

Save-A-Lot 2

Lawrenceburg, Lawrence County, TN



Property Highlights:

- Approximately 2.5 acres
- Secondary street frontages on east and south boundaries
- Close proximity to highest traffic count in the city
- Quick and easy access to banking, casual dining & shopping
- Adjacent to two restaurants, grocery, and shopping



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Demographic & Infrastructure Information

Identity:

Site Name: Save-A-Lot Property 2
Address: Business Ave., Lawrenceburg, TN
Contact: Ethan Hadley
Telephone Number: 931-762-4911
Publicly or Privately Owned: Privately Owned
Prior Use: None

Electric & Natural Gas:

Provider: Lawrenceburg Utility Systems
Transmission Voltage: 161 KVA
Distribution Voltage: 7,200 volts
Secondary Voltage: 120/208 volts
Is Dual Feed Available: Yes
Gas Main Size: 3 inch
Location of Gas Main: Adjacent to site
Gas Pressure: 46 psi
Heat Value: 1,050 Btu per cubic ft

Zoning/Acreage/Topography:

Zoning Classification: Commercial
Acreage: 2.5 acres
100 Year Floodplain: No
Describe Site's Topography: Flat

Telecommunications:

Local Exchange Carrier: AT&T ADSL available from C.O.
Can Dual C.O. Services Be Provided: Yes
Fiber Available: Yes
ISDN Available from C.O.: Yes
Location of Closest Major Carrier POP: 1.5 Miles
Cable ISP: Charter Communications

Water:

Provider: Lawrenceburg Utility Systems
Water Main Size: 6 inch
Static Pressure: 62 psi
Residual Pressure: 54 psi
Flow Per Minute: 1,600 gpm
Rated Capacity (mgd): 1.7 mgd
Peak Demand (mgd): 2.3 mgd

Sewer:

Provider: Lawrenceburg Utility Systems
Sewer Main Size: 8 inch
In Use of Lift Required: No
Treatment Plant Type: Sequencing Batch Reactor
Rated Capacity (mgd): 4.5 mgd
Peak Demand (mgd): 11.25 mgd

Transportation:

Describe Highway Access: Adjacent to US Highway 43. Interstate 65 is 30 Miles to the East
Distance to Regional Airport in Miles: Northwest Shoals Regional Airport is 47 Miles to the South
Distance to National/International Airport in Miles: Nashville International Airport is 75 Miles to the North and Huntsville International Airport is 65 Miles to the South

Protective Services:

Fire Protection Provider: Lawrenceburg Fire
Fire Insurance Class Rating: Class 4
Distance to Nearest Station: 0.6 Miles
Full-Time or Volunteer Station: Full-Time
Police Protection Provider: Lawrenceburg Police 24
Hour Patrol: Yes

Education:

College: Columbia State Community College
Elementary Schools (K-8): 5
Middle Schools (6-8): 1
High Schools: 3

Lease/Sale:

Sales Price: Negotiable

AREA DEMOGRAPHICS

LAWRENCE COUNTY

2012 Population: 42,392
2017 Projection: 43,088
2010 Census: 41,869
2000-2010 Growth: 4.9%
Median Age: 40
2012 Households: 16,286
2017 Projection: 16,642
Avg. Household Income: \$48,988 Median Household Income: \$37,486
Per Capita Income: \$18,930
Property Tax Rate: \$2.7386 per \$100

LAWRENCEBURG

2012 Population: 10,550
2017 Projection: 10,514
2010 Census: 10,426
2000-2010 Growth: 0.7%
Median Age: 42
2012 Households: 4,567
2017 Projection: 4,580
Avg. Household Income: \$45,856
Median Household Income: \$32,564
Per Capita Income: \$20,203
Property Tax Rate: \$1.4234 per \$100
Sources: U.S. Census Data and Experian, Inc.



TRAFFIC COUNT

