



RETAIL PROPERTY FOR LEASE

LAWRENCEBURG PLAZA

2000 North Locust Avenue, Lawrenceburg, TN 38464

SHELDON GRIFFIN

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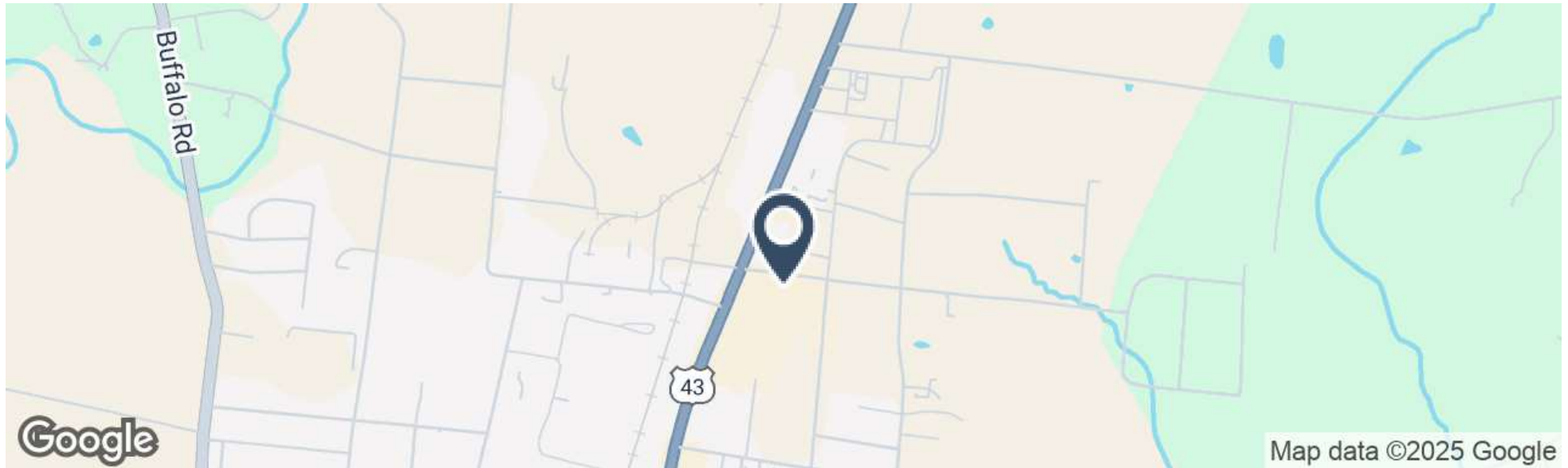
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**Baker Storey McDonald
Properties**

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2000 North Locust Avenue, Lawrenceburg, TN 38464



PROPERTY DESCRIPTION

Situated on North Locust Avenue (U.S.-43), Lawrenceburg Plaza is a ±174,411 SF retail destination at the heart of Lawrenceburg's primary commercial corridor.

PROPERTY HIGHLIGHTS

- Positioned amid national anchors including Marshall's, Tractor Supply (2028 N. Locust), and Aldi—complemented by a nearby Walmart Supercenter
- Generous ±8.44-acre site offering ±174,411 SF with 2,830 SF available for lease under NNN terms
- Excellent visibility and traffic, with approximately 21,500 VPD on U.S.-43 (North Locust Ave)
- Diverse tenant mix, with 15 units serving everyday needs—apparel, home goods (Bealls), farm/rural (Tractor Supply), grocery (Aldi), and more
- Prime regional gateway, just off the intersection serving Lawrence County's county seat—strong commuter and local consumer draw



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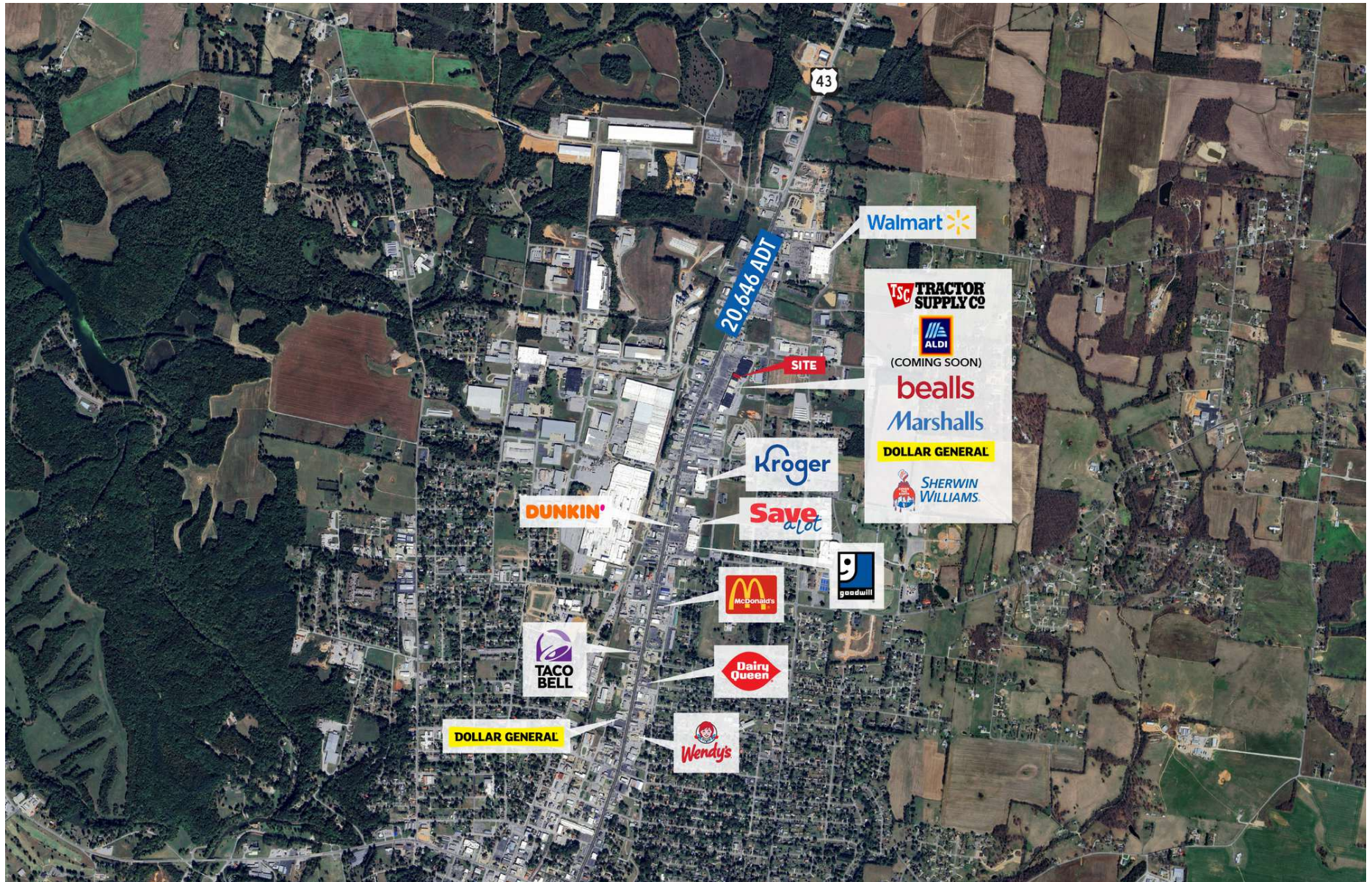
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AVAILABLE SPACES

SUITE	TENANT	SIZE
2028	Tractor Supply	25,173 SF
2026	Available	18,538 SF
2024	Aldi	22,219 SF
2022	Puente Grande Mexican Restaurant	4,200 SF
2020	Available	2,830 SF
2018	Shoe Show	6,770 SF
2016	Farmers Home Furniture	14,400 SF
2014	First Heritage Credit	1,200 SF
2012	Advance America	3,000 SF
2010 B	Dollar General	7,100 SF
2010	CATO	4,900 SF
2008	Marshall's	25,550 SF
2006	bealls	19,950 SF
2004	AutoZone	7,140 SF
2002	Sherwin-Williams	4,241 SF

LEGEND

Available

Unavailable

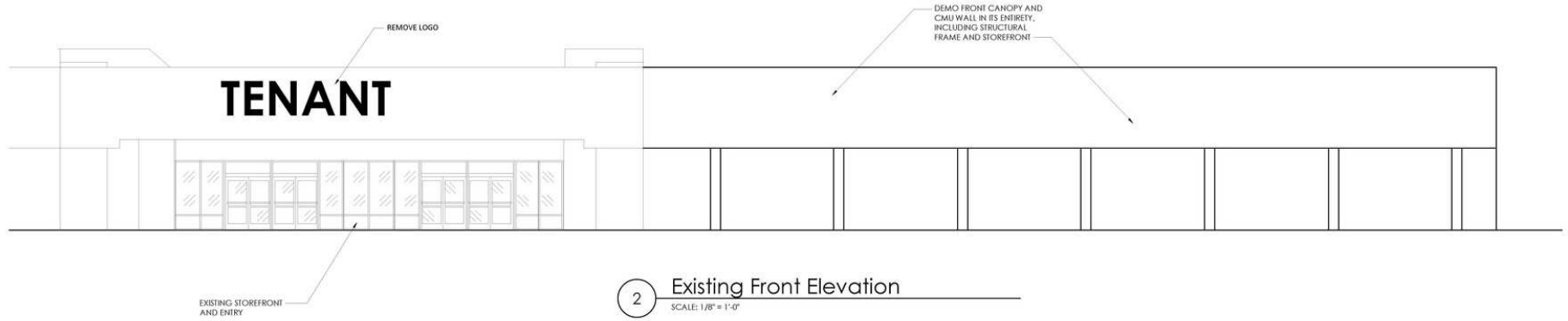
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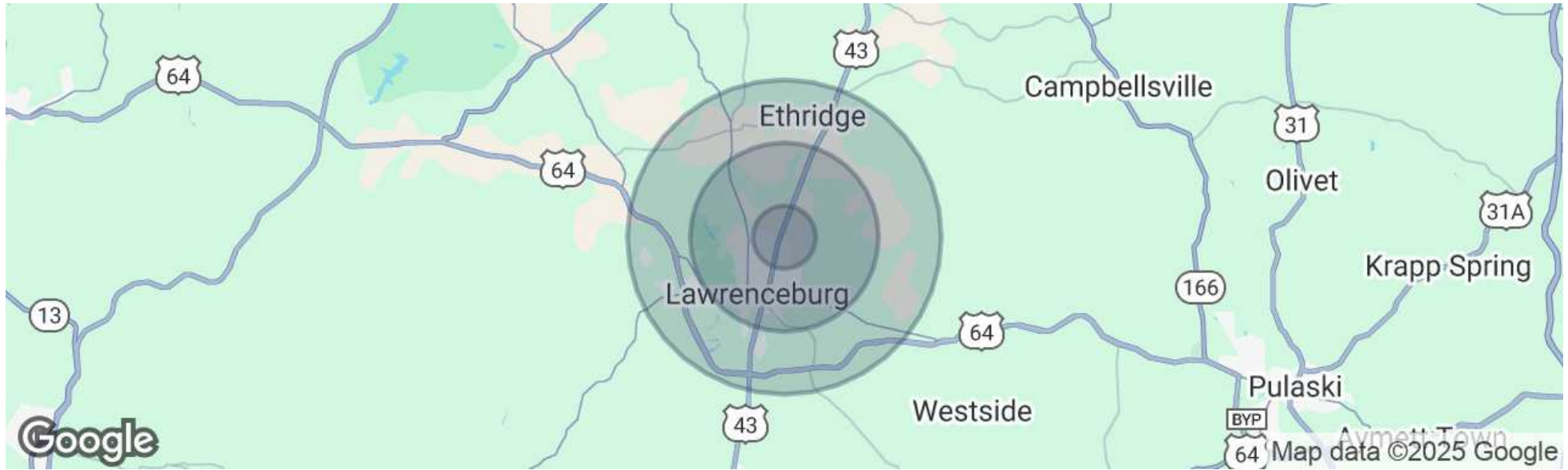
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,198	11,743	19,664
Average Age	45	41	41
Average Age (Male)	42	39	39
Average Age (Female)	48	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	588	4,873	7,917
# of Persons per HH	2	2.4	2.5
Average HH Income	\$51,538	\$65,067	\$70,198
Average House Value	\$231,758	\$194,261	\$214,575

Demographics data derived from AlphaMap