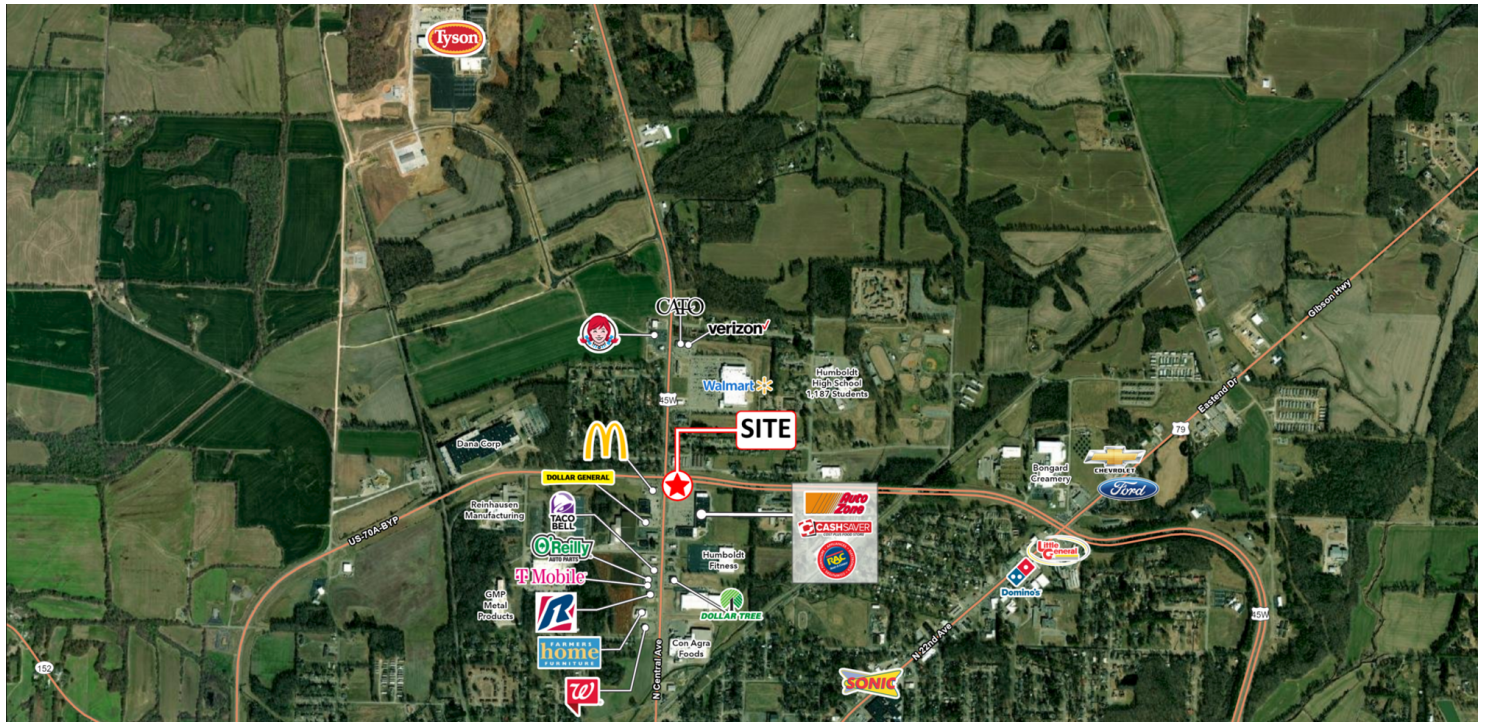


# FORMER HARDEE'S

2590 N. Central Ave, Humboldt, TN 38343

## EXECUTIVE SUMMARY



### LOCATION OVERVIEW

Restaurant building on the southeast corner of Us Highway 45 Bypass and N. Central Avenue in Humboldt

### PROPERTY HIGHLIGHTS

- 2,303 SF freestanding restaurant For Lease
- Located on an outparcel of the Humboldt Shopping Center with Cash Saver, Rent-A-Center and AutoZone
- Signalized intersection
- Humboldt is approximately 13 miles north of Jackson, Tennessee

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	3,558	8,592	12,071
Daytime Population	4,059	9,079	11,712
Households	1,473	3,505	4,902
Average HH Income	\$49,334	\$51,729	\$58,675

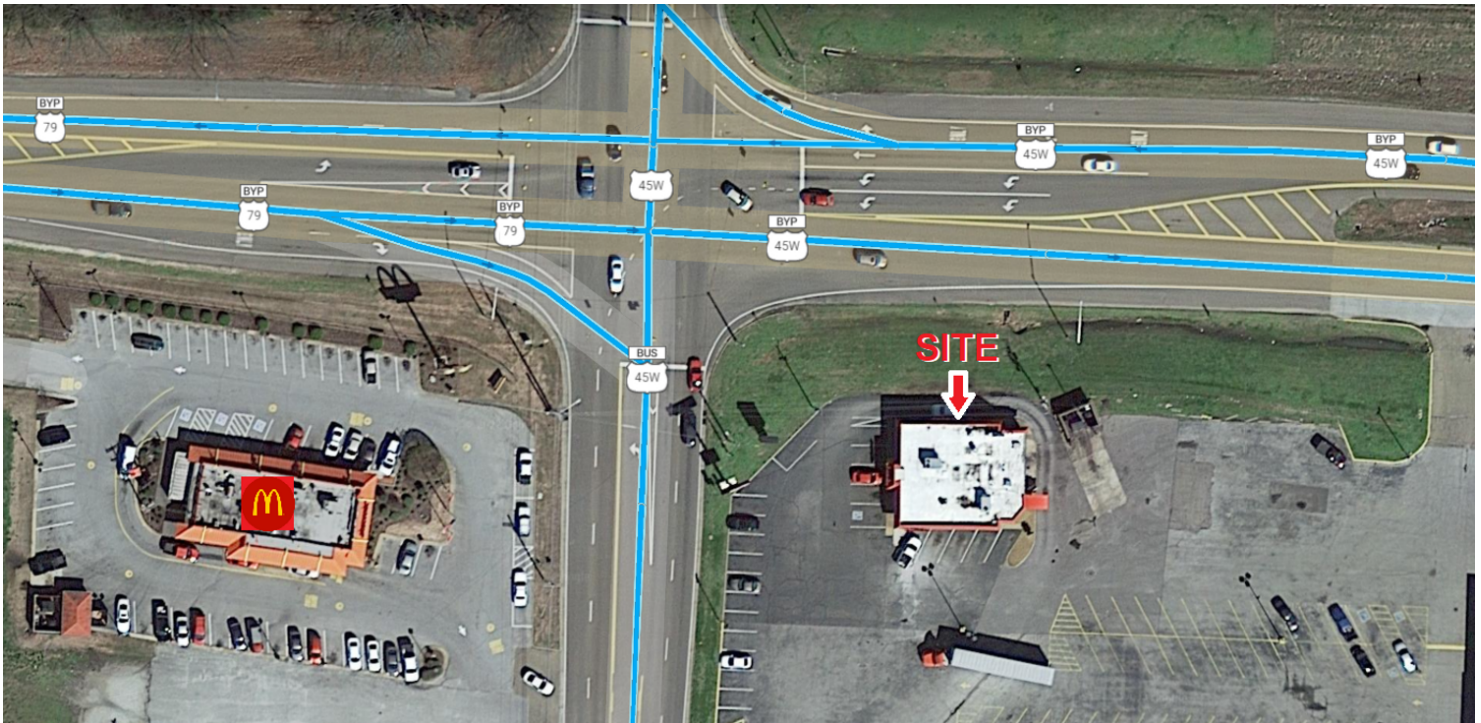
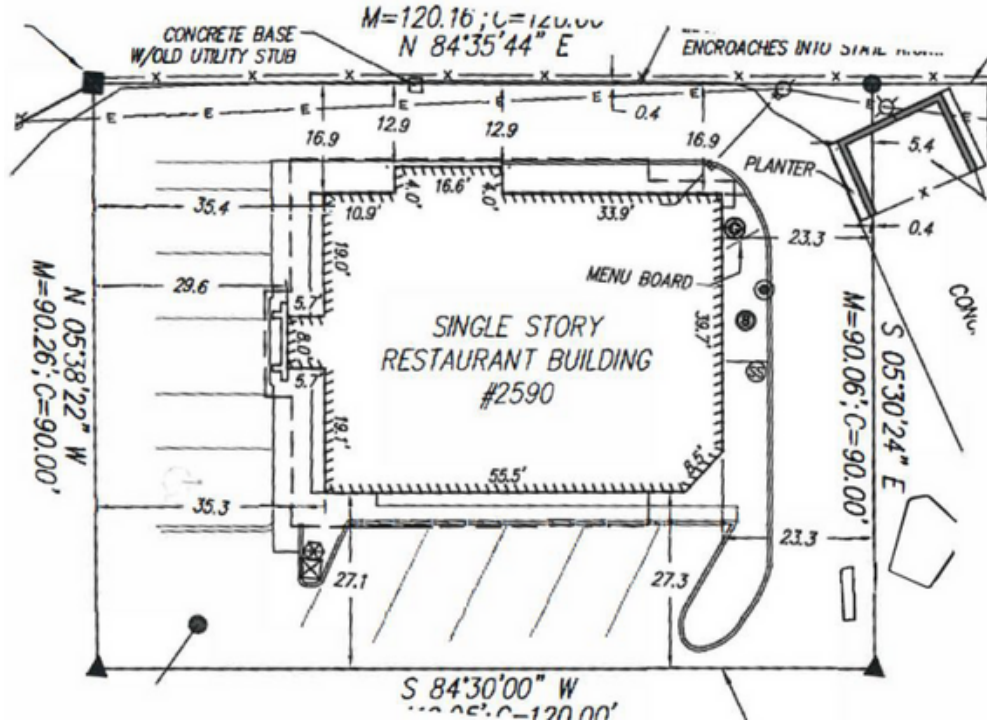
### EXCLUSIVE AGENT(S)

SHAWN MASSEY, CCIM, CRRP, ALC • shawn.massey@tscg.com • 901.334.5702

# FORMER HARDEE'S

2590 N. Central Ave, Humboldt, TN 38343

## SITE PLAN & AERIAL



### EXCLUSIVE AGENT(S)

SHAWN MASSEY, CCIM, CRRP, ALC • [shawn.massey@tscg.com](mailto:shawn.massey@tscg.com) • 901.334.5702