



\$1,950/mo **For Lease**
113 S Spring St
Manchester, TN 37355

0.050 Acres, 1984 SqFt

Directions: Manchester Square. From exit 110, take a right onto HWY 53, at light take a left onto 41 (Murfreesboro HWY), go .5 miles and take a left onto S Spring ST. Building is on the right.

MLS	3515202
Status	Active
Year Built	1920
County	Coffee County, TN
Zoning	C-2
Class - Type	Commercial - Mixed Use
Annual Taxes	076H G 013.05
Days On Market	9
Source	Realtracs

Public Remarks: Total remodel being done on this one!! NEW Front coming soon! The rent for this property is \$1950 plus \$250 CAM Fee for a total NNN monthly fee of \$2200. Newly renovated location with 1984 Square feet. This is the perfect location on the square of Manchester TN. The front is getting new stone and lights. The inside is all brand new. Concrete floors, new electrical, new sheetrock, new HVAC, new lighting and more. A must see in the perfect location.

FINANCIALS

Lease Per Month	\$1,950	Leased	No
Lease Per Square Foot	\$12.00		

LOT

Acres	0.05 / Calculated from Plat
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STRUCTURE

Square Footage	1984 / Tax Record
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FEATURES

No listing data available

OFFICE AND SHOWING INFORMATION

List Agent	Sheila Campbell / (931) 273-8504	Showing Info	 Schedule Showing <i>powered by Realtracs</i>
List Office	eXp Realty / (888) 519-5113		

CONTRACT INFO

Listing Detail	Exclusive Right To Lease / Standard	Expire Date	2/17/27
Possession	Negotiable	Original List Price	\$0
List Date	8/18/26		

Requested by: Sheila Campbell

Information believed to be accurate but not guaranteed. Buyers should independently verify all information prior to submitting any offer to purchase.
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Report Type: **Agent Report**
Report Date: 8/28/26