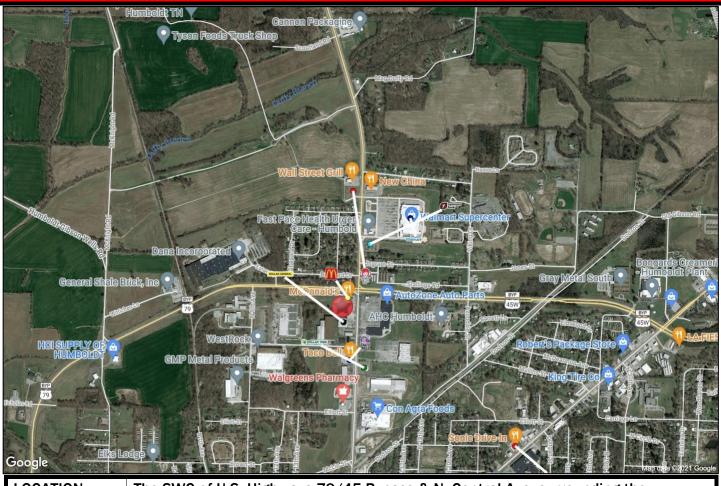
## RESTAURANT/RETAIL DEVELOPMENT SITE U.S. Highway 79/45 Bypass & N. Central Ave Humboldt, TN

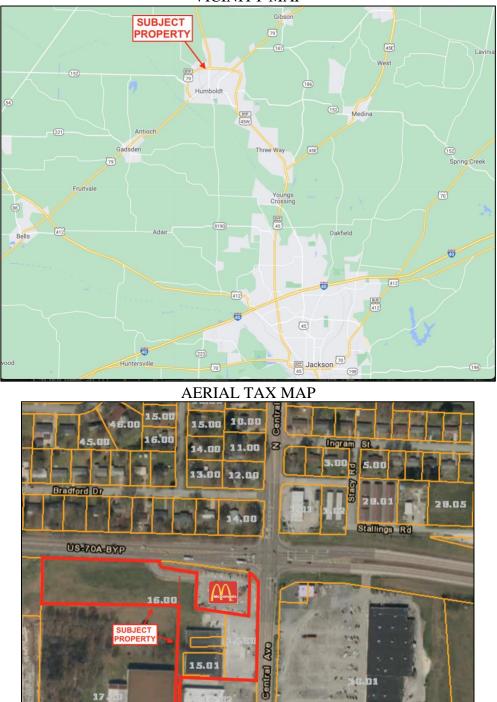


LOCATION	The SWC of U.S. Highways 79/45 Bypass & N. Central Ave, surrounding the McDonald's on an outparcel, with large frontages and excellent visibility on both streets. This is "Main and Main" in Humboldt, TN.		
LOT SIZE	Approx 5.6 ac, with 515 feet of frontage on the Bypass and approximately 270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

CONTACT INFORMATION: Charlie Oates/Office 901-763-2050 co@oatescommercial.com

COMMERCIAL PROPERTIES



VICINITY MAP

## CONTACT INFORMATION: Charlie Oates/Office 901-763-2050 co@oatescommercial.com

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