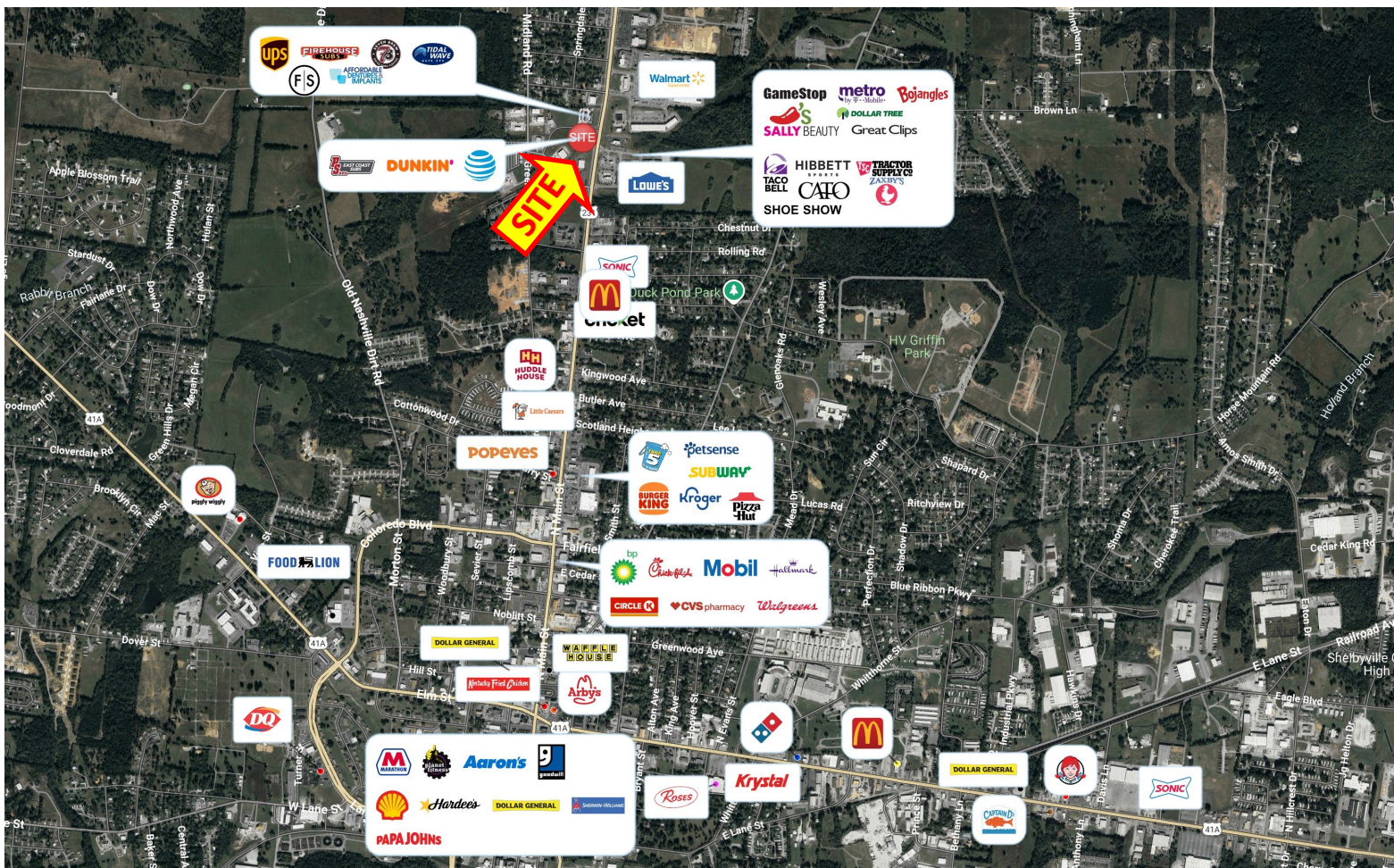




SHELBYVILLE CROSSING

1735 N. Main St. Suite B, SHELBYVILLE, TN



CURRENT TENANTS



For information, please contact:

Gary Grewe

314-795-8899 | Gary@rsolution.com

Dominic Barlow

314-277-6456 | dominic@rsolution.com

9109 Watson Road, 4th Floor | St. Louis, MO 63126 | www.rsolution.com



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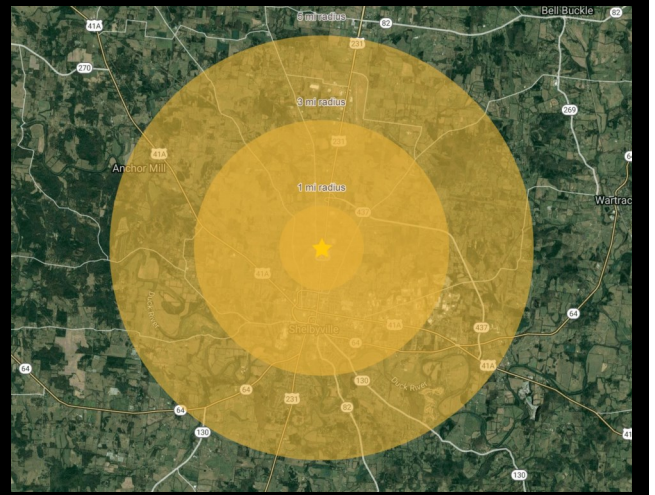
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AREA DEMOGRAPHICS

	3 mi	5 mi	10 mi
Population	23,727	32,445	47,155
Median HH Income	\$56,235	\$59,268	\$64,648
Daytime Employment	16,820	21,604	27,746

AVERAGE DAILY TRAFFIC

MAIN STREET 22,334 VPD

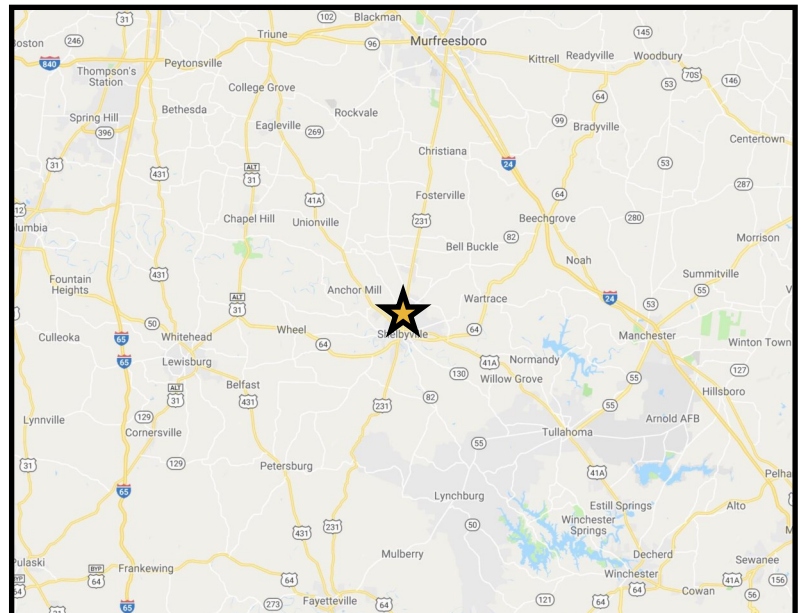


Shelbyville, TN is the county seat of Bedford County, Tennessee, and is located a little over 50 miles southeast of Nashville. Known as the Walking Horse Capital of the Word, the Grand Champion Tennessee Walking Horse is crowned at Shelbyville's TWH National Celebration annually. Shelbyville is known as The Pencil City because of its historical importance to pencil manufacturing, although today more "writing instruments" than pencils are produced here.

Shelbyville has a favorable business climate and is a center in south-central Tennessee for manufacturing (Calsonic Kansei, Sanford Corporation, Bemis Custom Products, Cebal America, Jostens, and many others), agri-business (Tyson Foods), and distribution.

PROPERTY HIGHLIGHTS

- 1,050 SF Available
- Signalized entrance
- Located a few minutes away from Walmart



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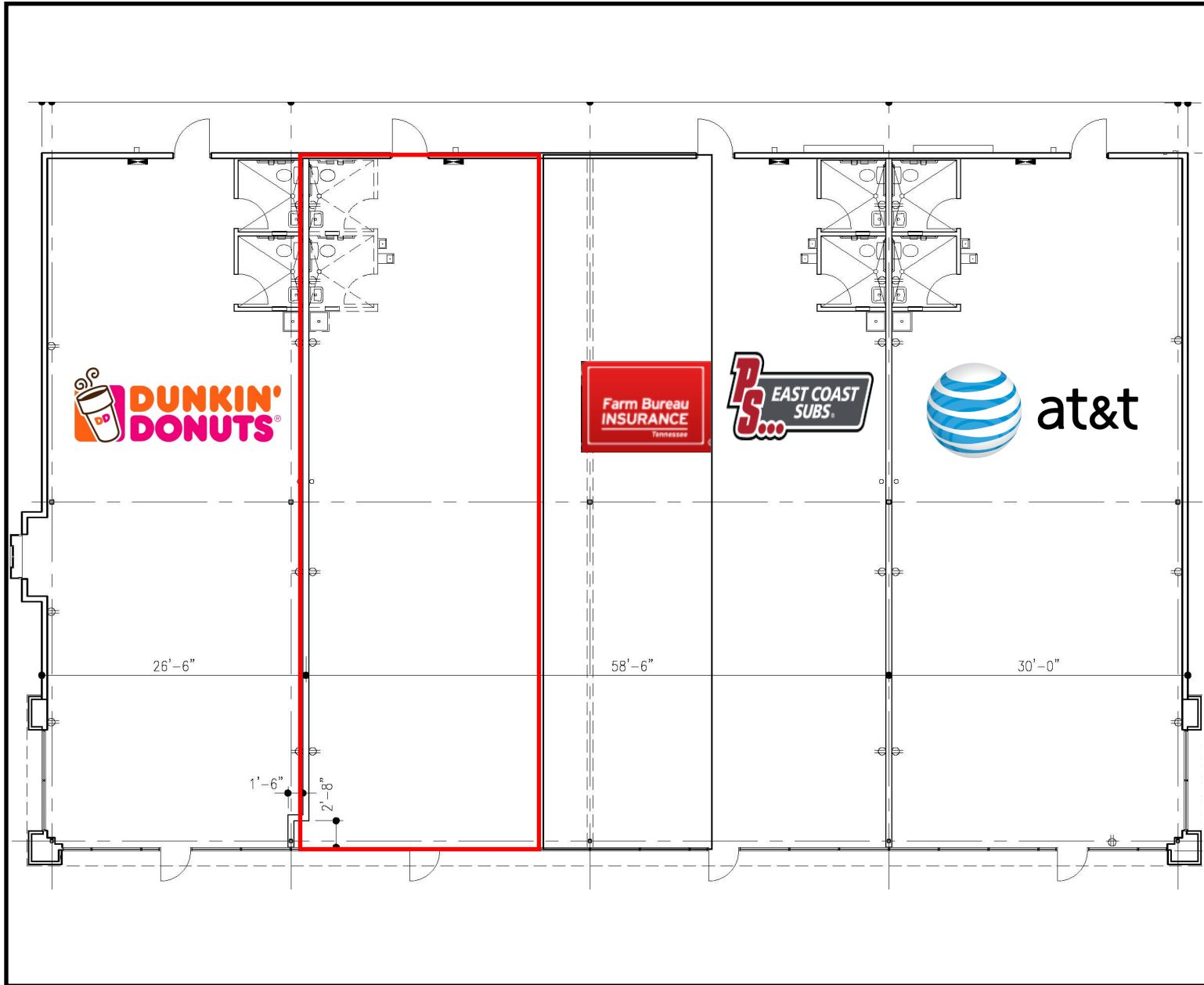
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CURRENT TENANTS

Dunkin Donuts 2,100 SF
AVAILABLE 1,050 SF
Farm Bureau 1,650 SF

Penn Station 1,400 SF
AT&T 2,100 SF

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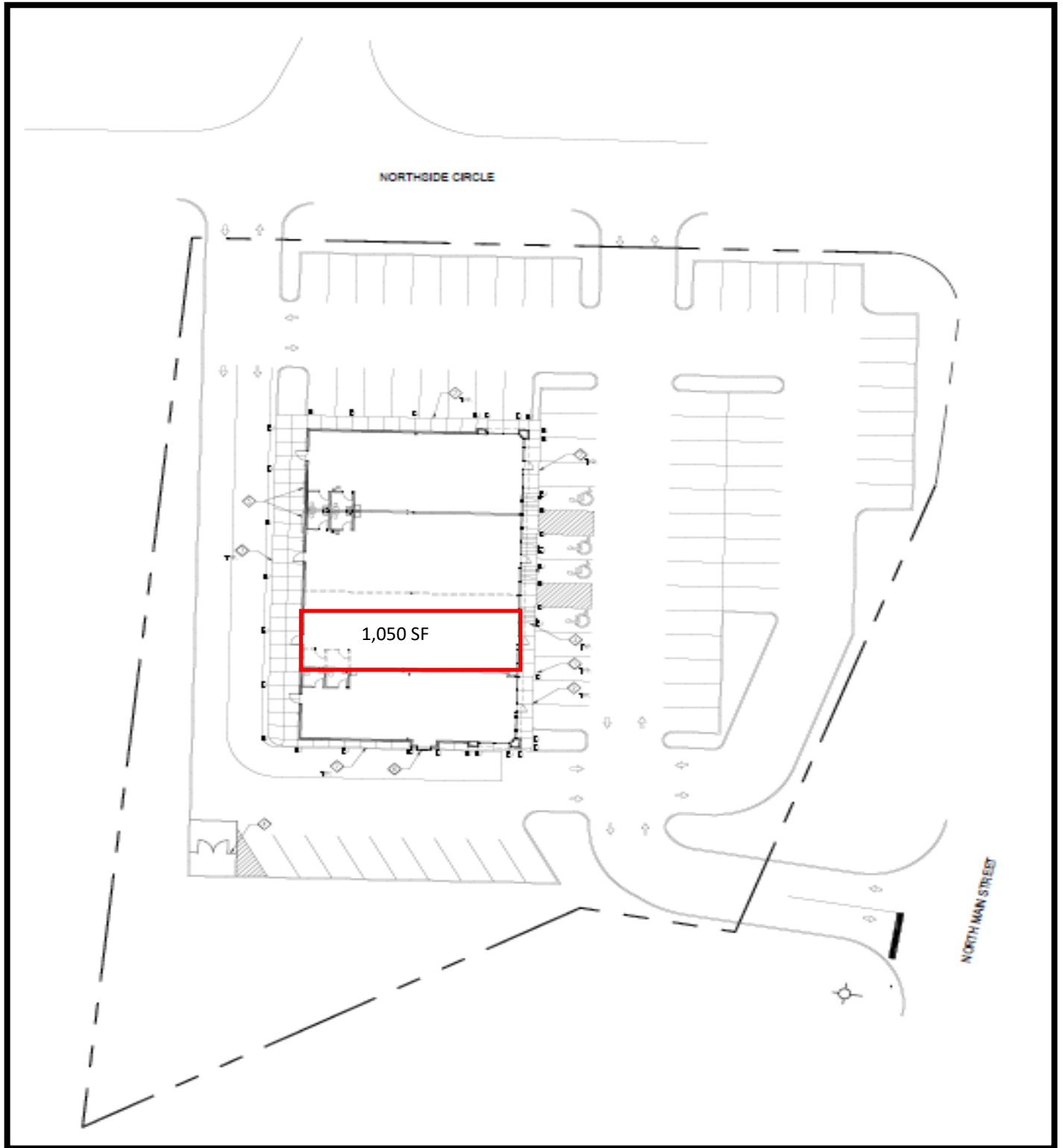
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