



West Lane Street Shelbyville, TN

 **JLL** SEE A BRIGHTER WAY

±1.5 AC
Parcel For Sale

West Lane St, Shelbyville, TN

Zoning	C2 - Highway Commercial
Size	1.5 Acres
Details	Prime 1.5-acre commercial parcel zoned C2-Highway Commercial for immediate retail development. Perfectly positioned in a dynamic mixed-use area, this site is ideal for a high-traffic restaurant, retail store, or gas station. This is a premier opportunity for an investor or owner-user to establish a highly visible presence in the Shelbyville market.

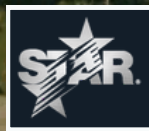


Corporate Neighbors

± 3 miles north



West Lane Street



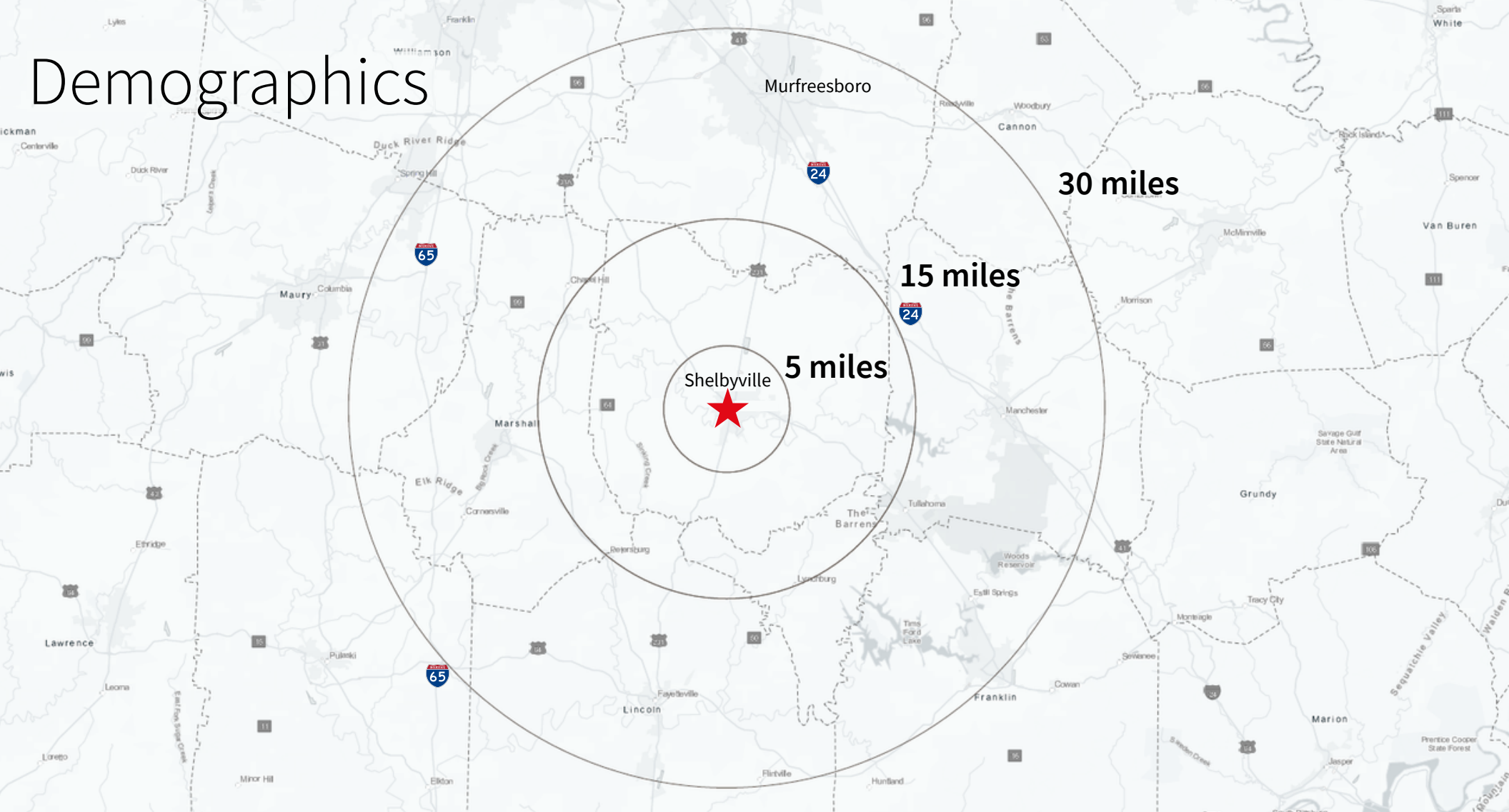
City District



Surrounding Retail

Dairy Queen	McDonald's	La Hacienda	Burger King	Firehouse Subs
Kroger	Wendy's	Earth Bar	Dominos	Jersey Mike's Subs
Chick Fil A	Taco Bell	Happy Times	KFC	Krystal
Walmart Supercenter	Happy Times	Pope's Cafe	Pizza Hut	Alphonso's Mexican Grill
Piggly Wiggly	Koffee Beanz	Ruth's Kitchen	Wingstop	DosBros Fresh Mexican

Demographics



West Lane St, Shelbyville, TN

5 miles

15 miles

30 miles

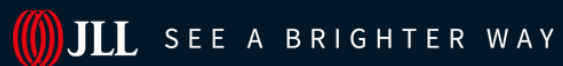
2025 Population	31,086	65,885	513,136
2025 - 2030 Population Rate increase	0.90%	1.02%	1.62%
2025 Median Age	35.9	39.5	38.1
2025 Average Household Income	\$76,540	\$87,493	\$103,068
2030 Average Household Income	\$84,417	\$96,749	\$114,118

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