONS



Winchester Speedway



Winchester Downtown



Tim's Ford State Park



Harvey's Garden



University of the South - Sewanee



OLDHAM  
OLDHAM  
PRINCE CASPIAN PG  
INDIANA JONES PG13





**Drew Wagner**  
Associate  
+1 615 850 3221  
drew.wagner@colliers.com

**David Atchison**  
Vice President Retail Services  
+1 615 850 2744  
david.atchison@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2017. All rights reserved.

**Colliers International**  
615 3rd Avenue South, Suite 500  
Nashville, TN 37210  
P: +1 615 850 2700

