

718 McMinnville/Bushy Branch

MANCHESTER, TENNESSEE 37355



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615-896-0000



TRAFFIC COUNT

• 14,781 Hwy 55
• 56,637 I-24

Acres: 3.63 +/-
Structures: N/A
Amenities: N/A
Road Frontage: 542.8 ft. +/-
Property Type: Land
Zoning: Commercial

PROPERTY HIGHLIGHTS

- Concept Plan - 3 lots
- Near Coffee County Raider Academy, Manchester Sports Park and Tennessee Department of Human Services
- Easy Access to I-24 and Hwy 55
- Approx. 1 hour to Nashville Airport



DEMOGRAPHIC SNAPSHOT

COFFEE COUNTY

2024 Population Estimate	61,487
2024 Median HH Income	\$57,424
2024 Number of Households	22,689



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07/25