

Market Highlights

Existing Retail Businesses:

Retail Sales Leakage Top Categories [County]:

Total Retail Trade and Food & Drink	\$55,490,623
Motor Vehicle & Parts Dealers	\$33,294,240
Food Service and Drinking Places	\$11,213,339
Grocery Stores	\$10,265,483
Health & Personal Care Stores	\$4,377,499

Source: Esri. Estimated on 9,729 Households in Lauderdale County

Existing National Retail by Category

- General Merchandise: Walmart Supercenter
- Motor Vehicle & Parts Dealers: AutoZone, NAPA, O'Reilly
- Food Service and Drinking Places: Panda House, Los Portales, Pizza Hut, Huddle House, Sonic, KFC, Taco Bell, Dairy Queen, McDonalds
- Grocery Stores: EW James, Save A Lot
- Health & Personal Care Stores: K&B Beauty Supply, Fred's
- Apparel & Shoes: Cato, Factory Connection, Shoe Dept.
- Discount: Family Dollar, Dollar Tree, Dollar General, Fred's
- Appliance: Aaron's, Rent A Center

Limited list

Employment & Education:

- Top employers in Lauderdale County include: Lauderdale County Board of Education (788), West TN State Penitentiary (693), Marvin Windows & Doors of TN (455), SRG Global (450) and Komatsu America Corp (400)
- TN Department of Revenue Lauderdale County Retail Sales total \$169,524,422
- The Lauderdale County Education System has 315 teachers educating 4,722 students in 7 schools
- Lauderdale Community Hospital employs 186 and has 25 beds to provide quality care for acute or chronically ill patient
- 10 Year Growth includes 4 new plants for a total investment of \$8,100,000 and 19 expansions investing \$27,350,000

Recreation:

- The 30+ Year Tradition of the Tomato Festival with 3,500+ visitors, 8 parks and 1 golf course
- Alex Haley Interpretative Center, Fort Pillow State Park, Ripley City Park & Water Slide, Lauderdale County Museum, Veterans' Museum, Murray Hudson Maps & Antiquarian

Available Retail Sites:

	SIZE		SIZE
1 South Washington Street	4,200 SF	7 11722 Highway 51 N.	4,000 SF
2 787 Highway 51 North	3,000 SF	8 Crain Property - Hwy 51	2 Acres
3 Deerfield Crossing Shopping Center	11,000 SF	9 Crain Property #2 - Hwy 51	2.4 Acres
4 Highway 51/Roberson Street	6 Lots	10 19000 Highway 51	5,700 SF
5 Highway 51/Volunteer Drive	12 Lots		
6 282 S. Washington Street	67,500 SF		

Limited list below. More properties available. Contact Susan Todd for more information.

US Highway 51 & TN Highway 208	5 Mile Radius	10 Mile Radius	Lauderdale Co.
2012 Estimated Population	13,719	21,995	27,621
2012 Median Household Income	\$28,307	\$29,530	\$29,273
Total Number of Families	3,635	8,413	9,725

For More Information Call:

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\*2012 Traffic Counts by TDOT  
 \*\*Synergos Tech - PopStats / Tiger Geography 2Q 2012



LAUDERDALE COUNTY, TN

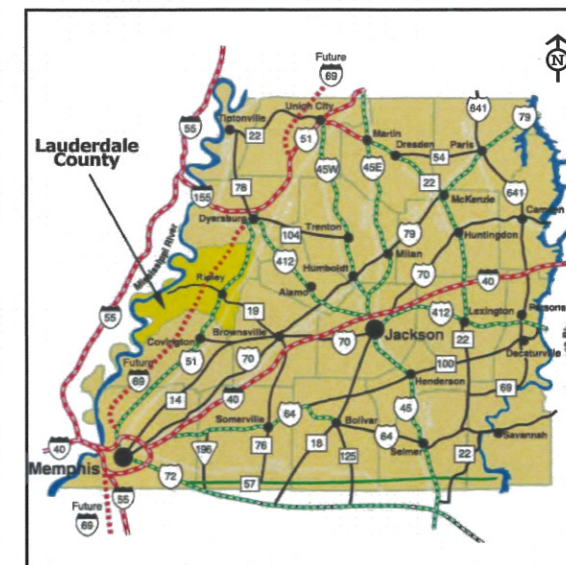
Land & Sites Available

Lauderdale County - Tennessee - Ripley, Gates, Halls, Henning



LOCATED IN NORTHWEST TENNESSEE  
 NEW I-69 CARRYING TRAFFIC FROM CANADA TO MEXICO

20 Minute Drive Time: Population 30,269, Daytime Pop (Age 18+) 22,164, Med. HH Income \$29,174



MARKET HIGHLIGHTS

- 70% of households within 10 minutes hold a home value more than \$100,000.
- Median household income annual growth rate will increase 1.71% from 2012-2017.
- Interstate 69 is a \$10 Billion, 1,650 mile Canada to Mexico project designated to create a corridor across Mid-America. The highway is under construction in Lauderdale County along the Highway 51 corridor.
- 2012 retail sales in Lauderdale Co. is \$169,524,422 according to the TN Dept. of Revenue.
- 2012 Traffic Count: Hwy 51 & Cleveland Street - 22,294 TDOT

For More Information Call:

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**LAUDERDALE**  
Chamber/Economic & Community Development

**Map of Submarket Retailers**  
**Highway 51 @ Ripley, Tennessee**

**Employers**

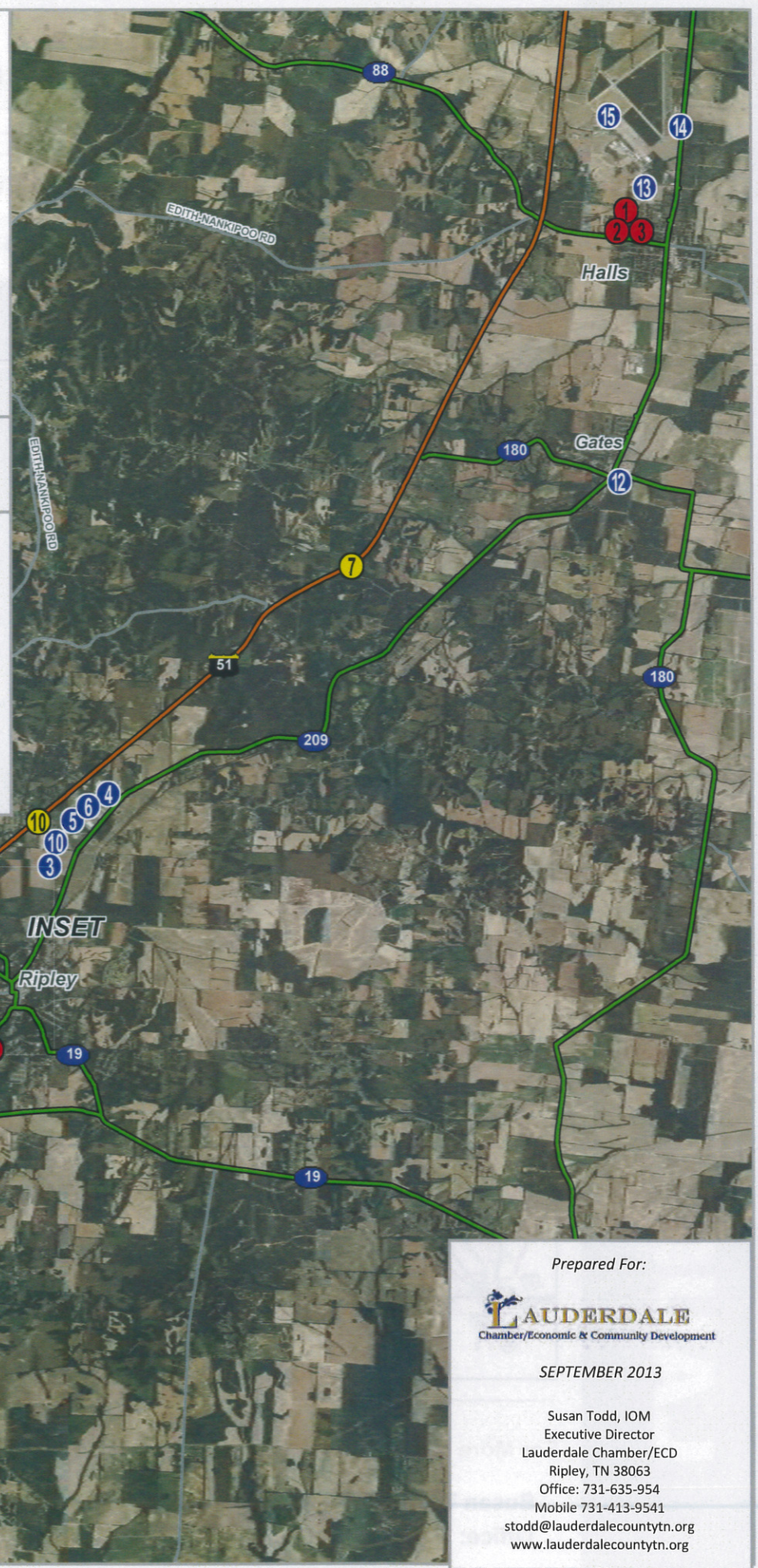
	# of Employees	
1	Lauderdale County Board of Education	788
2	West TN State Penitentiary	693
3	Marvin Windows & Doors of TN	455
4	SRG Global	450
5	Komatsu America Corp	400
6	Pierce Distribution	300
7	Lauderdale Community Hospital	186
8	VF Imagewear	175
9	Wal-mart	165
10	American Greetings	105
11	Jimmy Sanders Trucking (JST, LLC)	84
12	Wright's Auto Parts & Metals, LLC	70
13	Crafco, Inc.	60
14	Hutcherson Metals	55

**\*Site information on front of flyer**

- SITES**
- 1 2 3 4 5 6 7 8 9 10

**Public School**

	Enrollment	
1	Halls Elementary School	875
2	Halls High School	378
3	Halls Junior High School	208
4	Lauderdale Middle School	758
5	Ripley Elementary School	753
6	Ripley High School	885
7	Ripley Primary	865



Prepared For:

**LAUDERDALE**  
Chamber/Economic & Community Development

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**INSET**



2 ← 9.9 Miles

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**Major Area Retailers:**

- Aaron's
- AutoZone
- Cato's
- Dairy Queen Grill & Chill
- Days Inn
- Dollar General Store
- Dollar Tree
- Domino's Pizza
- E W James & Sons Supermarkets
- Family Dollar
- Fashion Connection
- FastLube
- Fred's
- Huddle House Restaurant
- KFC
- Los Portales
- McDonald's
- Merle Norman Cosmetics
- Napa Auto Parts
- O'Reilly Auto Parts
- Pizza Hut
- Rent-A-Center
- Save-A-Lot Food Store
- Shoe Department
- Sonic
- Super 8
- Subway
- Taco Bell
- Wal-Mart



Lauderdale County

**Retail Trade Potential - 2010**

Motor Vehicle & Parts Dealers .....	\$55,766,631
Furniture & Home Furnishings Stores.....	\$6,705,305
Electronics & Appliances Stores.....	\$7,365,683
Building Material, Garden Equip Stores .....	\$34,250,230
Food & Beverage Stores .....	\$55,167,726
Health and Personal Care Stores .....	\$25,273,128
Gasoline Stations .....	\$37,085,940
Clothing & Clothing Accessories Stores .....	\$16,207,783
Sporting Goods, Hobby, Book, Music.....	\$6,185,231
General Merchandise Stores.....	\$52,144,837
Miscellaneous Store Retailers .....	\$10,451,258
Non-Store Retailers .....	\$25,815,671
Food Service & Drinking Places .....	\$37,008,865
<b>Total Retail Sales .....</b>	<b>\$369,428,287</b>