



MARKET OVERVIEW

Tullahoma is a growing regional hub located in southern Middle Tennessee, strategically positioned between Nashville, Chattanooga, and Huntsville. Serving a two-county trade area with a population of more than 69,000 residents, Tullahoma is widely recognized for its strong presence in aviation, engineering, healthcare, and advanced manufacturing, while continuing to experience steady retail and commercial growth throughout the region.

Positioned along North Jackson Street, Tullahoma's primary retail corridor, the property offers outstanding visibility and access with traffic counts exceeding 20,500 vehicles per day. The $\pm 2,000$ SF space is located between Starbucks and Wingstop and directly across from a dominant regional shopping center anchored by Publix, PetSmart, JOANN, and Marshalls, creating strong daily consumer traffic and synergy with national retailers. The corridor also benefits from a daytime employment population of nearly 15,000 employees, making the area one of the strongest retail concentrations in the market.

SPACE AVAILABLE

- **$\pm 2,000$ SQUARE FEET**
- **Great Visibility**
- **Pylon Signage**
- **Adjacent high traffic retail center**
- **15,000 daytime population**
- **20,000 + VPD**

DEMOGRAPHICS

Distance	Est. Population	Avg. HH Income
1 Mile	3,133	\$88,627
3 Mile	20,569	\$83,070
5 Mile	25,275	\$85,776

Barry Hardwick, CCIM
615-234-4934
bhardwick@centenretail.com

Joey Valenti
615.234.4908
jvalenti@centenretail.com

Centennial
RETAIL SERVICES

RETAIL BROKERS
NETWORK



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