

LEASE

1150 MINERAL WELLS AVE

1150 Mineral Wells Ave Paris, TN 38242



PROPERTY DESCRIPTION

1,600 SF of prime visibility. The property features an open floor plan, large display windows for maximum visibility, and ample parking for customer convenience. With a well-maintained exterior and flexible lease terms, this location provides an excellent opportunity for a growing business. Its strategic position within a busy retail center ensures strong customer flow and easy access for patrons.

PROPERTY HIGHLIGHTS

- Slender, efficient layout ideal for boutique or specialty retail.
- Deep floor plan allows for creative merchandising and customer flow.
- Front and rear access for convenient deliveries and customer entry.
- 1,600 SF of flexible retail space with an open layout suitable for various business

OFFERING SUMMARY

Lease Rate:	\$15.00 - 18.00 SF/yr (NNN)
Number of Units:	12
Available SF:	1,600 SF
Lot Size:	207,006 SF
Building Size:	23,084 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	14	98	825
Total Population	33	235	1,920

D. Scott McLain, JD, CCIM, CRE, CIPS

(256) 533-3414 x142



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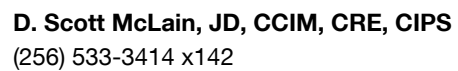
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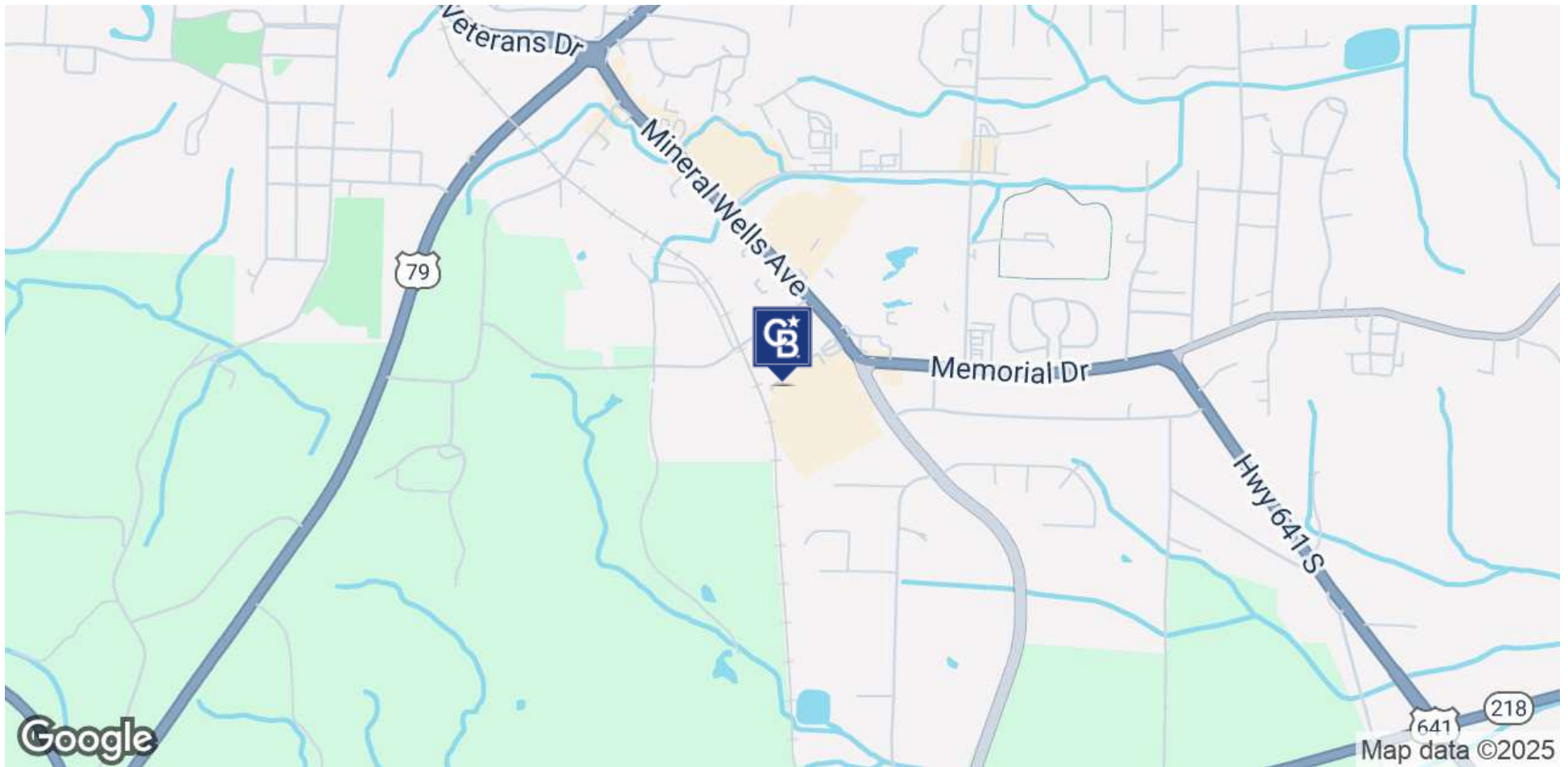
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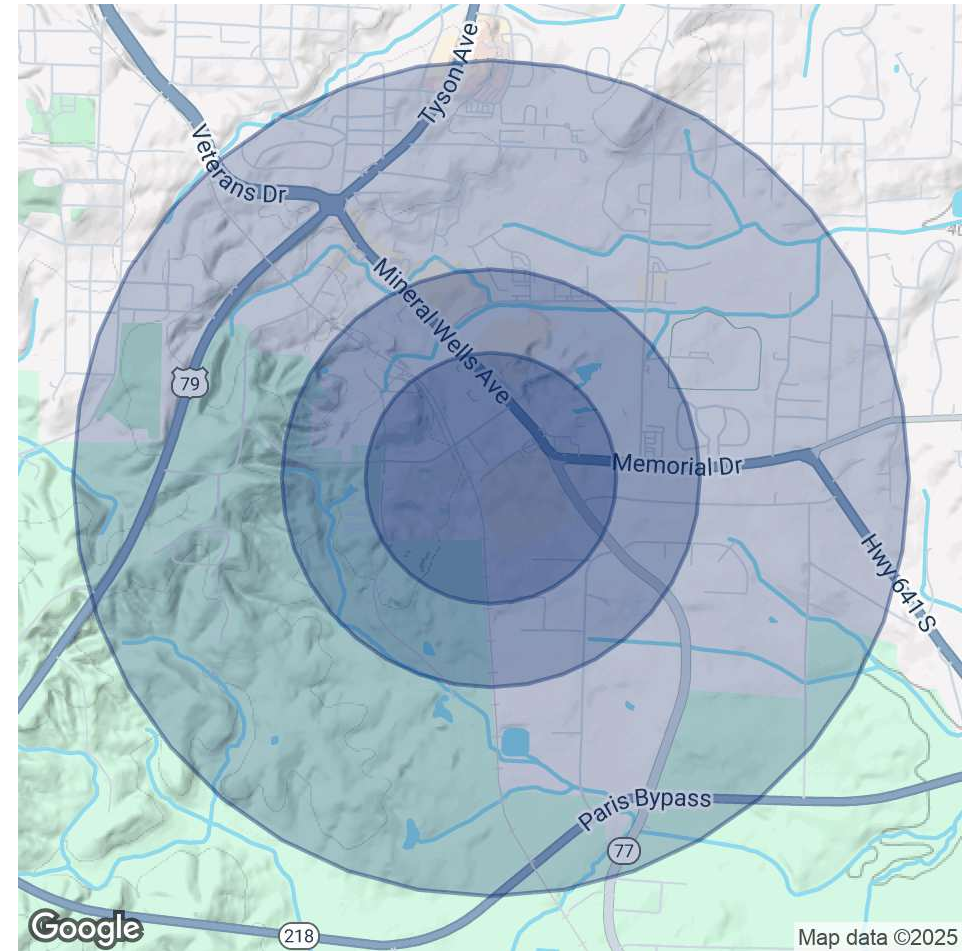
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	33	235	1,920
Average Age	45	47	47
Average Age (Male)	42	43	44
Average Age (Female)	48	50	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	14	98	825
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$52,844	\$60,006	\$66,590
Average House Value	\$160,743	\$184,155	\$202,446

Demographics data derived from AlphaMap



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