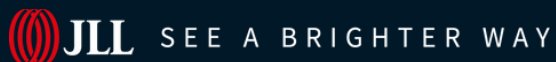


Available

N Ellington Parkway, Lewisburg, TN 37091



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Market Overview

Lewisburg, TN is the county seat of Marshall County, Tennessee. The city is approximately 50 miles south of Nashville and 52 miles north of Huntsville. Located only 7 miles east of Interstate 65, the city has a population of roughly 13,780 residents and a 2.4% annual growth rate. The subject site is conveniently located 0.3 miles from Walmart Supercenter and within 2 miles from Marshall County High School (815 students), West Hills Elementary School (633 students), and Oak Grove Elementary School (475 students).

Property Overview & Demographics

- Multiple outparcels for sale, lease, or build to suit
- Parcel sizes range from 0.6 AC to 2 AC (demisable)
- Over 17,000 vehicles per day along N Ellington Pkwy
- Surrounded by notable retailers including Walmart, Zaxby’s, Tidal Wave Car Wash, Dollar General, AutoZone, and Walgreens
- Potential uses: QSR, casual diner, coffee, bank/financial institution, light medical, cellular, car wash etc.

	3 mile	5 miles	7 miles
2024 Estimated population	13,649	17,123	20,913
Estimated households	5,546	6,955	8,413
Est. Average HH income	\$72,524	\$76,419	\$80,489
2024 Daytime population	17,535	20,129	22,531

Grocery Anchored Development - Conceptual Site Plan

