

# LYNNWOOD PLACE

JACKSON, TN



## SIZE

96,613 square feet

## DEMOGRAPHICS

| 1 mile                       | 3 mile | 5 mile |
|------------------------------|--------|--------|
| <b>Population</b>            |        |        |
| 5,789                        | 41,598 | 67,867 |
| <b>Households</b>            |        |        |
| 2,438                        | 16,551 | 27,055 |
| <b>Median HH Income (\$)</b> |        |        |
| 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

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## MORE INFO

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## SPACE TENANT SQ. FT.

|               |                                          |           |
|---------------|------------------------------------------|-----------|
| Shadl         | 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           | Metro by T-Mobile                        | 1,250 SF  |
| 135           | Total Wireless                           | 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           | AVAILABLE                                | 12,915 SF |
| TOTAL SQ. FT. |                                          | 96,613    |

## SITE LEGEND

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



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

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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<br>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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