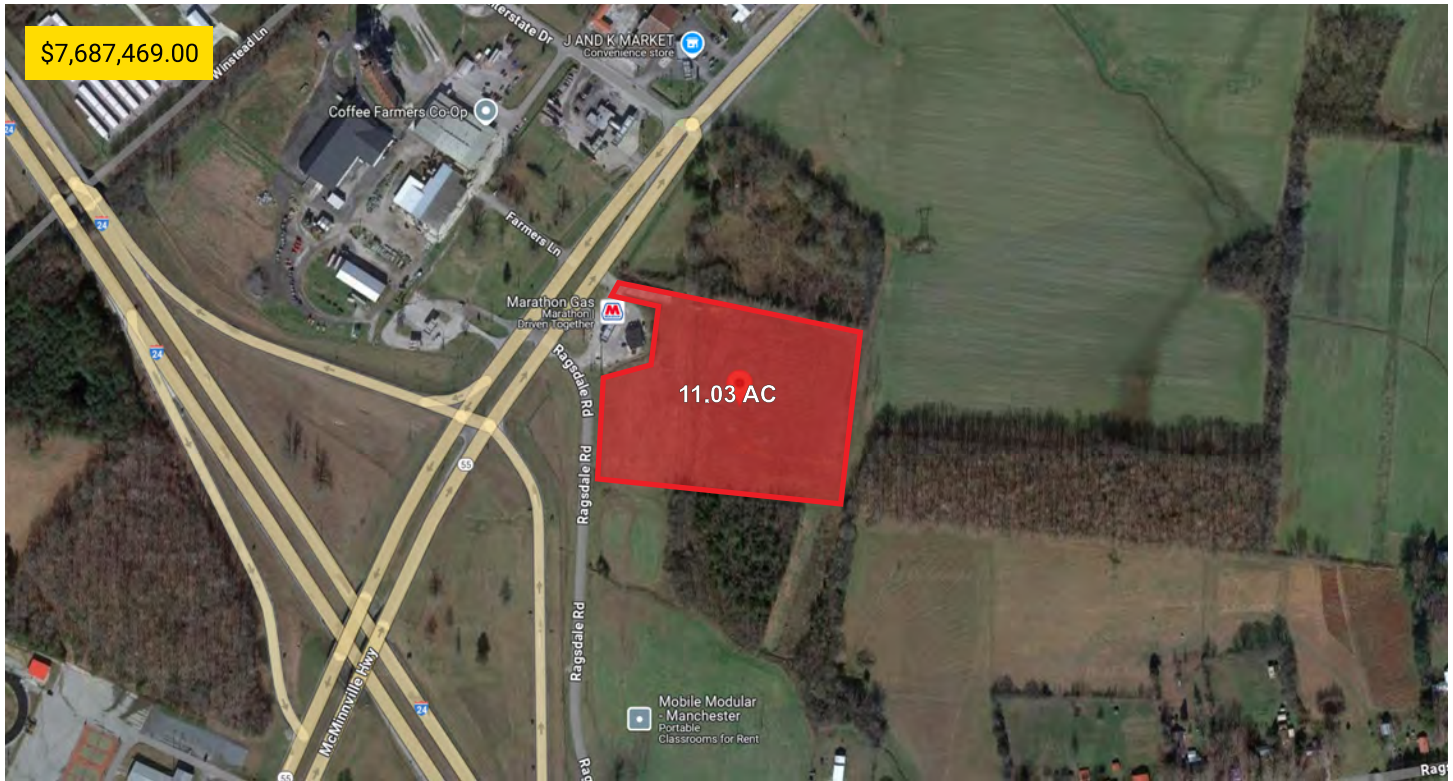


140 Ragsdale Rd.

MANCHESTER, TENNESSEE 37355



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615-896-0000



Acres:	11.03 +/-	Road Frontage:	337.8 ft. +/-
Structures:	N/A	Property Type:	Land
Amenities:	N/A	Zoning:	C-2

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 Co.

2025 Population Estimate	62,794
2025 Median HH Income	\$60,656
2025 Number of Households	22,794

TRAFFIC COUNT

- 16,619 Hwy 55
- 53,749 I-24



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