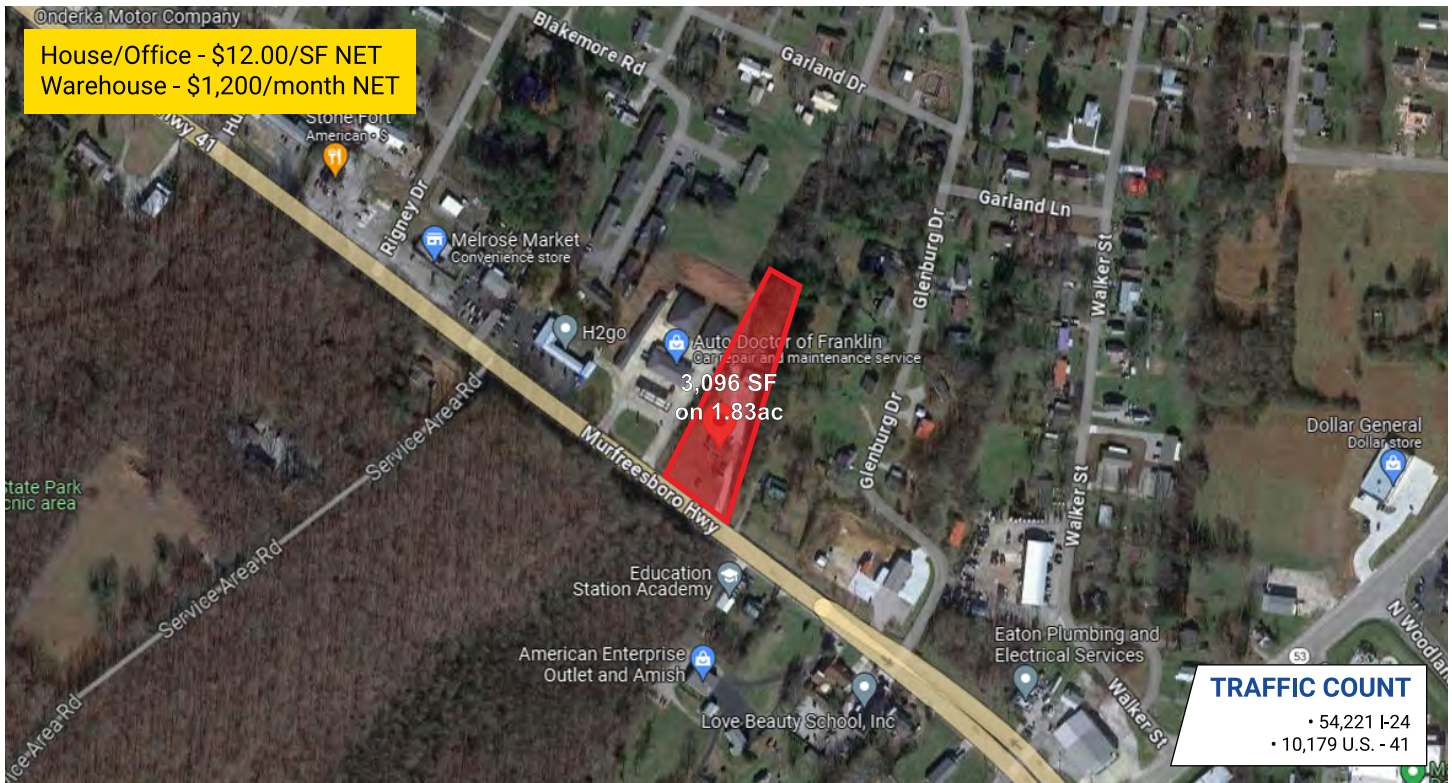


1286 Murfreesboro Hwy.

MANCHESTER, TENNESSEE 37355



developments | real estate | construction
615-896-0000



| | | | |
|--------------|---------------|--------------|------------|
| Building SF: | 3,096 | Eave Height: | - |
| # of Units: | 2 | Electricity: | - |
| Units SF: | 1,296 - 1,800 | Zoning: | Commercial |

PROPERTY HIGHLIGHTS

- 1,296sf double wide trailer on permanent foundation and a 1,800sf warehouse with loft and bathroom with a shower on 1.83ac
- Easy Access to 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 |



615-896-0000

www.swansondevelopments.com

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.