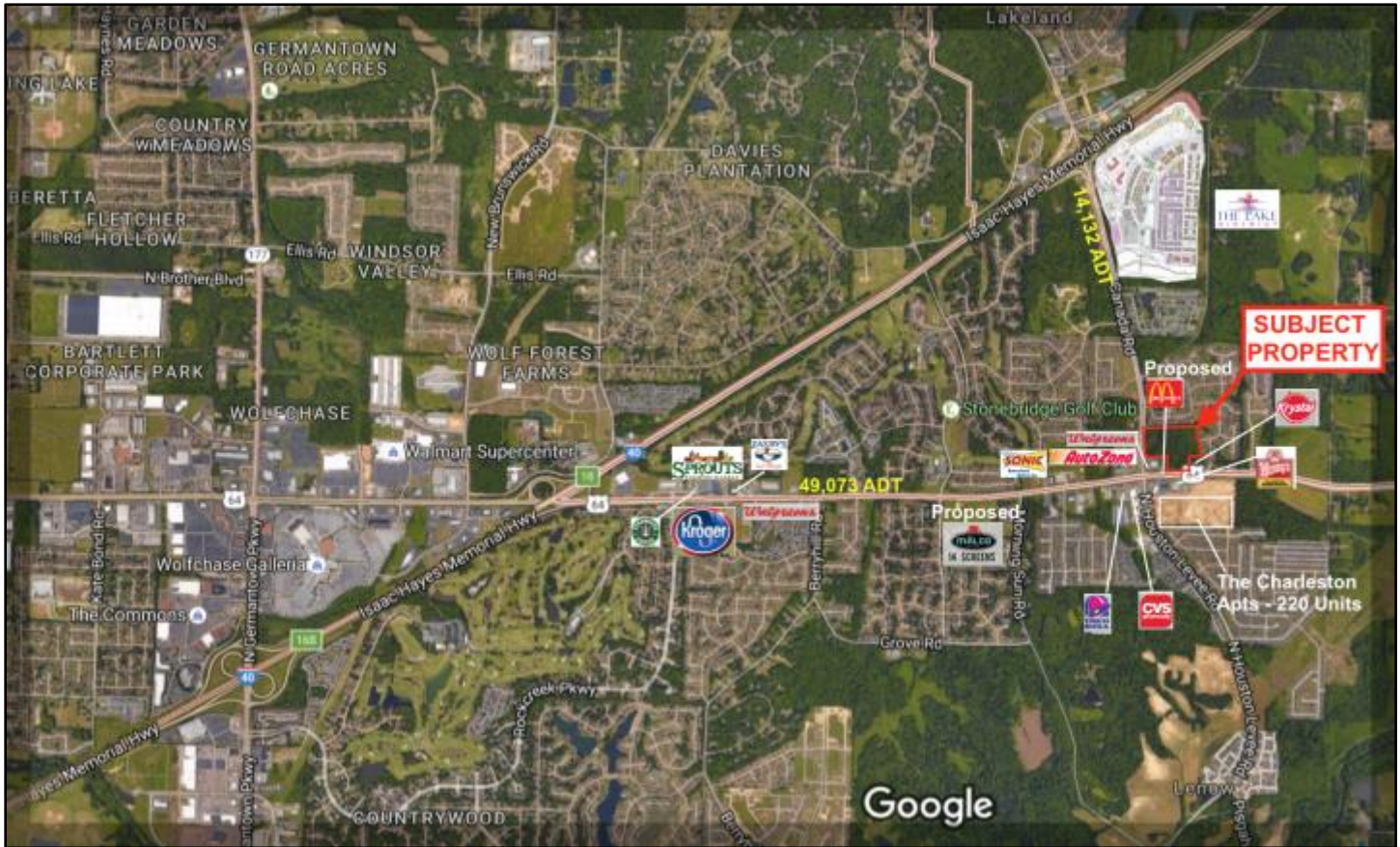


PRIME COMMERCIAL DEVELOPMENT SITE

NE Corner of Highway 64 & Canada Rd

Lakeland, TN

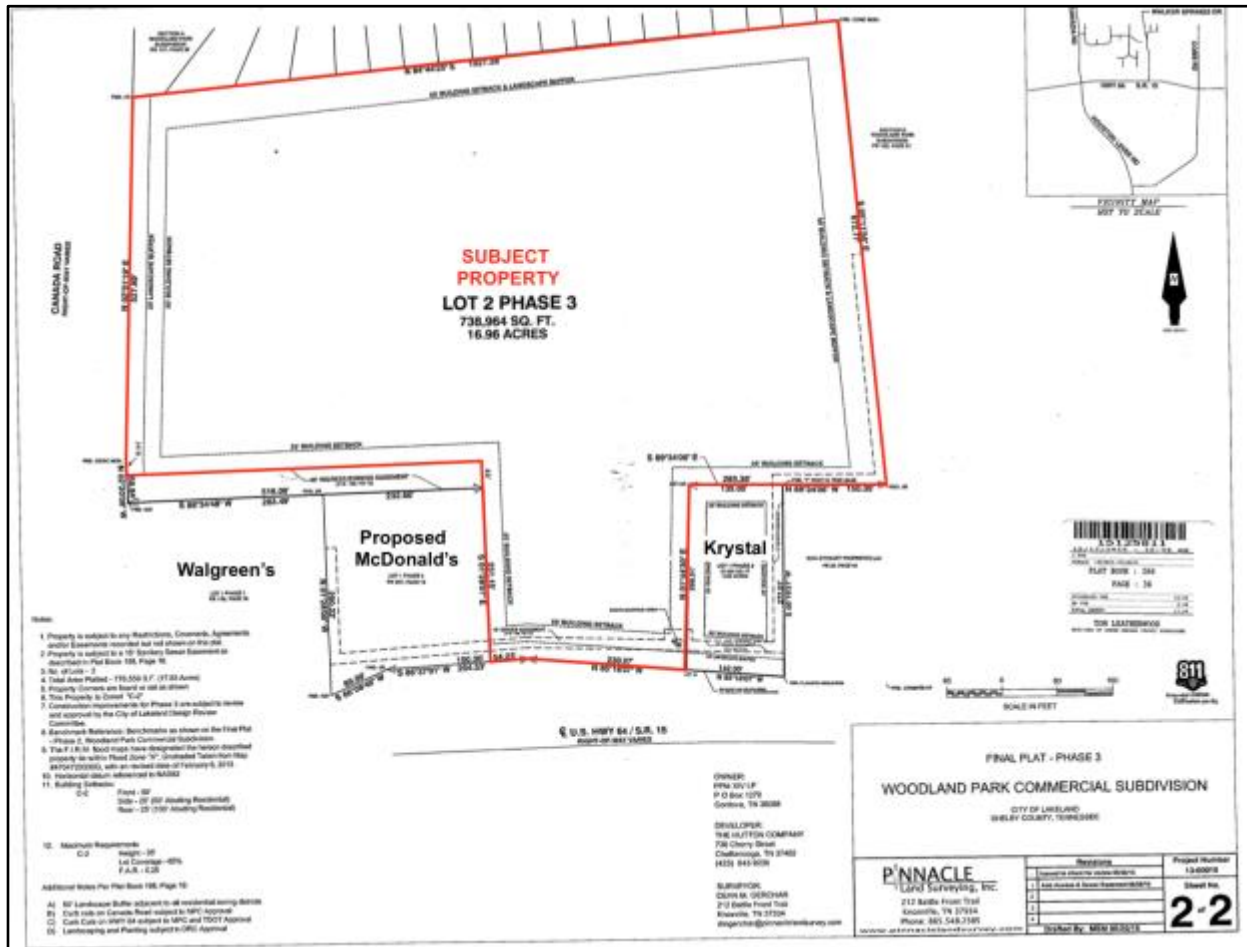
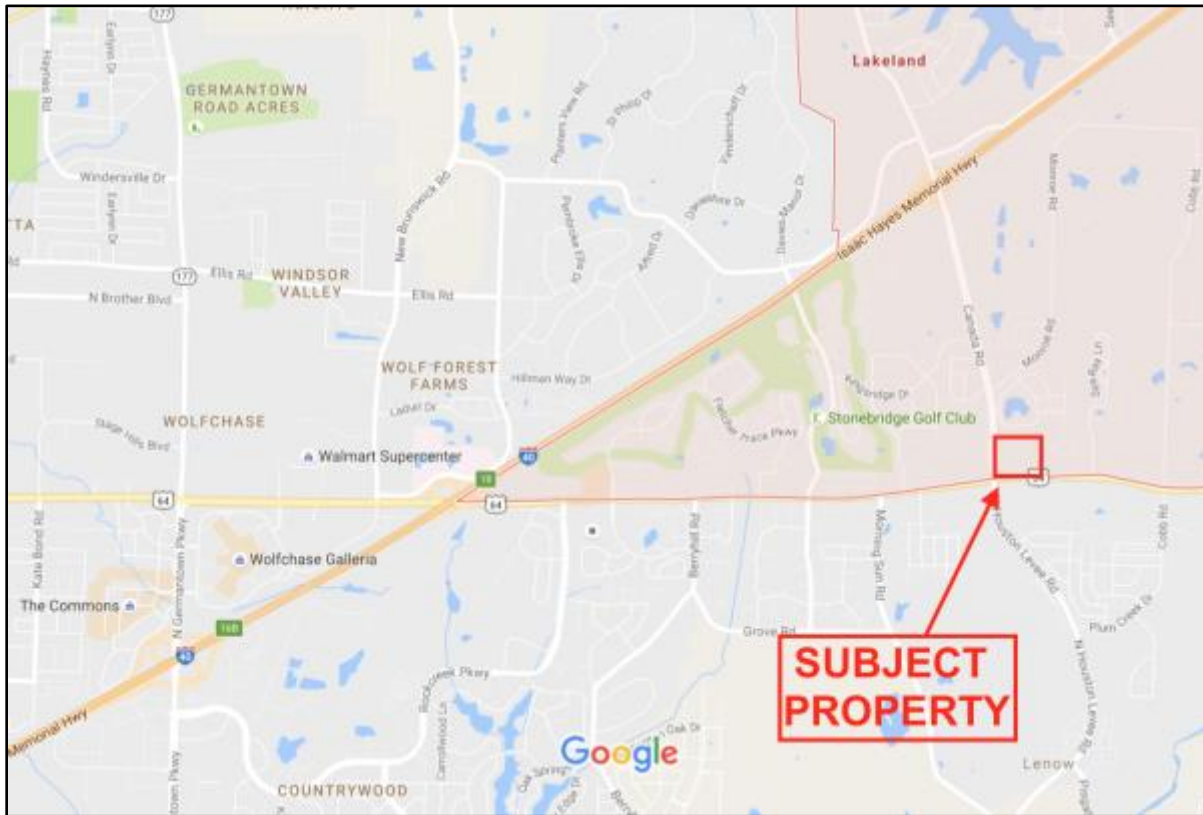


LOCATION	Located at the Northeast corner of US Highway 64 and Canada Rd, surrounding Walgreens.	
SITE AREA	This corner contains approximately 285' +/- of frontage on Highway 64, 547' +/- on Canada Rd and a total of 16.96 acres of land available for commercial development.	
ZONING	C-2, General Business.	
SALES PRICE:	\$3.72/sf, \$2,750,000.00	
TRAFFIC COUNTS (2015 ADT)	Highway 64 between Canada Rd & I-40	49,073
	Canada Rd between Highway 64 & I-40	14,132



2016 Demographics	1-Mile	3-Mile	5-Mile
Population	7,198	35,895	81,293
Avg HH Income	\$91,753	\$97,664	\$91,767
Households	2,771	13,353	30,830

CONTACT INFORMATION: Charlie Oates/Office 901-763-2050/Cell 901-484-0418



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