

# HOME DEPOT LAND

1451 W. College Street, Pulaski, TN

Ground Lease  
1.63 Acres



Baker Storey McDonald  
Properties  
PROVEY RETAIL SOLUTIONS

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PROUD PARTNER  
XTEAM  
RETAIL ADVISORS

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- ±1.63 Acres
- Ideal for restaurants, fast food, and retail development
- Area retailers include Home Depot, Walmart, Badcock Furniture, and Tractor Supply

Walmart 

WEST COLLEGE STREET

EXISTING 14" DRAINAGE EASEMENT

verizon



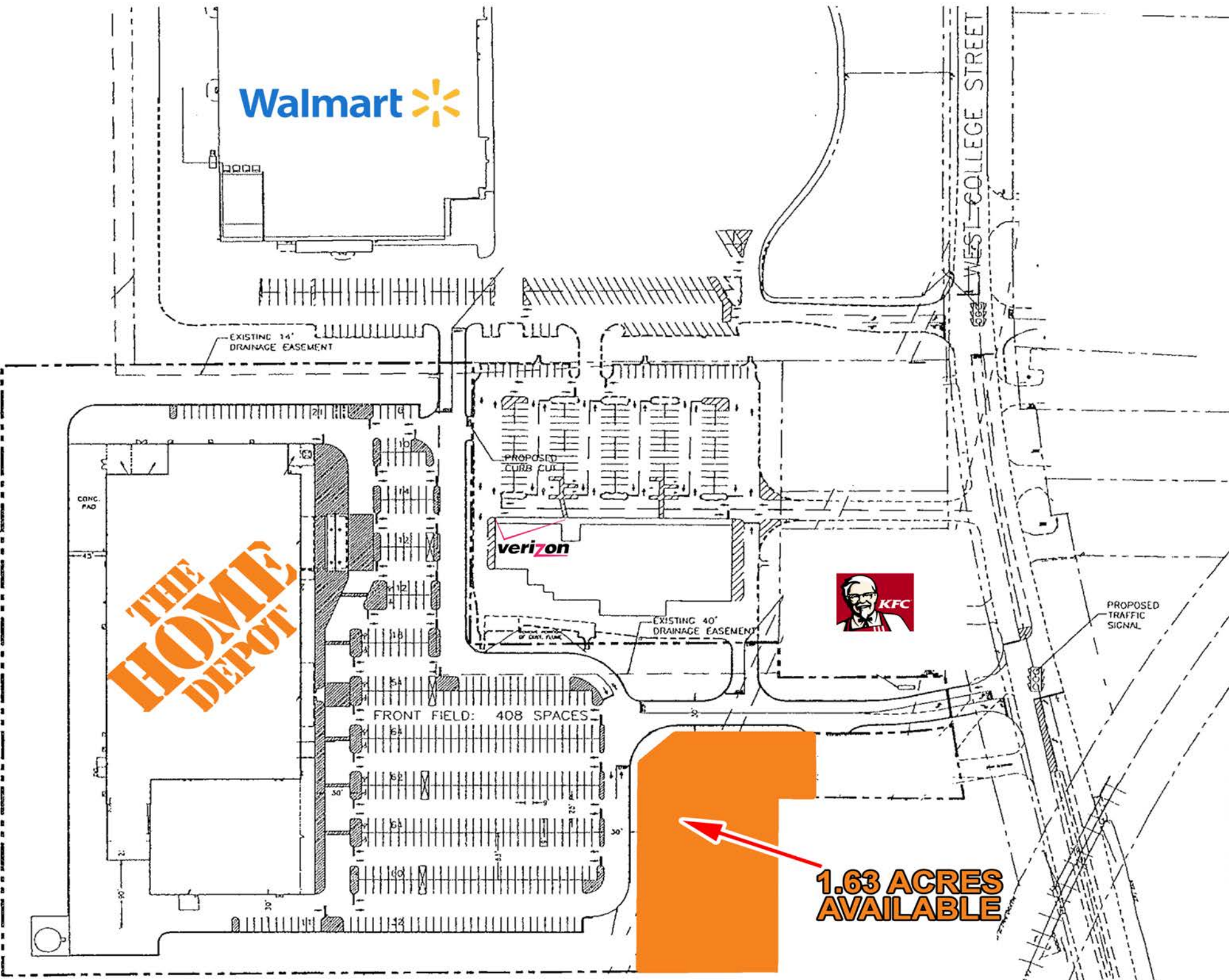
EXISTING 40" DRAINAGE EASEMENT

PROPOSED TRAFFIC SIGNAL

THE HOME DEPOT

FRONT FIELD: 408 SPACES

**1.63 ACRES AVAILABLE**



# DEMOGRAPHIC SUMMARY

	<b>1 Mi Radius</b>	<b>3 Mi Radius</b>	<b>5 Mi Radius</b>	<b>20 Mins DT</b>
<b>2022 Est. Population</b>	1,615	10,172	12,750	19,961
<b>2027 Prj. Population</b>	1,605	10,145	12,714	19,904
<b>Growth (2022-2027)</b>	-0.1%	-%	-%	-%
<b>2022 Households</b>	681	4,136	5,152	8,061
<b>2027 Households</b>	675	4,115	5,124	8,022
<b>Household Size</b>	2.3	2.3	2.3	2.4
<b>Growth (2022-2027)</b>	-0.2%	-0.1%	-0.1%	-%
<b>2022 Avg. Income</b>	\$69,106	\$56,367	\$58,083	\$61,512
<b>2027 Avg. Income</b>	\$80,565	\$65,681	\$67,726	\$73,703
<b>2022 Med. HH Income</b>	\$56,568	\$48,459	\$50,214	\$53,252
<b>2027 Med. HH Income</b>	\$67,239	\$58,690	\$60,922	\$64,600
<b>Daytime Population</b>	3,545	12,325	14,020	17,261