

# HOME DEPOT LAND

1451 W. College Street, Pulaski, TN

Ground Lease  
1.63 Acres



**Baker Storey McDonald  
Properties**  
PROVEN RETAIL SOLUTIONS

**Sheldon Griffin**  
sgriffin@bsmproperties.com  
Office: 615.373.9511 | Direct: 615.627.3966



PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS

3011 Armory Drive, Ste 120, Nashville, TN 37204 | www.bsmproperties.com



- ±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



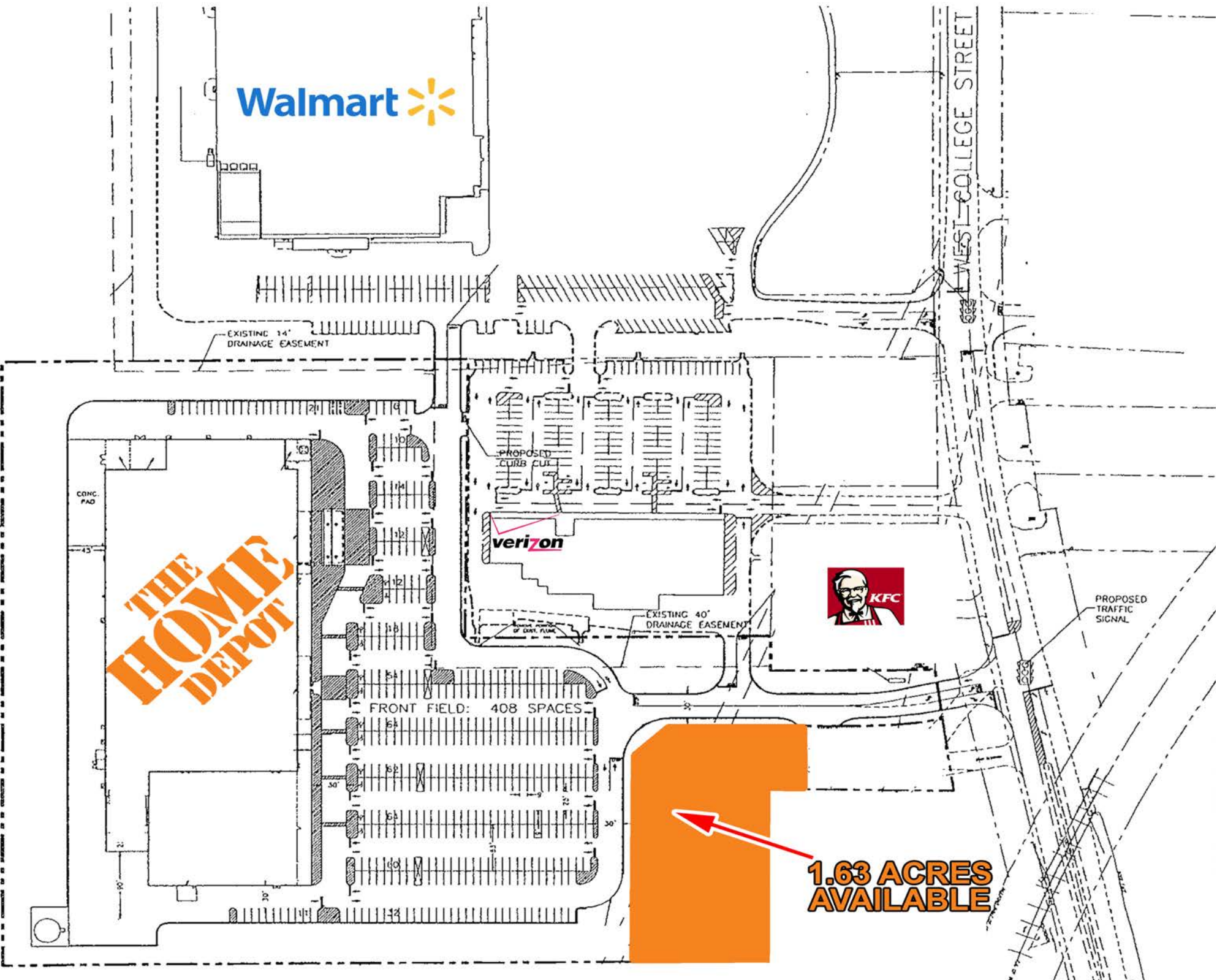
EXISTING 40" DRAINAGE EASEMENT

PROPOSED TRAFFIC SIGNAL

THE HOME DEPOT

FRONT FIELD: 408 SPACES

  
**1.63 ACRES AVAILABLE**



# DEMOGRAPHIC SUMMARY

	1 Mi Radius	3 Mi Radius	5 Mi Radius	20 Mins DT
<b>2023 Est. Population</b>	1,699	10,279	12,540	20,133
<b>2028 Prj. Population</b>	1,673	10,017	12,183	19,742
<b>2023 Households</b>	721	4,213	5,112	8,211
<b>2028 Households</b>	691	3,996	4,837	7,859
<b>Household Size</b>	2.3	2.3	2.3	2.4
<b>2023 Avg. Income</b>	\$67,124	\$67,332	\$69,235	\$74,865
<b>2028 Avg. Income</b>	\$69,955	\$71,991	\$74,052	\$79,291
<b>2023 Med. HH Income</b>	\$55,377	\$49,846	\$51,929	\$56,485
<b>2028 Med. HH Income</b>	\$50,189	\$44,427	\$46,290	\$50,406
<b>Daytime Population</b>	1,382	8,433	10,258	16,346