

# 140 Ragsdale Rd.

MANCHESTER, TENNESSEE 37355



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615-896-0000



### TRAFFIC COUNT

- 14,234 Hwy 55
- 56,637 I-24

**Acres:** 11.03 +/-  
**Structures:** N/A  
**Amenities:** N/A  
**Road Frontage:** 337.8 ft. +/-  
**Property Type:** Land  
**Zoning:** Residential

### PROPERTY HIGHLIGHTS

- Near Circle K and Coffee Farmer Co-op
- Easy Access to I-24 and Hwy 55
- 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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