

# TENNESSEE

# HUMBOLDT

2539 North Central Avenue | Humboldt, TN 38343

## SALIENT FACTS

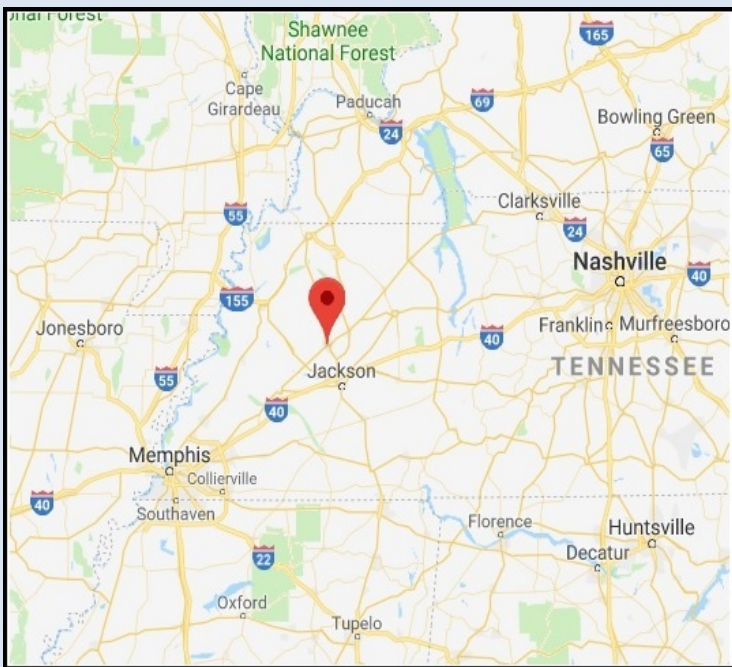
<b>Tenants</b>	Dragon Buffet Speedee Cash Mobile Nation
<b>Square Footage</b>	±8,400 SF
<b>Land Area</b>	± 0.96 Acres
<b>Occupancy</b>	100 %
<b>Year Built</b>	2001
<b>Estimated NOI</b>	\$48,469
<b>Cap Rate</b>	9 %
<b>Price</b>	\$540,000



## DEMOGRAPHIC SUMMARY

	3 Miles	5 Miles	10 Miles
<b>2019 Population</b>	8,625	12,191	45,228
<b>2024 Proj Population</b>	8,526	12,096	45,643
<b>2019 Average Household Income</b>	\$50,564	\$57,610	\$73,773
<b>HHI Growth 2019 – 2024</b>	2.12 %	2.43 %	2.42 %

Source: ESRI



## SITE AND AREA:

\*Humboldt, Home of the West Tennessee Strawberry Festival, is in the heart of West Tennessee and has many benefits including a highly regarded quality of life.

\*Located in Gibson County just north of the City of Jackson, TN and about 80 miles northeast of Memphis; Humboldt lies 15 minutes north of I-40.

\*Local industry in Humboldt includes Con-Agra, and Dana Corporation.



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