

FOR SALE

44 South Jefferson St.
WINCHESTER | TN 37398

On the National
Register of
Historic Places!

26,384 SF on 0.3 acres in the
Heart of Winchester, Tennessee



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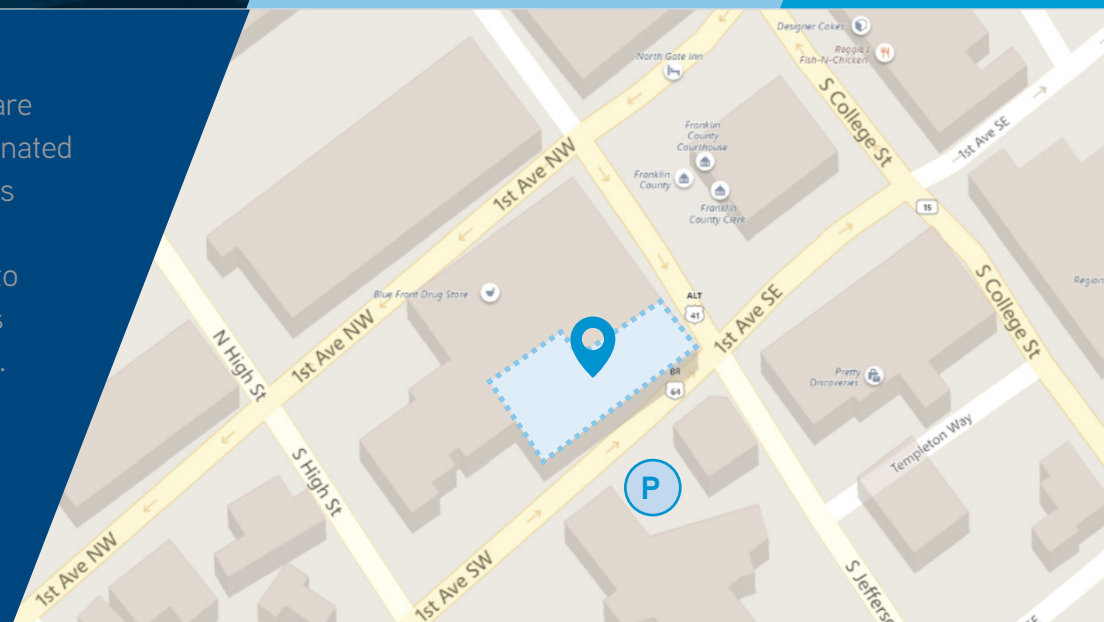
Located on the Town Square across from the Franklin County Court House

Public parking lot across the
street on 1st Avenue SW

26,384
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 MainStreet 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, Tepron, Inc. and Baxter Enterprises.





PROPERTY SPECIFICATIONS

Parcel ID	065N S 001.00
Building Size	±26,384 SF
Acerage	0.3
Parking	Public Parking Lot Across Street
# Floors	3 - Front, 2-Back
Building Age	1900
Zoning	Commercial

\$1,975,000



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

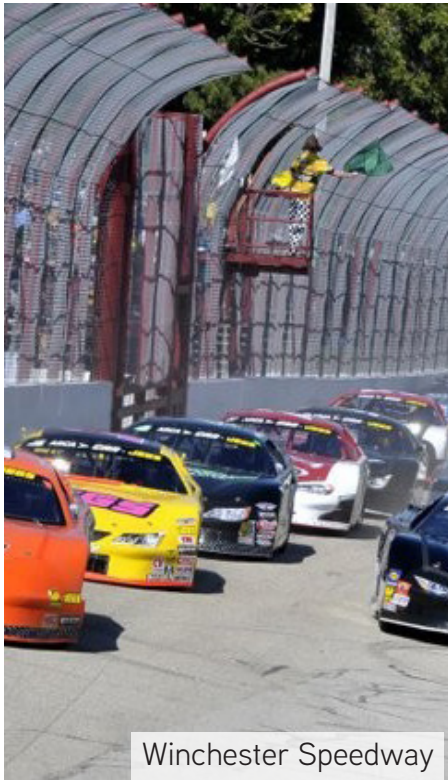


Cowan Railroad Museum



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

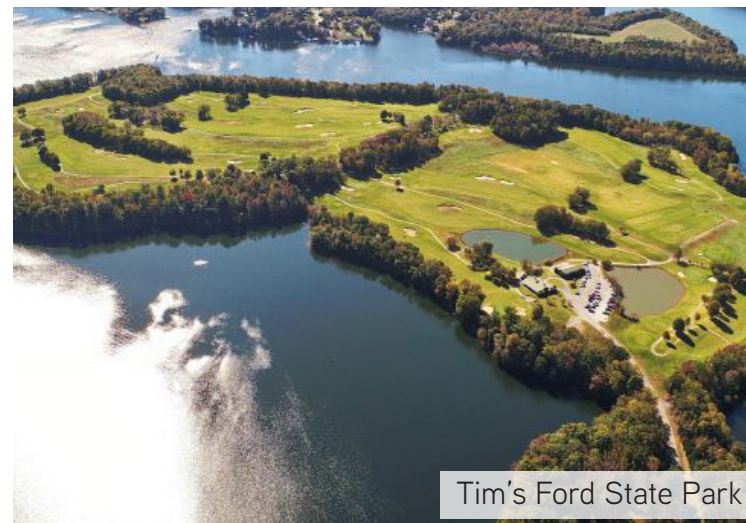
FRANKLIN COUNTY - ATTRACTIONS



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



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