±5 ACRES

FOR SALE

LIVING SPACES WAY CORDOVA, TN 38016



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PROPERTY INFORMATION

This +/- 5-acre parcel offers a rare commercial development opportunity in the heart of Cordova, TN, directly adjacent to the new 275,000 SF Living Spaces location. Zoned commercial, the site boasts exceptional frontage along I-40, delivering outstanding visibility and exposure to over 110,000 vehicles per day. The site sits within a thriving retail corridor, surrounded by over 2.75 million square feet of retail within one mile—including Wolfchase Mall, Target, Costco, Home Depot, Dick's Sporting Goods, Best Buy —along with 25 restaurants and 8 hotels in the immediate trade area. With established co-tenancy, dense surrounding demand drivers, and unmatched highway access, this site is ideally positioned for retail, hospitality, or mixed-use development.

HIGHLIGHTS

- ± 5 ACRES FOR SALE OR BUILD-TO-SUIT
- ±750 FT OF FRONTAGE ON I-40
- GREAT VISIBILITY/EXPOSURE TO OVER 110,000 VPD
- ADJACENT TO THE NEW LIVING SPACES (275K SF) LOCATION
- COMMERCIAL ZONING
- HIGH DENSITY SURROUNDING COMMERCIAL DEVELOPMENT
- CONTACT BROKER FOR MORE INFORMATION & PRICING

SITE PHOTOS

LIVING SPACES WAY | CORDOVA, TN

CLICK HERE FOR AERIAL TOUR OF 5-ACRE PARCEL





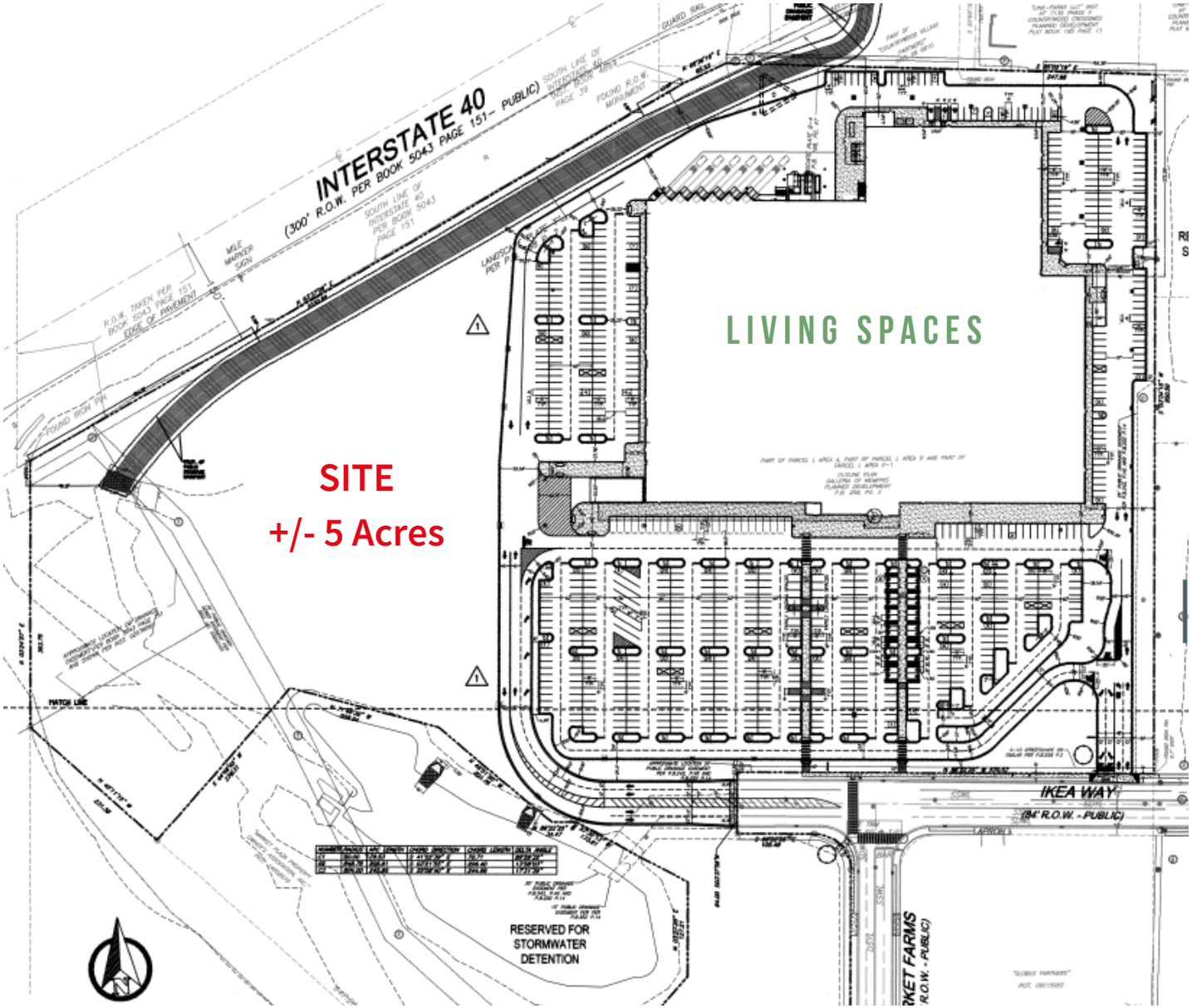


DEMOGRAPHICS

	2 miles	5 miles	10 miles
2025 Total Population	27,260	153,661	486,786
2025 Households	10,854	59,350	189,878
2025 Median Age	36.4	37.6	37
2025 HH Income	$69,272	$82,377	$74,031
Average Home Value	$443,611	$428,106	$411,478

SITE PLAN

LIVING SPACES WAY | CORDOVA, TN



JLL SEE A BRIGHTER WAY

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