



# For Sale

sears



Price: \$  
Price Per SF: \$  
Building Size: 192,500 SF  
Site Size: 12.11 Acres  
Property Format: Sears  
Zoning: SC Regional  
Parking Spaces: 1,033  
Year Built: 1974

Building Dimensions: 210 Ft. Wide 370 Ft. Deep

Building Configuration: Mall

Ownership: Owned

Adjacent Developments:

North: Home Depot, Lowe's Staples, Ashley Homestore, Hobby Lobby, Target, Best Buy, Pet Smart, Walmart

West: Walmart Neighborhood Market, Big Lots, Tuesday Morning

## Property Highlights

- Property has good access to both US 153 and Hixson Pike with traffic signals at both points
- Building situated in front of the mall

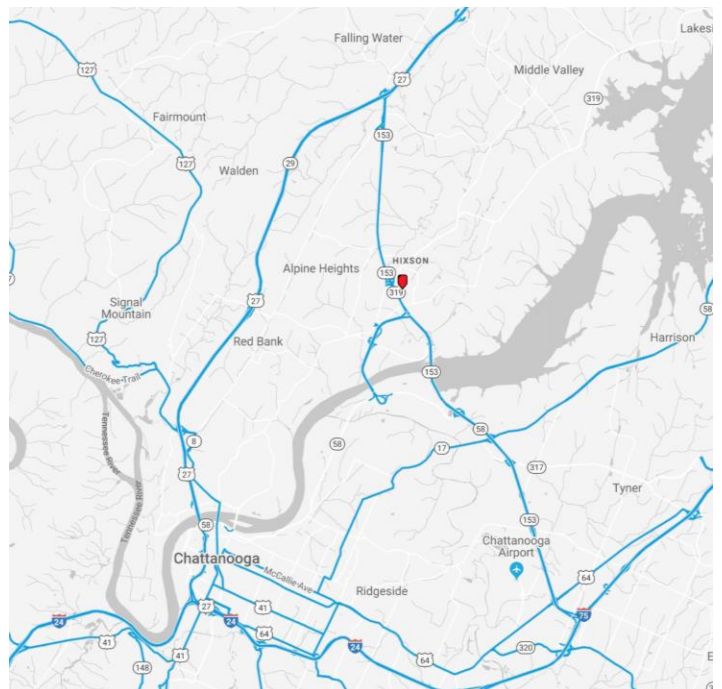
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Hixson, TN**

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## Demographic Summary

	1 mile	3 miles	5 miles
TOTAL POPULATION	4,763	30,955	84,534
DAYTIME POPULATION	9,691	30,677	67,788
AVERAGE HH INCOME	60,783	78,789	80,208
AVERAGE AGE	39.7	41.4	40.2



## Traffic Counts

Hixson Pike 30,818 VPD

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