

# GROUND LEASE OR BUILD TO SUIT | 1.5 ACRES

Mineral Wells Ave., Paris, TN 38242

This high-profile retail site sits at the heart of the city's bustling retail hub. Just half a mile from the multi-million-dollar Paris Crossing development, this property boasts excellent visibility and high daily traffic counts. Surrounded by a dynamic mix of national chain restaurants, fast food outlets, shopping centers, medical offices, hotels, and churches—all within a one-mile radius—this is a premier opportunity to position your business in a thriving commercial area.

## KEY HIGHLIGHTS

- Traffic Count: 17,957
- Located off of US Hwy 77
- Avg. HH income \$55,148
- Shadow Anchored by Walmart, Starbucks, Lowes and many other national retailers.

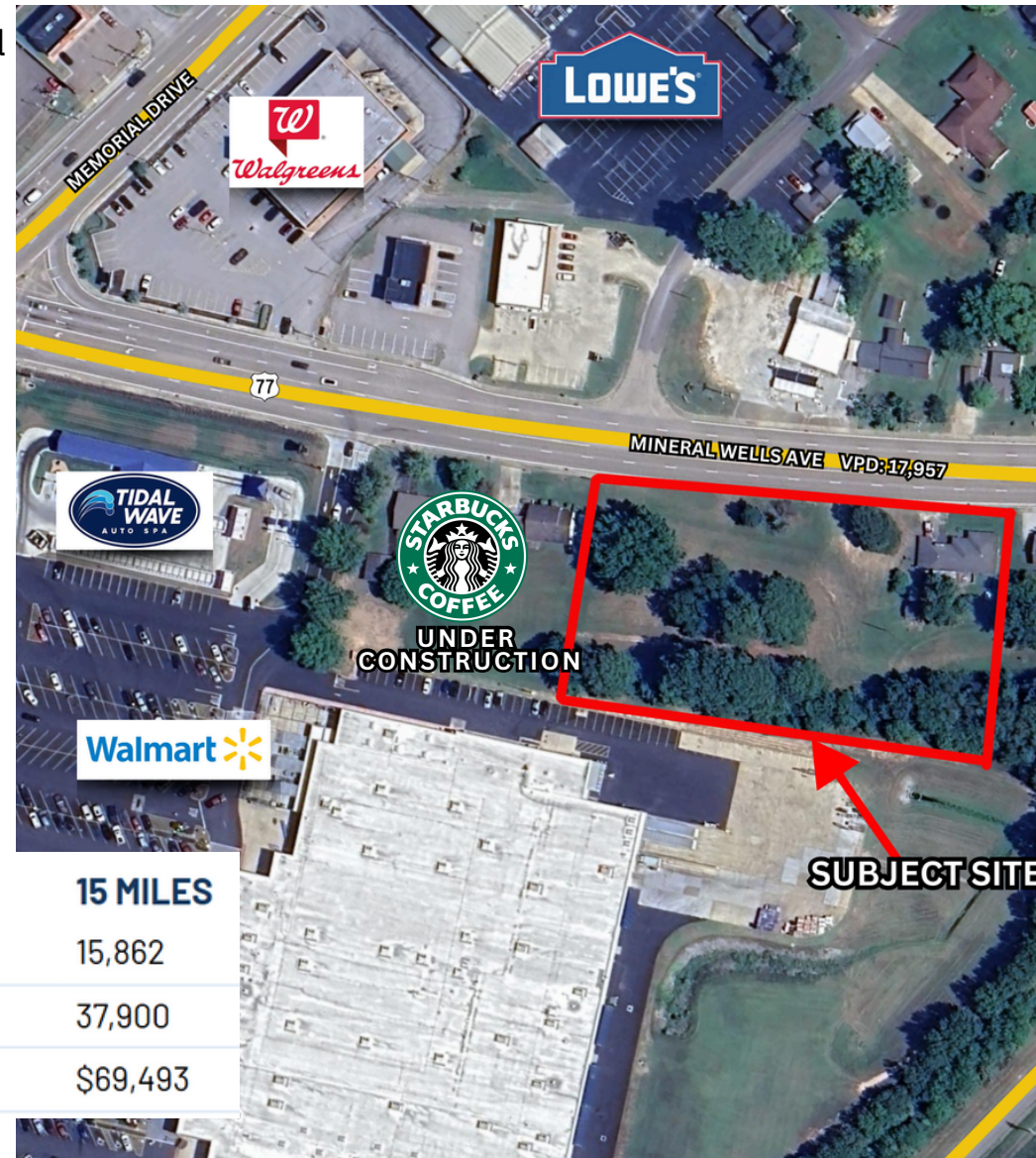
## OFFERING SUMMARY

- Build to Suit or Ground Lease
- SF: 2,000 - 10,000 SF
- Zoning: PB (Planned Business)

## DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
Total Households	7,129	10,296	15,862
Total Population	16,692	24,370	37,900
Average HH Income	\$65,986	\$68,274	\$69,493

\* Demographic data derived from 2020 ACS - US Census



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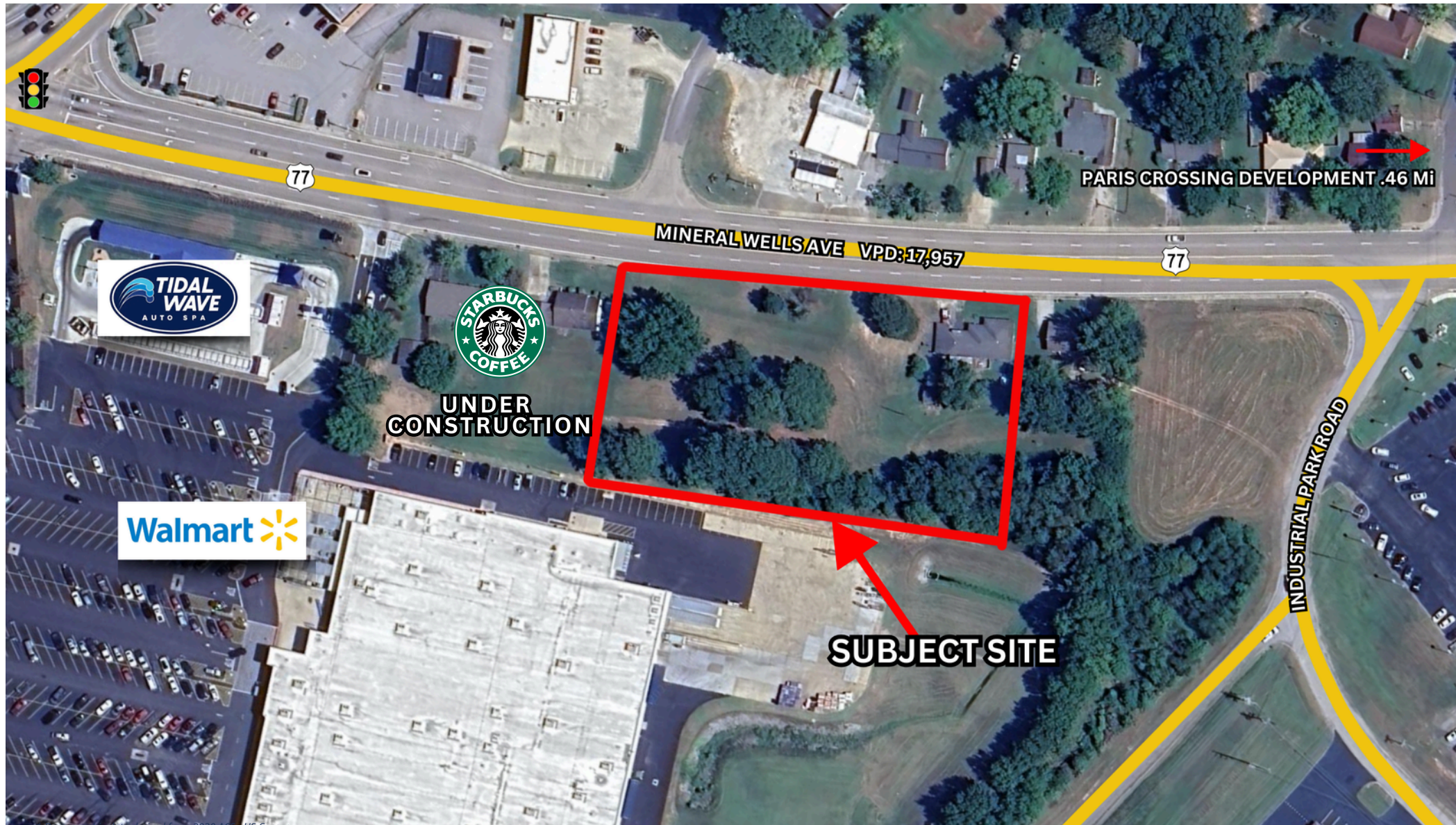
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INVESTMENTS | MANAGEMENT | BROKERAGE | DEVELOPMENT

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