

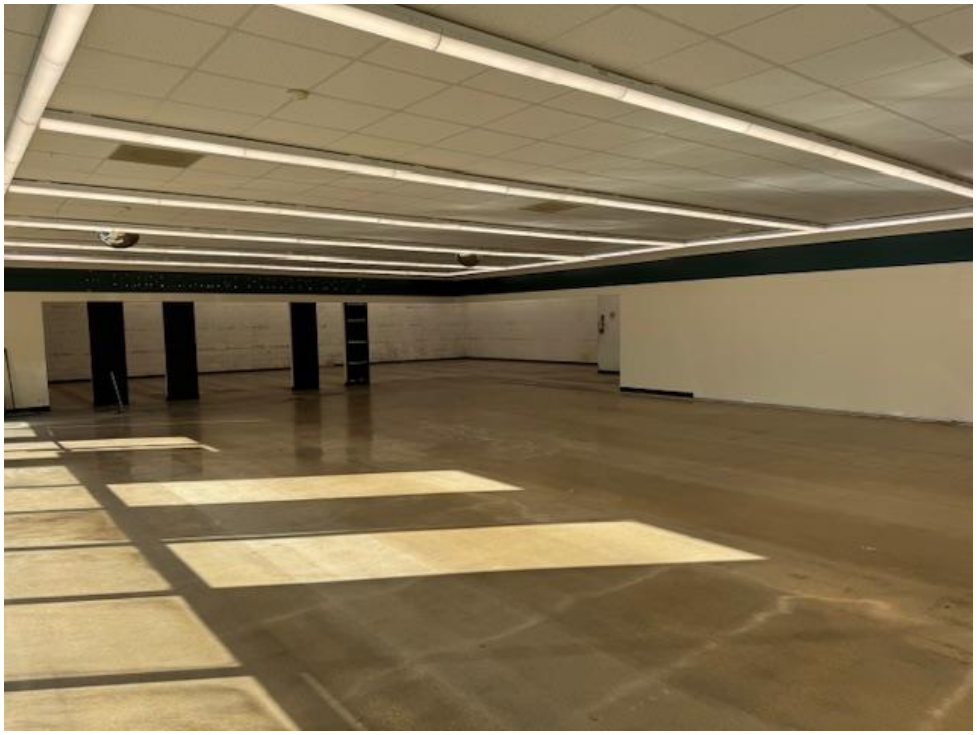
FOR SALE

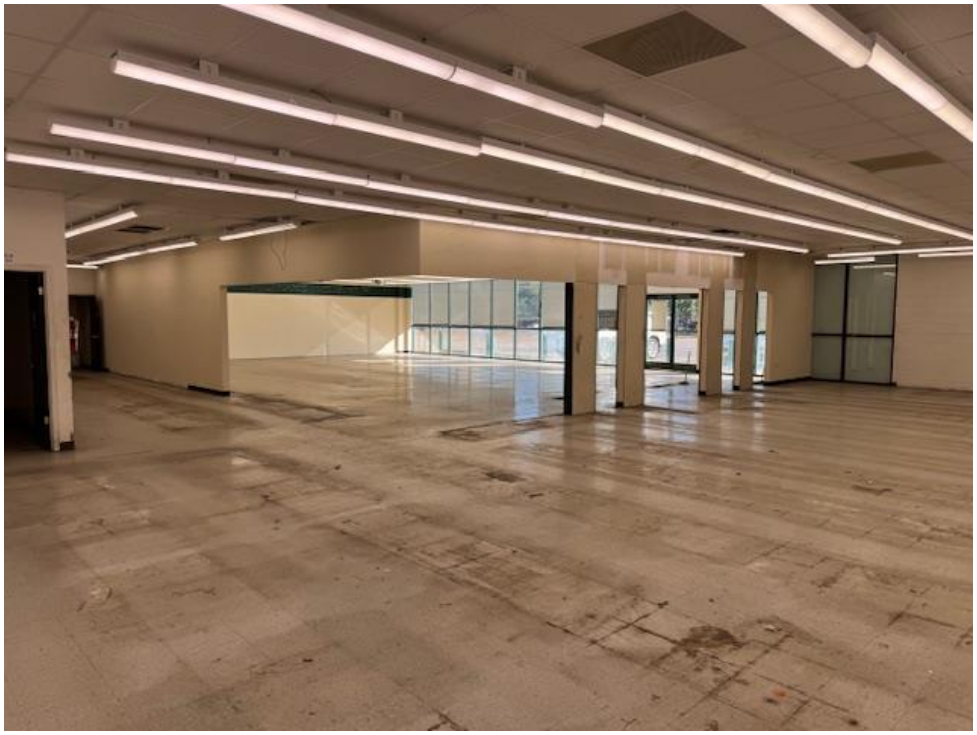
200 Florence Road, Savannah, TN 38372

ParkTrust
COMMERCIAL

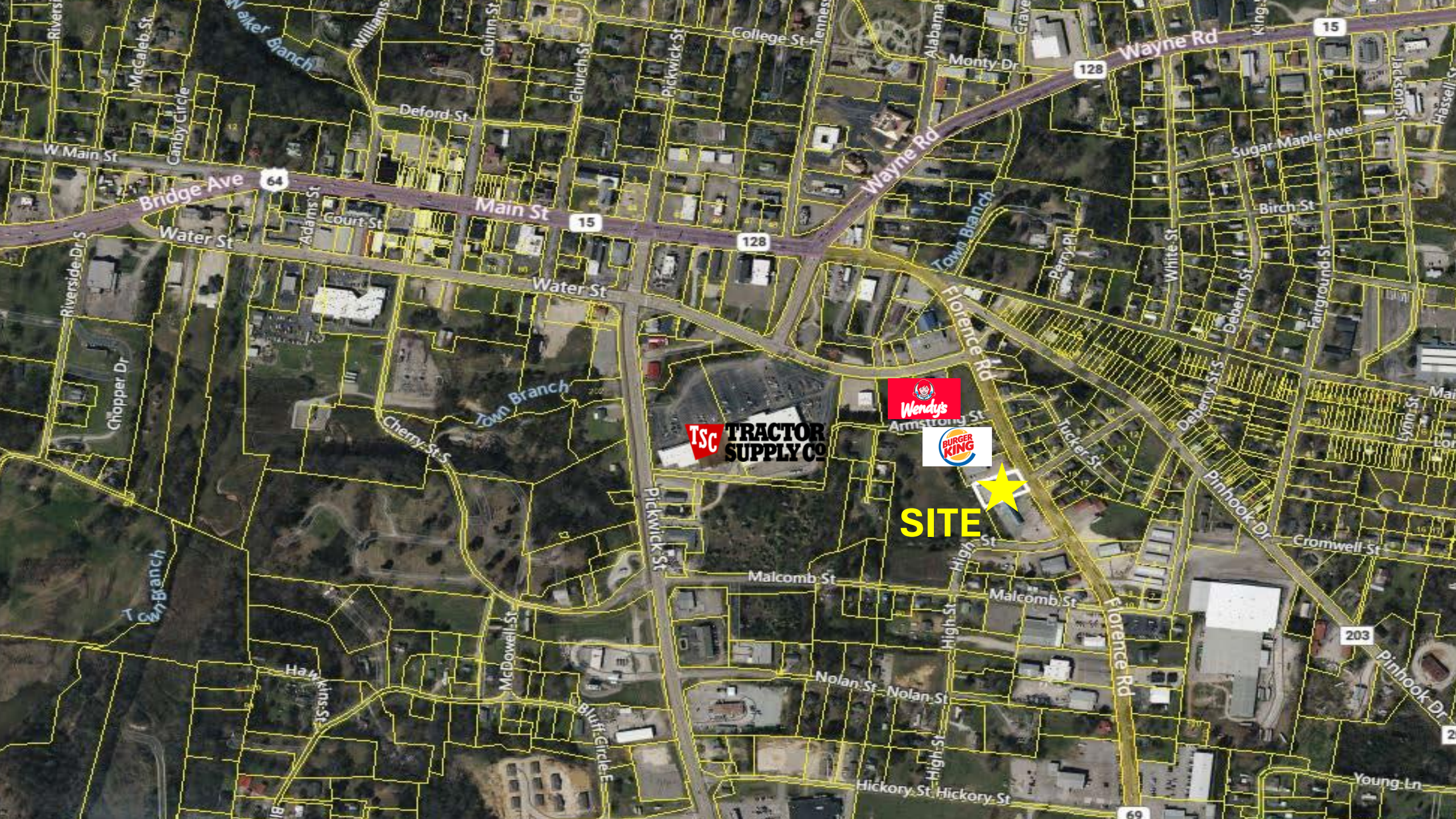
John Harney 615.542.0715
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TN LIC#221569

- **REDUCED PRICE: $450,000**
- 4,860 SF Retail/Commercial Building
- 0.50 +/- Acres
- In the middle town surrounded by restaurants & shopping
- Call Broker for more details






Wendy's
Fish Hut
TSC TRACTOR SUPPLY CO.
BURGER KING
Armstrong St
Florence Rd.
Tucker St
Gallaher Dr
Pinhook Dr
203
69
SITE
200'
112'
122'
205'


Wayne Rd
15
128
Monty Dr
College St
Deford St
W Main St
Bridge Ave
64
Main St
Water St
Court St
Adams St
Riverside Dr S
Chopper Dr
Town Branch
Cherry St S
Pickwick St
Florence Rd
Sugar Maple Ave
Birch St
White St
Debery St
Fairground St
Pinhook Dr
Cromwell St
Armstrong St
Tucker St
Malcomb St
High St
Nolan St
Hickory St
McDowell St
Bluff Circle E
Hawkins St
Young Ln
203
69
Wendy's
BURGER KING
TSC TRACTOR SUPPLY CO
SITE

Demographic Summary Report

O'Reilly Auto Parts

200 Florence Rd, Savannah, TN 38372

Building Type: **General Retail**
Secondary: **Freestanding**
GLA: **4,860 SF**
Year Built: **2000**

Total Available: **0 SF**
% Leased: **100%**
Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	3,476		9,262		12,616	
2024 Estimate	3,471		9,281		12,640	
2020 Census	3,638		9,899		13,472	
Growth 2024 - 2029	0.14%		-0.20%		-0.19%	
Growth 2020 - 2024	-4.59%		-6.24%		-6.18%	
2024 Population by Hispanic Origin	97		227		293	
2024 Population	3,471		9,281		12,640	
White	2,882	83.03%	8,093	87.20%	11,218	88.75%
Black	283	8.15%	517	5.57%	572	4.53%
Am. Indian & Alaskan	20	0.58%	35	0.38%	48	0.38%
Asian	29	0.84%	81	0.87%	99	0.78%
Hawaiian & Pacific Island	1	0.03%	1	0.01%	1	0.01%
Other	256	7.38%	555	5.98%	702	5.55%
U.S. Armed Forces	5		6		6	
Households						
2029 Projection	1,436		3,775		5,087	
2024 Estimate	1,435		3,787		5,103	
2020 Census	1,516		4,069		5,483	
Growth 2024 - 2029	0.07%		-0.32%		-0.31%	
Growth 2020 - 2024	-5.34%		-6.93%		-6.93%	
Owner Occupied	699	48.71%	2,275	60.07%	3,335	65.35%
Renter Occupied	736	51.29%	1,512	39.93%	1,768	34.65%
2024 Households by HH Income	1,433		3,789		5,103	
Income: <$25,000	399	27.84%	1,060	27.98%	1,405	27.53%
Income: $25,000 - $50,000	389	27.15%	922	24.33%	1,196	23.44%
Income: $50,000 - $75,000	432	30.15%	953	25.15%	1,252	24.53%
Income: $75,000 - $100,000	56	3.91%	255	6.73%	433	8.49%
Income: $100,000 - $125,000	55	3.84%	221	5.83%	313	6.13%
Income: $125,000 - $150,000	30	2.09%	176	4.65%	228	4.47%
Income: $150,000 - $200,000	13	0.91%	69	1.82%	85	1.67%
Income: $200,000+	59	4.12%	133	3.51%	191	3.74%
2024 Avg Household Income	$55,485		$60,025		$61,450	
2024 Med Household Income	$42,213		$44,161		$47,524	

10/8/2025

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