

718 McMinnville/Bushy Branch

MANCHESTER, TENNESSEE 37355



developments | real estate | construction
615-896-0000



Building SF: 3.63 +/-

of Units: N/A

Units SF: N/A

Eave Height: 542.8 ft. +/-

Electricity: 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 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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