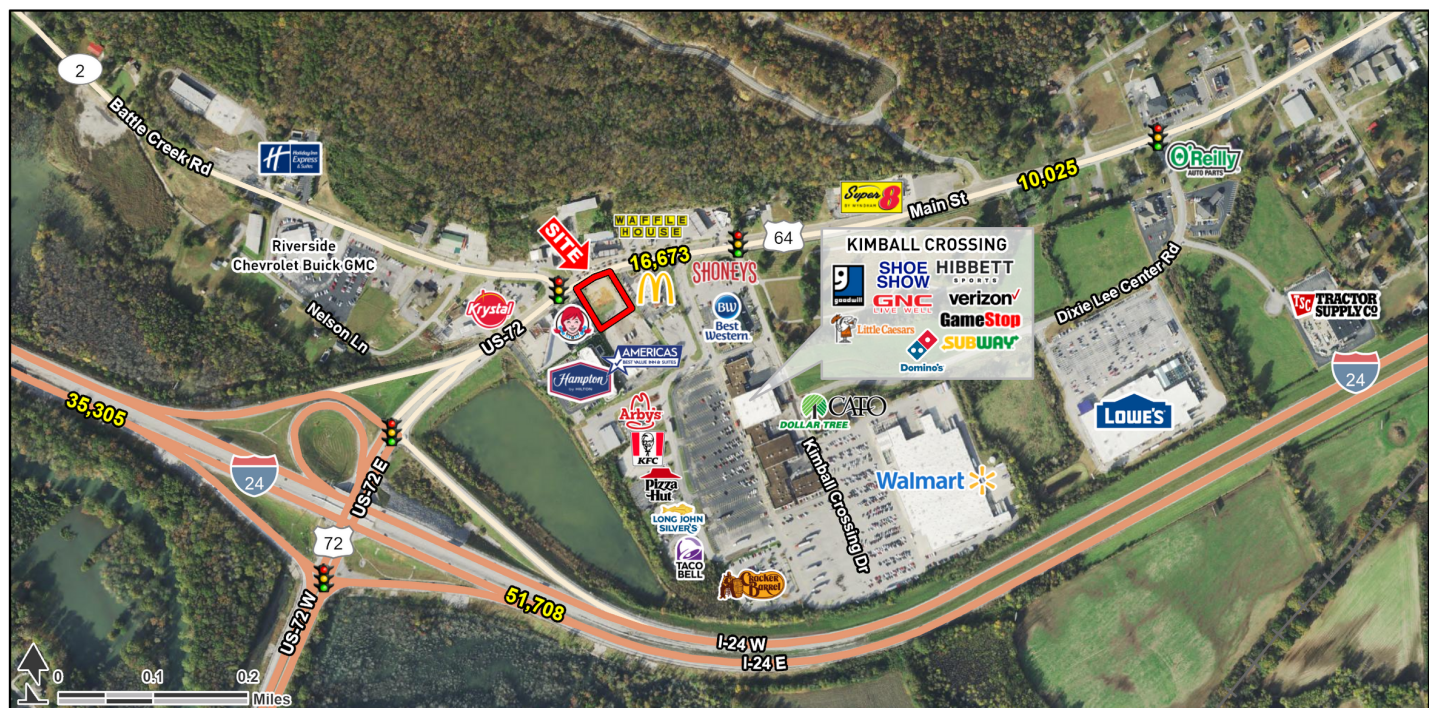


# MAIN STREET OUTLOT OPPORTUNITY

130 Main Street, Kimball, TN 37347

## EXECUTIVE SUMMARY



## LOCATION OVERVIEW

New Development Opportunity

## PROPERTY HIGHLIGHTS

- NNN Lease Opportunity
- Up to 2,000 SF available adjacent to proposed Dunkin'
- Excellent visibility from Main Street to over 17,000 vehicles per day.
- Located near the national retailers Lowe's and Walmart and numerous restaurants (Arby's, Cracker Barrel, Krystal, McDonald's, Taco Bell and Wendy's).
- The Town of Kimball is located off of Exit 152 on I-24 in the Southeast corner of Tennessee. The area is approximately 25 miles west of Chattanooga, and it serves as a popular interstate stop for travelers. The Main Street commercial corridor is home to numerous national restaurants and retailers, and it has become a retail hub for several communities in Southeast Tennessee and Northeast Alabama.
- Traffic Count: 17,097 AADT (Main St.)

## DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Population	4,062	10,363	15,724
Households	1,725	4,234	6,449
Avg HH Income (\$)	52,458	57,558	57,344



## EXCLUSIVE AGENT(S)

REECE LOVELL • reece.lovell@tscg.com • 615.259.0200

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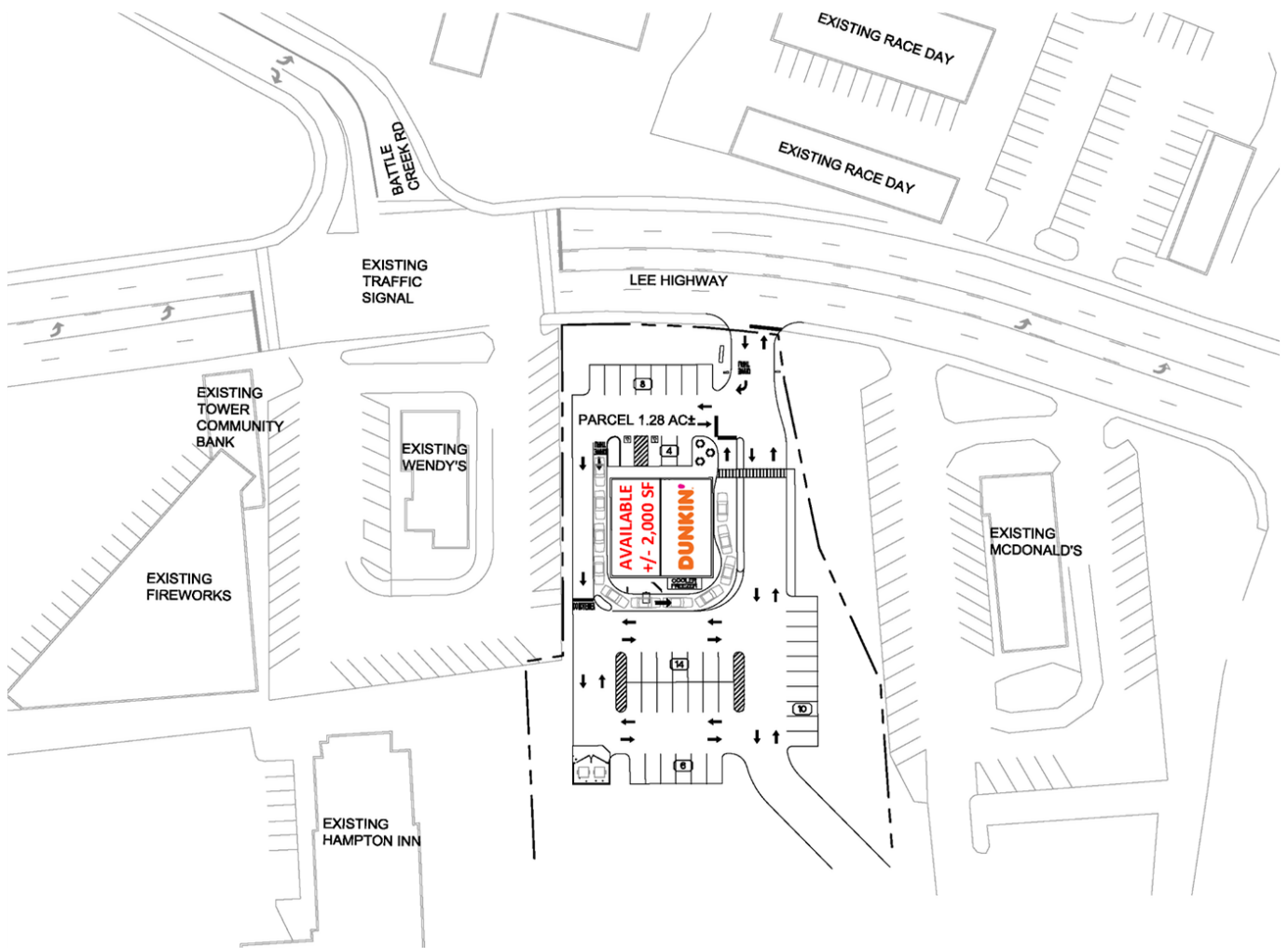


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## SITE PLAN

### POTENTIAL DEVELOPMENT PLAN



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