

# Self-Storage & Residential Development Site



## FOR SALE

8418 Shelbyville Hwy  
College Grove, TN 37046

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## Key Features/Highlights

- > 44.3 acre tract that is approved for 90,710 SF of self-storage and approximately 6 homesites
- > Located within close proximity to I-840, The Hideaway at Arrington, and The Grove
- > The storage parcel can be purchased separately from the residential parcel
- > Closest storage competitor is over 3 miles from the subject property

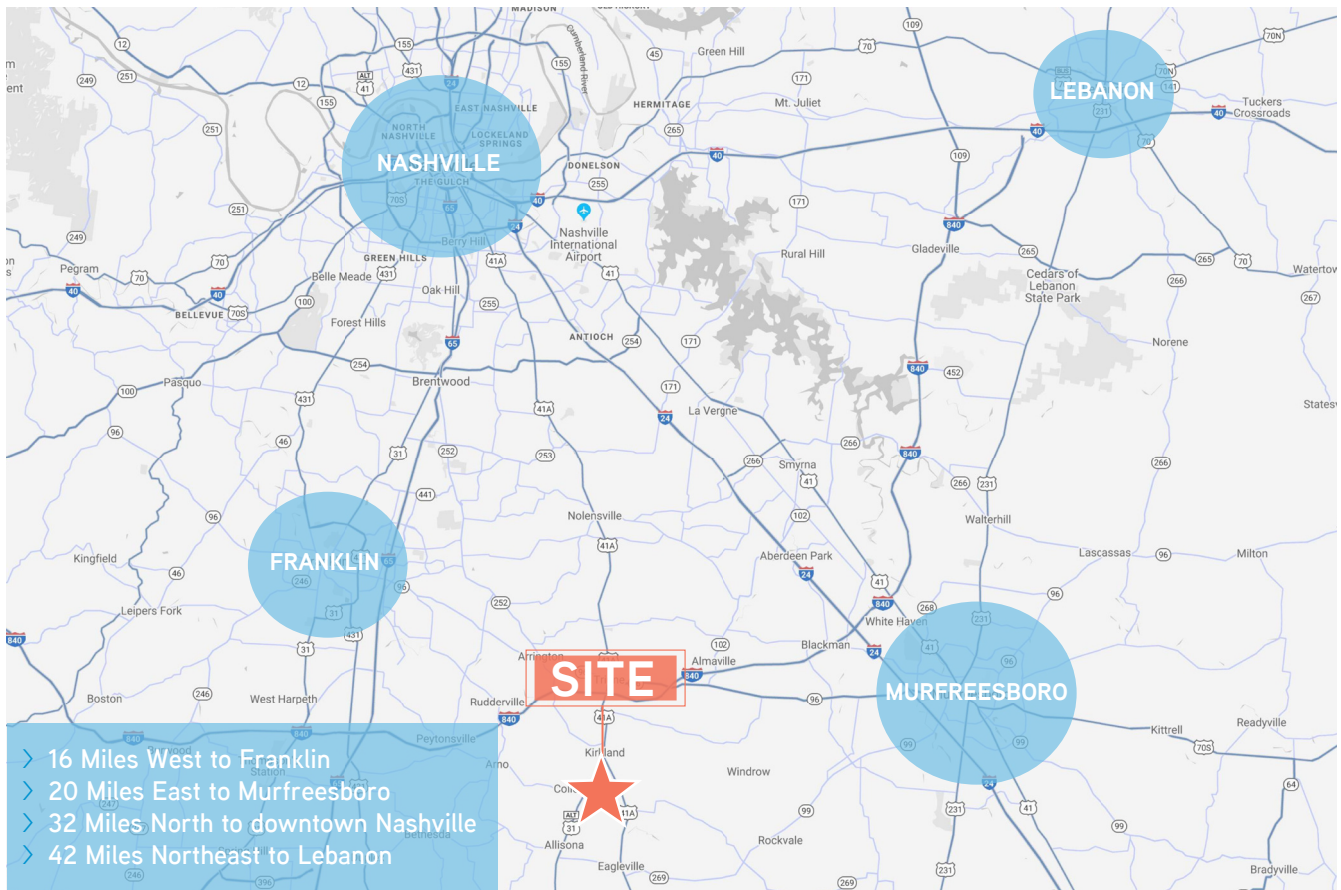


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## Demographics - 2019

	1 Mile	3 Miles	5 Miles
Population	295	2,064	7,181
2024 Projected Growth	352	2,461	8,525
Households	109	780	2,695
2024 Project Households	126	895	3,075

## Location Map



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