FOR SALE OR LEASE

146.63 ACRES AVAILABLE

00 NORMANDY ROAD, TULLAHOMA, TN

DEVELOPMENT OPPORTUNITY

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

PROPERTY OVERVIEW

HIGHLIGHTS

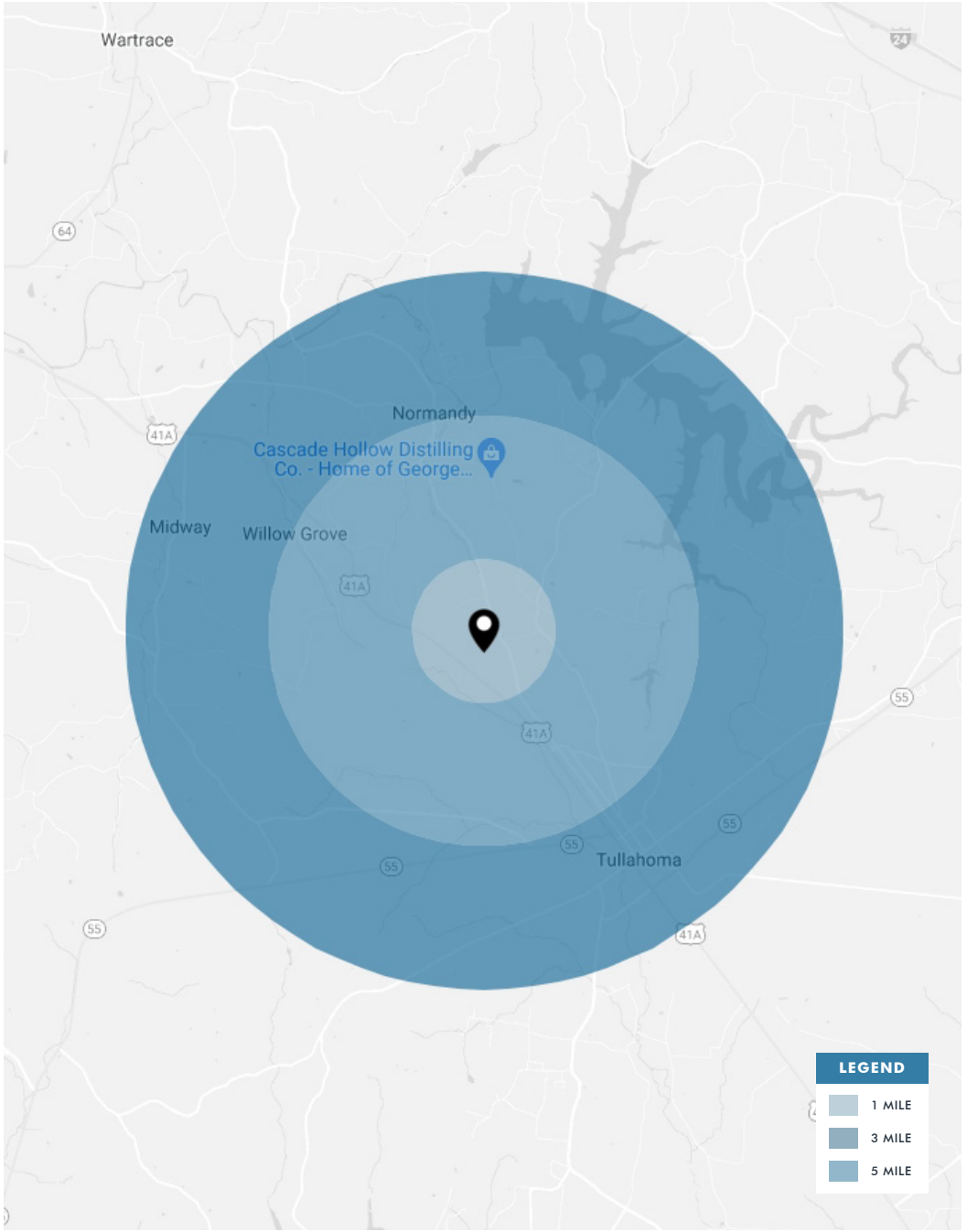
- Owner financing available
- Development opportunity for subdivision or multi-family
- City water, city sewer, high-speed fiber optics, and natural gas available at the road
- Less than 2 minutes to Kroger, Publix, Walmart, Vanderbilt Tullahoma-Harton Hospital, Tullahoma Airport, restaurants, and shopping

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	438	6,387	21,354
HOUSEHOLDS	171	2,597	8,793
DAYTIME EMPLOYEES	363	5,358	17,408
AVERAGE HH INCOME	$71,450	$80,166	$68,470

TRAFFIC COUNTS

N JACKSON STREET	22,337 AADT
NORMANDY ROAD	3,018 AADT



CONTACT AGENT

MOLLY MARCUM
ASSOCIATE
mollymarcum@katzretail.com
(615) 241-8382

KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS
katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 06.30.21