



**BUCHANAN
REALTY
GROUP**

INVESTMENTS | MANAGEMENT | BROKERAGE | DEVELOPMENT

Forked River Commons

Build to Suit or Ground Lease

1.8 ACRES

Spaces Available

2,000 sq ft - 10,000 sq ft

Zone : Commercial

Property Highlights

- Lease Rate : Negotiable
- Traffic Count: 37,290
- Located off of Hwy 51
- Highly visible location
- Hard corner red light



8699 US HWY 51 North
Millington, TN 38053

High profile retail space! Located on the corner of HWY 51 in Millington, TN, at a hard red light intersection. High daily traffic counts. Several chain restaurants, fast food locations, shopping centers, medical offices, and churches within a mile of the site.

SCAN
ME



SITE PLAN

8699 US HWY 51 North, Millington, TN 38053

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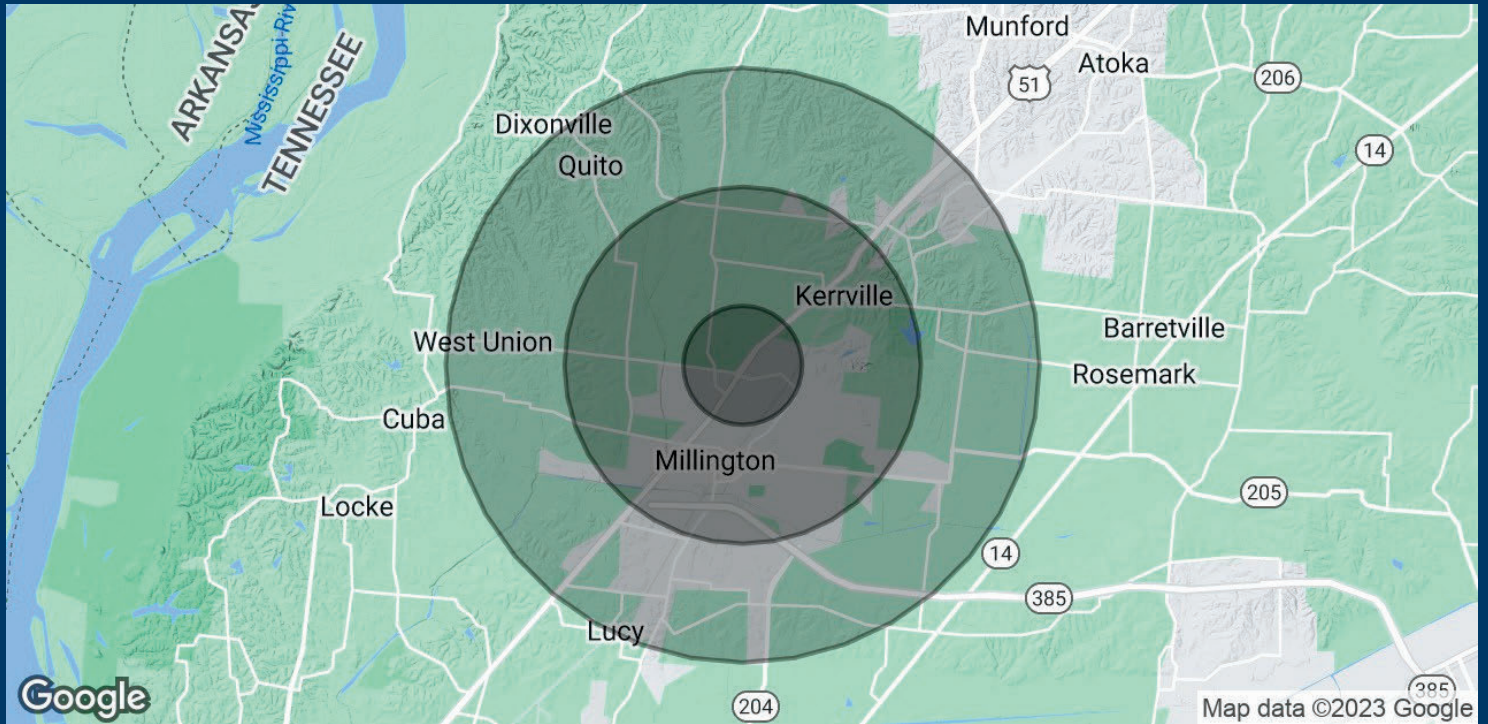
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	930	8,869	19,751
Average Age	54.0	43.1	41.7
Average Age (Male)	45.3	35.4	36.7
Average Age (Female)	54.6	46.0	43.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	528	4,140	8,213
# of Persons per HH	1.8	2.1	2.4
Average HH Income	\$54,365	\$60,041	\$66,372
Average House Value	\$139,341	\$107,234	\$131,437

* Demographic data derived from 2020 ACS - US Census



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NOTES:
