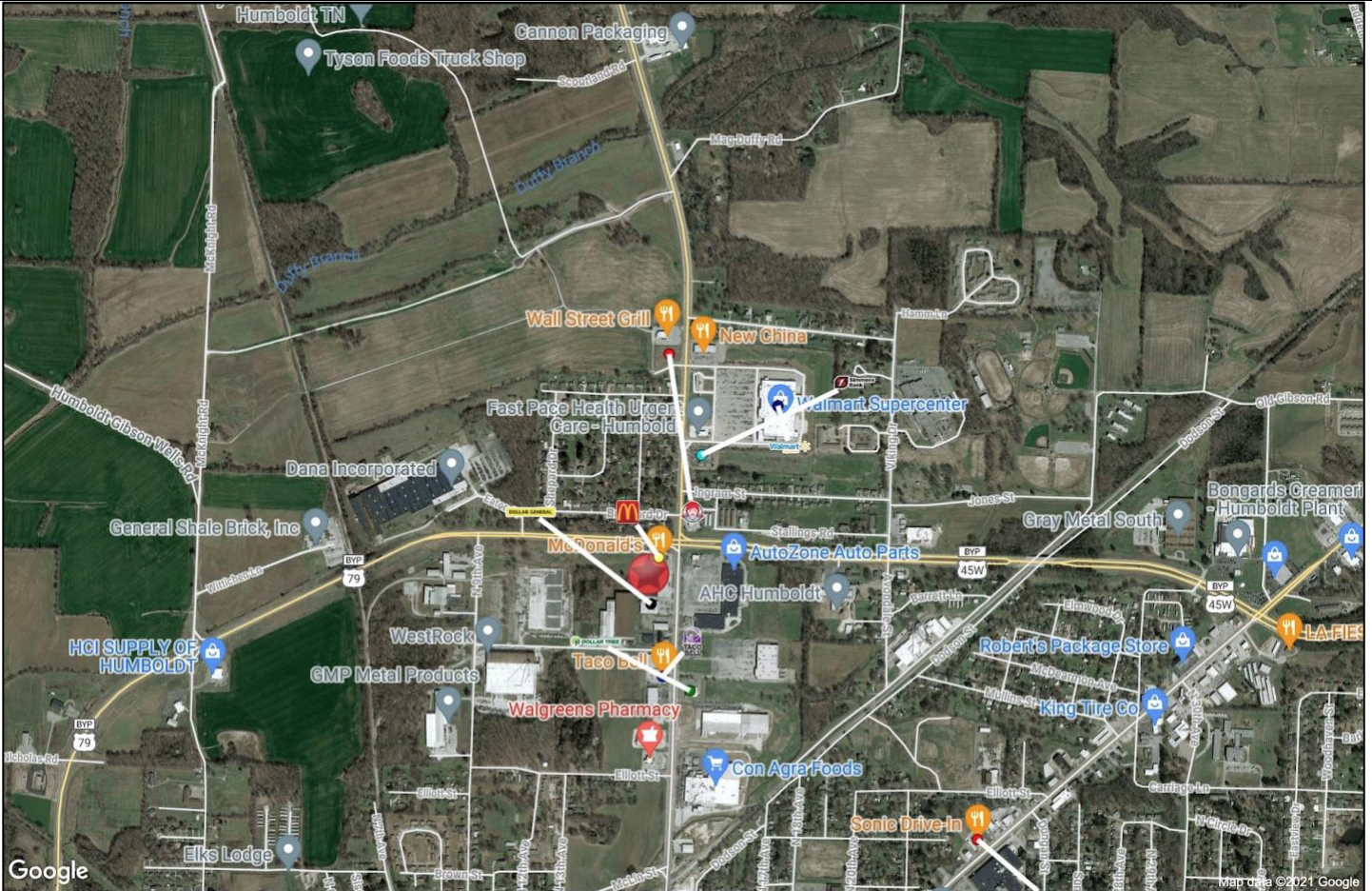


# RESTAURANT/RETAIL DEVELOPMENT SITE

## U.S. Highway 79/45 Bypass & N. Central Ave

### Humboldt, TN



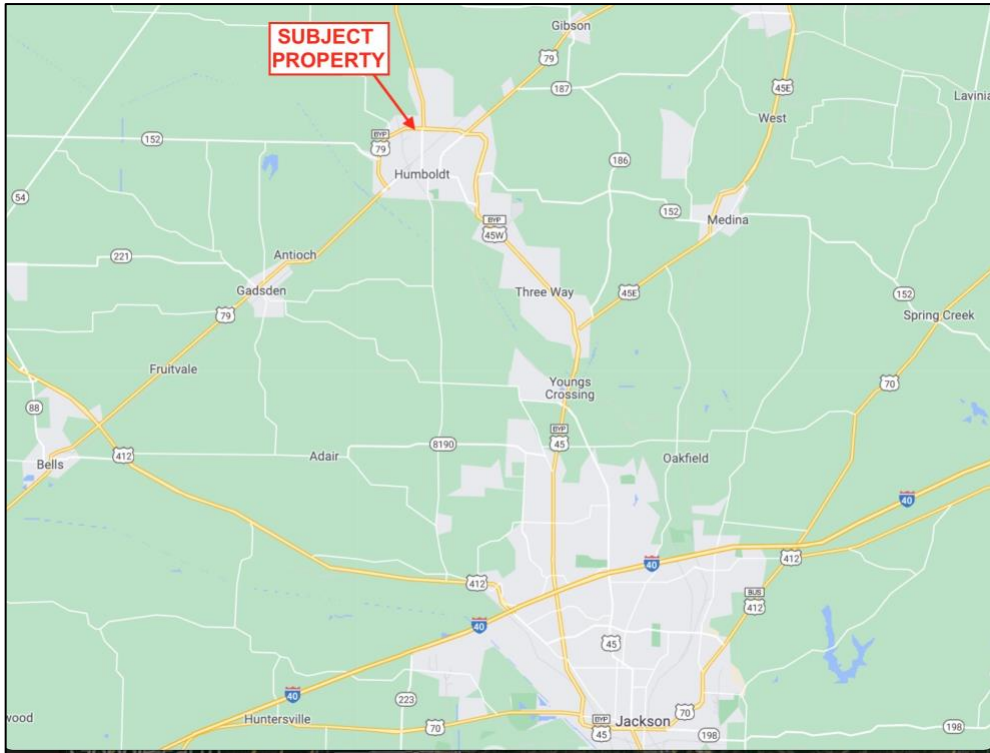
<b>LOCATION</b>	The SWC of U.S. Highways 79/45 Bypass & N. Central Ave, surrounding the McDonald's on an outparcel, with large frontages and excellent visibility on both streets. This is "Main and Main" in Humboldt, TN.		
<b>LOT SIZE</b>	Approx 5.6 ac, with 515 feet of frontage on the Bypass and approximately 270 feet of frontage on N. Central Ave.		
<b>ZONING</b>	B-2, General Business		
<b>SALES PRICE</b>	\$1,500,000.00 for all. Call for outparcel prices		
<b>TRAFFIC COUNTS</b>	Hwy 79/45 Bypass	15,527	
	N. Central Ave	10,567	



Demographics	5-Mile	10-Mile	20-Min
Population	11,980	44,920	46,578
Avg HH Income	\$57,358	\$72,550	\$71,665
Households	4,821	17,394	18,699

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### VICINITY MAP



### AERIAL TAX MAP



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