

LYNNWOOD PLACE

JACKSON, TN



SIZE

96,613 square feet

DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile |
|------------------------------|--------|--------|--------|
| Population | 5,789 | 41,598 | 67,867 |
| Households | 2,438 | 16,551 | 27,055 |
| Median HH Income (\$) | 48,368 | 45,568 | 50,753 |

MAJOR TENANT(S)

Kroger
CATO



LOCATION

941 North Parkway | Jackson, TN 38305

PROPERTY HIGHLIGHTS

- Anchored by Kroger and includes a fuel station
- Additional stores include CATO, Domino's and more
- Located in Jackson, Tennessee with a population exceeding 41,500 in a three-mile radius
- The center is located at the intersection of North Parkway and South Highland Avenue which benefits from over 30,300 vehicles per day

LEASING CONTACT

Andy Schneider
Mobile (513) 417-4369
aschneider@phillipsedison.com

Kenneth Groh
Mobile (513) 344-4606
kgroh@phillipsedison.com

MORE INFO

www.phillipsedison.com



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| SPACE | TENANT | SQ. FT. |
|----------------------|--|---------------|
| Shad I | Lynnwood Wine and Spirits | |
| 010 | Dragon City | 2,800 SF |
| 020 | Charter Media and Charter Communications | 7,500 SF |
| 040 | CATO | 4,000 SF |
| 060 | AVAILABLE | 1,600 SF |
| 070 | COMING AVAILABLE | 1,600 SF |
| 070B | Paul's Kitchen BBQ & Beyond | 1,600 SF |
| 080 | Domino's Pizza | 1,600 SF |
| 090 | Kroger | 49,296 SF |
| 100 | In His Image | 1,400 SF |
| 110 | Jackson's Smoke Shop | 1,400 SF |
| 120 | AVAILABLE | 1,400 SF |
| 130 | COMING AVAILABLE | 1,250 SF |
| 135 | Leased | 1,193 SF |
| 140 | Avalon Nail Spa | 2,019 SF |
| 150 | American Wings | 2,520 SF |
| 160 | Advance America | 1,260 SF |
| 170 | Brolashis by Rima | 1,260 SF |
| 180 | Fitness 1440 | 12,915 SF |
| TOTAL SQ. FT. | | 96,613 |

| SITE LEGEND | |
|---|---|
| Available | Occupied |
| Leased (not occupied) | Owned by Others |
| Site Boundary | |



LYNNWOOD PLACE

941 North Parkway | Jackson, TN 38305



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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 35.650919

Longitude: -88.82872

| Lynnwood Place Jackson, TN | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|-------------------------------|---------------------------------------|------------------|------------------|------------------|
| Population | Q4 2023 Estimated Population | 5,789 | 41,598 | 67,867 |
| | 2028 Projected Population | 5,858 | 42,145 | 68,845 |
| | 2010 Census Population | 6,017 | 41,995 | 66,945 |
| | 2000 Census Population | 5,499 | 42,013 | 63,700 |
| | 1990 Census Population | 4,974 | 37,552 | 53,642 |
| | Historical Annual Growth 1990 to 2000 | 1.01% | 1.13% | 1.73% |
| | Historical Annual Growth 2000 to 2010 | 0.90% | 0.00% | 0.50% |
| | Estimated Annual Growth 2010 to 2023 | -0.28% | -0.07% | 0.10% |
| | Projected Annual Growth 2023 to 2028 | 0.24% | 0.26% | 0.29% |
| | Median Age | 38.8 | 36.4 | 37.4 |
| Households | Q4 2023 Estimated Households | 2,438 | 16,551 | 27,055 |
| | 2028 Projected Households | 2,466 | 16,794 | 27,462 |
| | 2010 Census Households | 2,348 | 16,078 | 25,825 |
| | 2000 Census Households | 2,344 | 16,510 | 24,755 |
| | 1990 Census Households | 2,190 | 14,985 | 20,707 |
| | Historical Annual Growth 1990 to 2000 | 0.68% | 0.97% | 1.80% |
| | Historical Annual Growth 2000 to 2010 | 0.02% | -0.26% | 0.42% |
| | Estimated Annual Growth 2010 to 2023 | 0.27% | 0.21% | 0.34% |
| | Projected Annual Growth 2023 to 2028 | 0.23% | 0.29% | 0.30% |
| | Population per Household | 2.36 | 2.30 | 2.35 |
| Population by Race | White | 38.0% | 38.3% | 44.6% |
| | Black or African American | 52.4% | 53.2% | 45.7% |
| | Asian & Pacific Islander | 1.7% | 0.9% | 1.3% |
| | Other Races | 2.9% | 3.4% | 3.4% |
| | Hispanic Population | 5.0% | 4.2% | 5.0% |
| Income | Average Household Income | \$69,142 | \$63,860 | \$69,826 |
| | Median Household Income | \$48,368 | \$45,568 | \$50,753 |
| | Per Capita Income | \$29,347 | \$26,960 | \$29,012 |
| Education (Age 25+) | Elementary | 3.7% | 4.2% | 3.4% |
| | Some High School | 6.9% | 9.0% | 7.9% |
| | High School Graduate | 32.3% | 36.0% | 33.2% |
| | Some College | 24.2% | 21.7% | 22.6% |
| | Associates Degree Only | 3.0% | 5.0% | 6.3% |
| | Bachelors Degree Only | 17.4% | 15.1% | 15.9% |
| | Graduate Degree | 12.5% | 9.0% | 10.6% |
| Business | Number of Businesses | 342 | 1,846 | 2,324 |
| | Total Number of Employees | 6,524 | 33,149 | 41,385 |
| | Employees per Business | 19.08 | 17.96 | 17.81 |
| | Residential Population per Business | 16.93 | 22.54 | 29.20 |

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