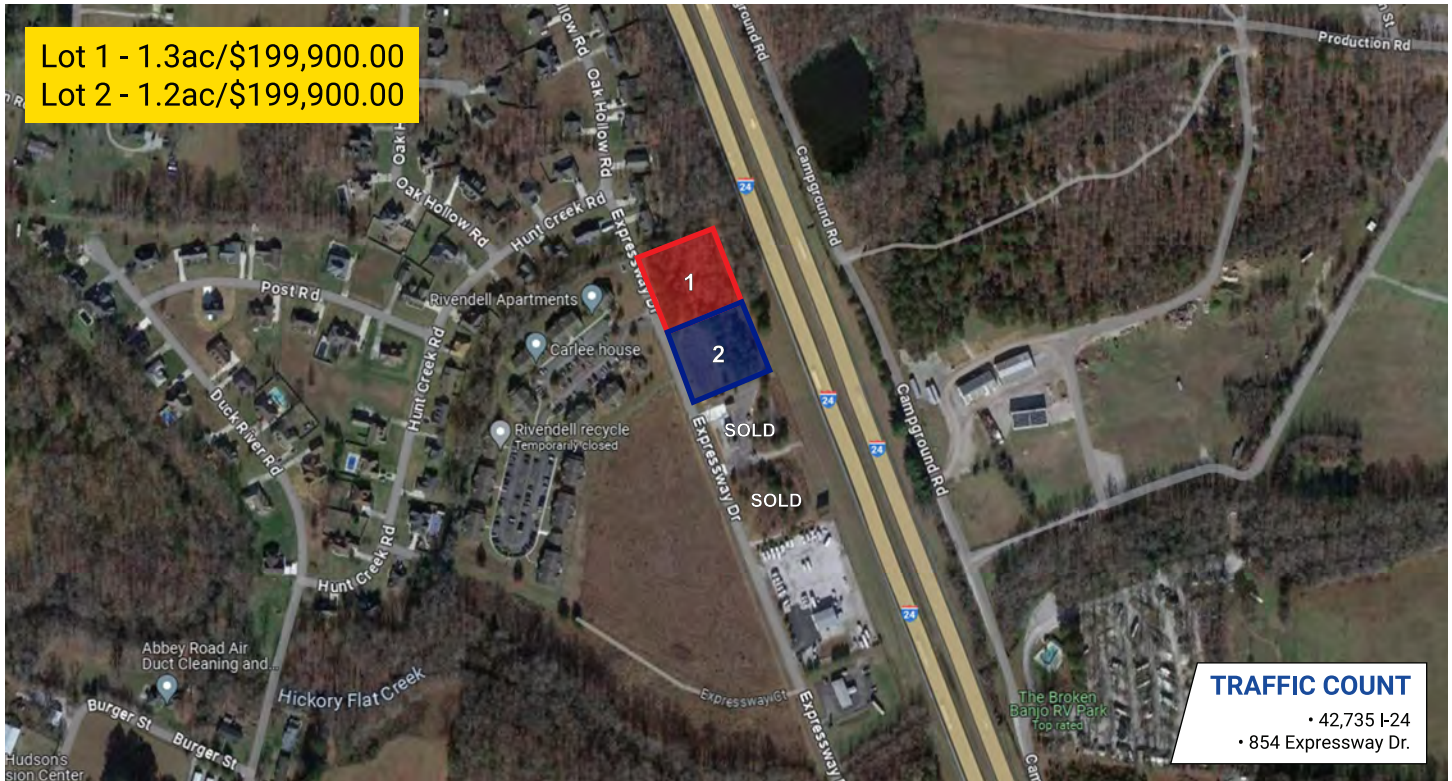


Expressway Dr.

MANCHESTER, TENNESSEE 37355



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615-896-0000



Acres: 2 +/-
Structures: N/A
Amenities: N/A
Road Frontage: Yes
Property Type: Land
Zoning: Commercial

PROPERTY HIGHLIGHTS

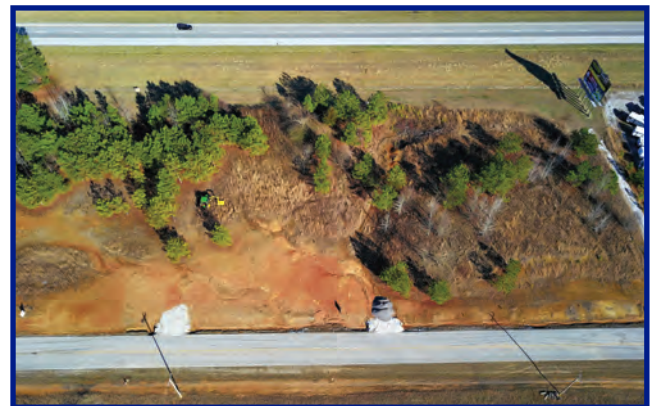
- Two separate 1 +/- acre lots
- Road Frontage I-24 (231 ft. - 244 ft.) and Expressway Dr. (233 ft. - 238 ft.)
- Easy Access to I-24 and U.S.-41
- Approx. 1 hour to Nashville Airport



DEMOGRAPHIC SNAPSHOT

COFFEE COUNTY

2023 Population Estimate	59,925
2023 Median HH Income	\$52,626
2022 Number of Households	21,412



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The information herein has been obtained from sources believed to be reliable. There is no guarantee, warranty or representation that the information herein is accurate. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance or value of the property. Property location imagery provided by Google Maps.

02/24