

FLEX / RETAIL OUTPARCEL

AVAILABLE FOR SALE OR LEASE



THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE



BOBBY HICKS HWY & SPRATLIN PARK RD. GRAY, TN

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FLEX / RETAIL OUTPARCEL

Bobby Hicks Hwy & Spratlin Park Rd. | Gray, TN | 37615

PROPERTY DETAILS

Price:	Call for details
Acreage:	1.46 acres
Zoning:	B-5 (Planned Community Business District) w/ Corridor Overlay District
Property Frontage:	187'

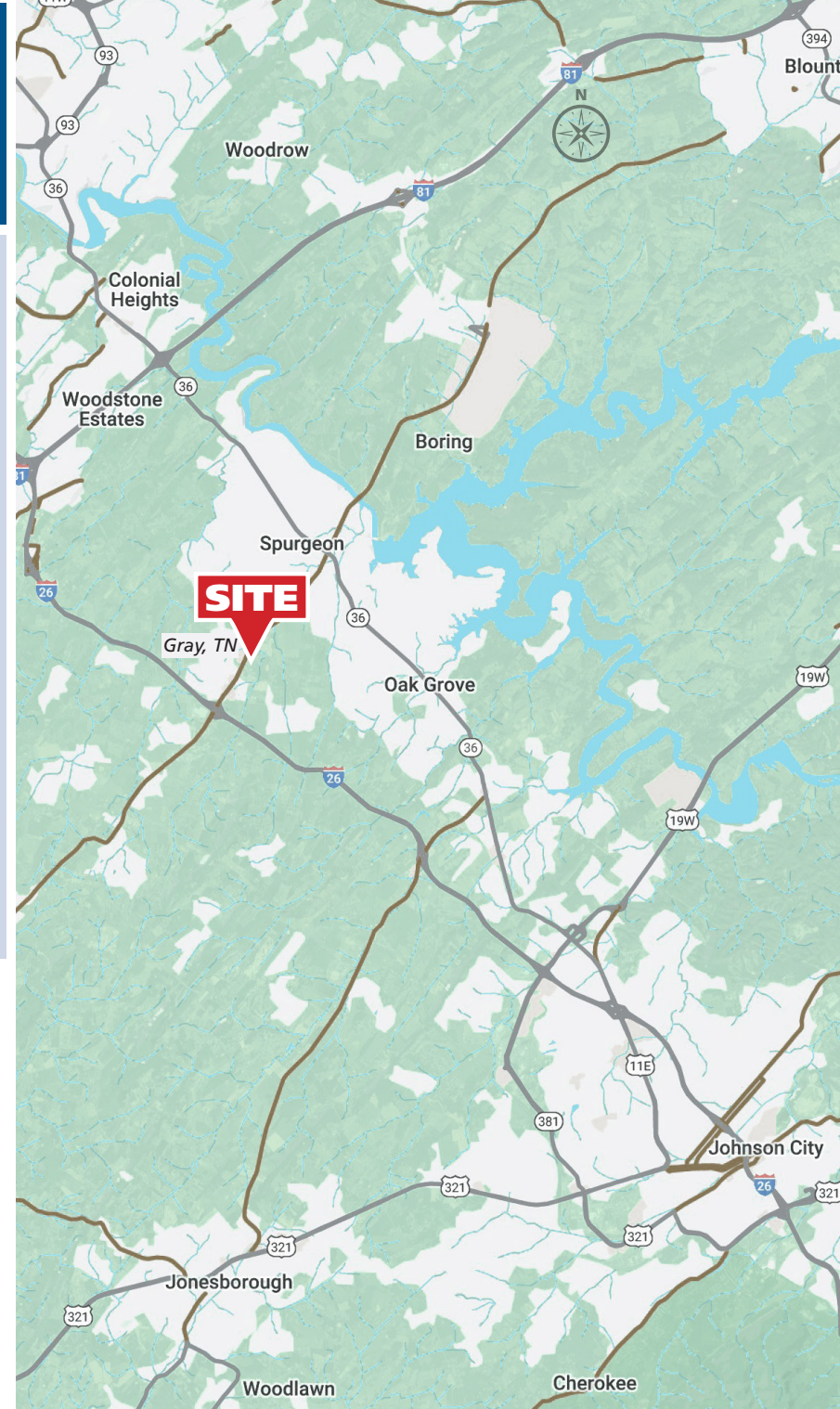
PROPERTY HIGHLIGHTS

Ideal for retail, restaurant, or flex user. The graded site has an easement to the offsite stormwater system located on the adjacent KFC parcel. Water & sewer are located along Spratlin Park.

(2026)

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 POPULATION	2,903	17,863	42,606
 AVERAGE HH INCOME	\$100,917	\$111,537	\$117,085
 DAYTIME EMPLOYMENT	1,336	3,534	9,398





View Looking from Spratin Park Dr



FOOD CITY



Bobby Hicks Hwy

12,100 VPD



Business Way

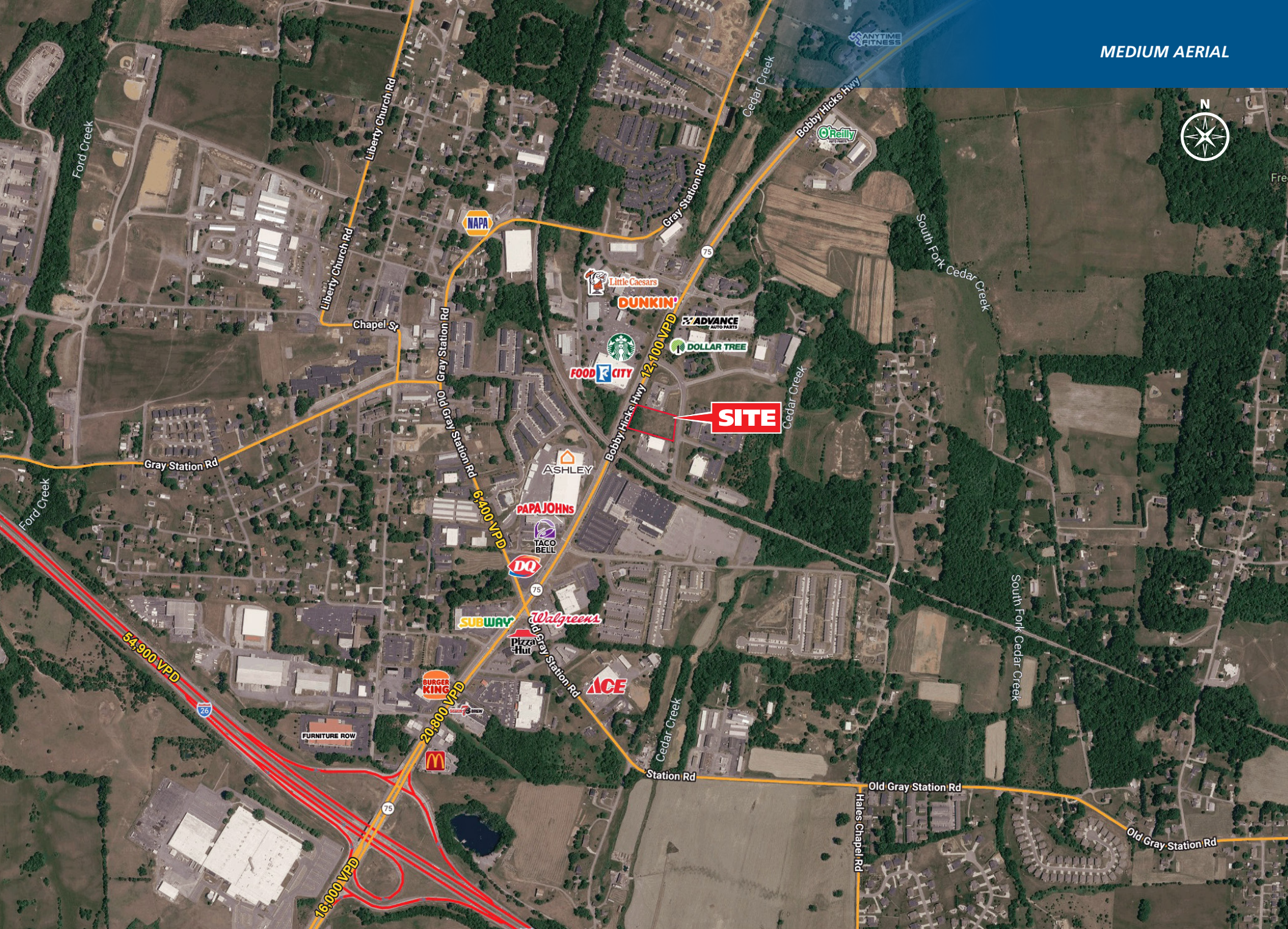


SITE



Bobby Hicks Hwy

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