

# Arlington Collection

11695 Hwy 70 | Arlington, TN



Affordable small-bay retail space, comparable to new construction projects, available in this 17,500 square-foot shopping center fronted by AutoZone and conveniently located right next to the Kroger Shopping and Fuel Center.

## AMENITIES

- End unit restaurant space (3,850 SF) with outside patio currently available
- Excellent demographics with average household incomes within a 5-mile radius exceeding \$108,000
- Bays of 1,750 or 3,150 SF ideal for retail showroom or small office services
- Excellent parking for customers and clients
- Signage pylon on heavily traveled Highway 70 and nice brick facade for signage on the building above suites
- Two entrances for easy ingress / egress to center
- Professional local management

2018 Summary	1 mile	3 miles	5 miles
Population	2,381	14,283	21,932
Households	747	4,386	6,874
Average Household Income	\$111,120	\$108,633	\$109,136
Median Household Income	\$102,991	\$100,766	\$97,847

VPD: 13,721

All information deemed reliable but not warranted.

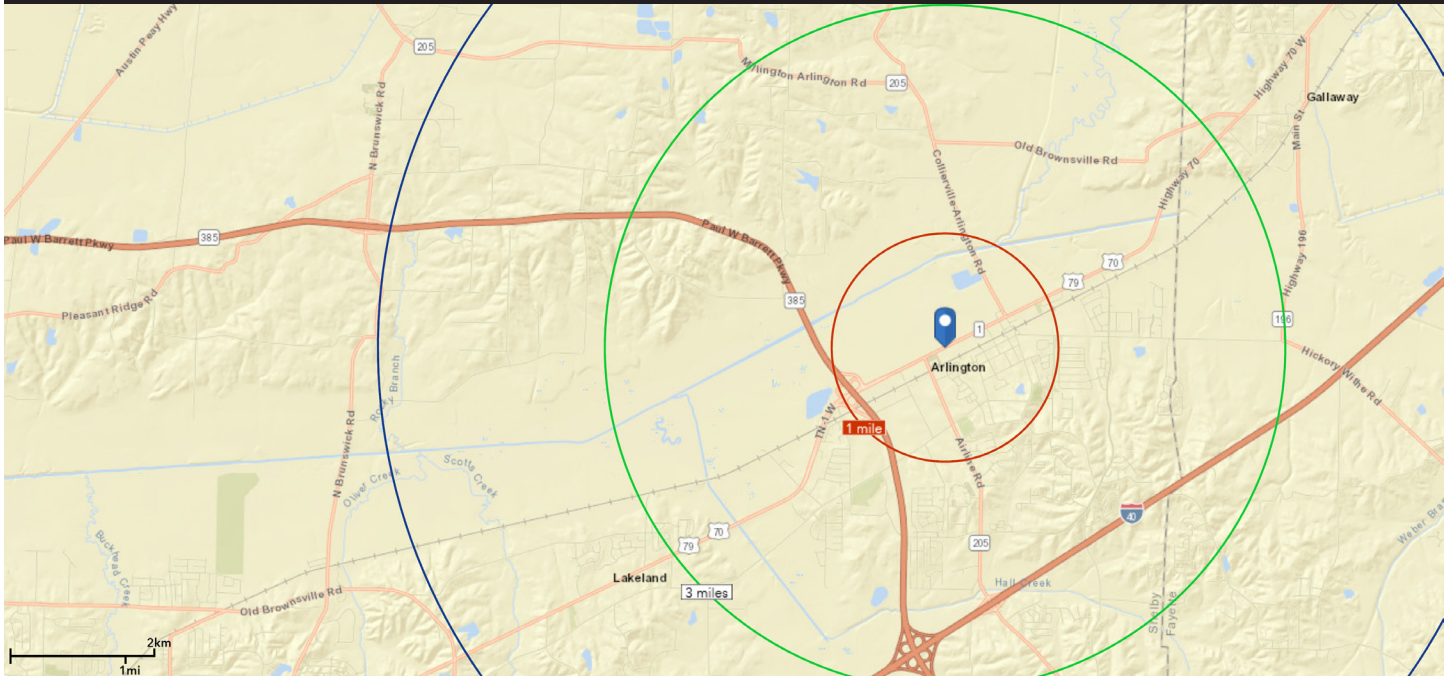
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