

AVAILABLE

104 1st AVENUE
NORTHWEST
WINCHESTER | TN 37398

DOWNTOWN
WINCHESTER:

A TENNESSEE
MAIN STREET COMMUNITY!

13,714 SF on 0.14 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



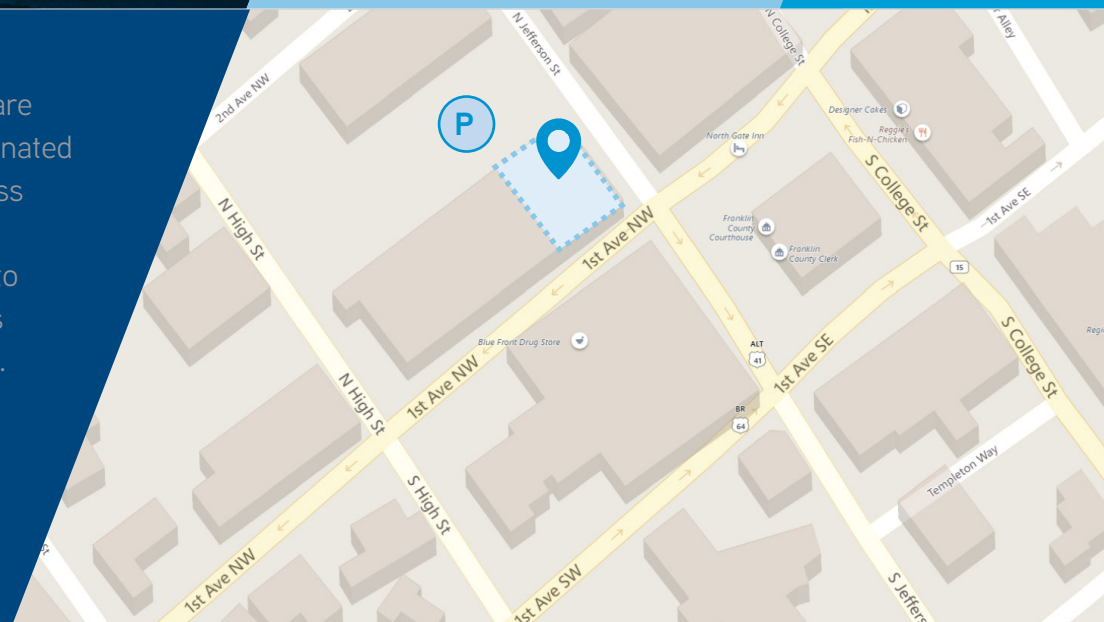
Located on the
Town Square with
parking in the back

±0.88 acre parking lot with ±90 spaces
and an automatic gate entrance

13,714
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 T 003.00

Building Size ±13,714 SF

Acerage 0.14

Parking Parking lot behind building

Floors 2

Building Age 1908

Zoning Commercial

Price: Contact Agent



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

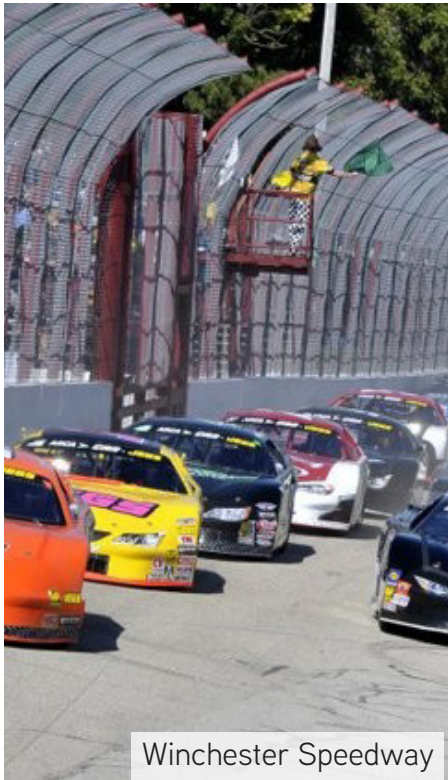


Cowan Railroad Museum



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

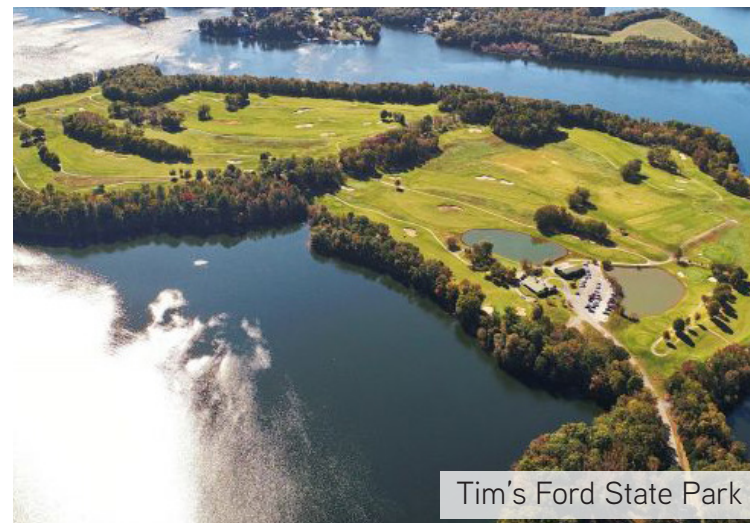
FRANKLIN COUNTY - ATTRACTIONS



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



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Nashville, TN 37210
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