

OFFERING MEMORANDUM

RETAIL/OFFICE PROPERTY

906 Dinah Shore Blvd., Winchester, TN 37398

FOR SALE: \$475,000



18,672 SF | 1.08 ACRES | 2 STORIES | BUILT 1947 | 26 PARKING SPACES

BELLCORNERSTONE
Commercial Real Estate

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906 DINAH SHORE BLVD.

Winchester, TN 37398

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

906 DINAH SHORE BLVD.

Winchester, TN 37398

906 Dinah Shore Blvd. in Winchester, TN, is a well-positioned mixed-use property, totaling 18,672 square feet and situated on a 1.08-acre lot. This office/retail building was built in 1947, benefits from 26 surface parking spaces and includes climate-controlled self-storage in the basement (built in 2010).

Aggressively priced to sell and will convey "as-is, where-is," this property presents an exciting investment/owner-user opportunity with several noteworthy features providing flexibility to accommodate a wide range of businesses.



MARKET OVERVIEW



Winchester, Tennessee

Winchester is a city located in Franklin County, Tennessee, United States. It's situated in the southern part of the state and is known for its scenic beauty, historical significance, and outdoor recreational opportunities. Winchester is nestled in the foothills of the Cumberland Plateau and is surrounded by picturesque landscapes, including hills, lakes, and rivers. Historically, Winchester's economy was centered around agriculture and manufacturing. In recent years, the city has diversified its economic base to include sectors like healthcare, education, and retail. The city is close to several recreational areas, including Tims Ford Lake and the surrounding Tims Ford State Park, which offer opportunities for fishing, boating, hiking, and camping. The surrounding natural beauty also attracts tourists and outdoor enthusiasts.



POPULATION

City: Winchester

9,546

State: Tennessee 6,975,000

	2 Mile	5 Mile	10 Mile
Population 2023	9,255	18,303	33,351
Total Households	3,858	3,858	13,261
Avg Household Size	2.3	2.4	2.4
Avg Household Income	\$66,765	\$67,730	\$67,115

MEDIAN AGE

City: Winchester

40.5 Years

State: Tennessee 38.8 Years

AVERAGE HOUSEHOLD INCOME

City: Winchester

\$79,327

State: Tennessee \$82,012

ECONOMIC INDICATORS

4.6%

Winchester
Unemployment Rate

3.5%

U.S.
Unemployment Rate

HOUSEHOLDS

City: Winchester

3,625

State: Tennessee 2,639,000



Average
Household Size

Population 22+ by Educational Attainment

Highest level of education among people aged 25 years and older as 80% more or less than Tennessee at large.

Some High School, No Diploma	12%
High School Grad	36%
Some College, No Degree	28%
Associate's Degree	4%
Bachelor's Degree	12%
Advanced Degree	8%

LOCATION OVERVIEW

• HIGHWAY ACCESS

Winchester, TN is situated in a region with access to several major highways, making it relatively well-connected to other areas.

U.S. Route 41 (US-41) is a major north-south highway that passes through Winchester. It connects the city to other communities in Tennessee as well as to Georgia and beyond.

U.S. Route 64 (US-64) is an east-west highway that provides access to Winchester from the eastern part of the state.

Tennessee State Route 130 (TN-130) runs northeast from Winchester and connects with US-41 and other highways.

• PROXIMITY

Nashville International Airport (BNA) is the largest and busiest airport in the region, located in Nashville, Tennessee. It's approximately 90 miles northwest of Winchester.

Chattanooga Metropolitan Airport (CHA) is located about 90 miles southeast of Winchester, Chattanooga Metropolitan Airport.

Huntsville International Airport (HSV) is situated to the south of Winchester, across the state border in Alabama. It's approximately 70 miles south of Winchester and offers additional flight options.



SITE OVERVIEW

SITE

Property Type:	Office/Retail and Self-Storage Use
Building Class:	Class C
Year Built:	1947
Total SF:	18,672
Total Acreage:	1.08
Building Height:	2 Stories
Parking:	26 Surface Spaces
Zoning:	C-2, Highway Service District & R-2 Medium Density Residential (rear portion of site)
Self-Storage Space:	20 Units available to the public; Units are 10" x 15"
Taxes (2022):	\$3,321.00





PARCEL OVERVIEW

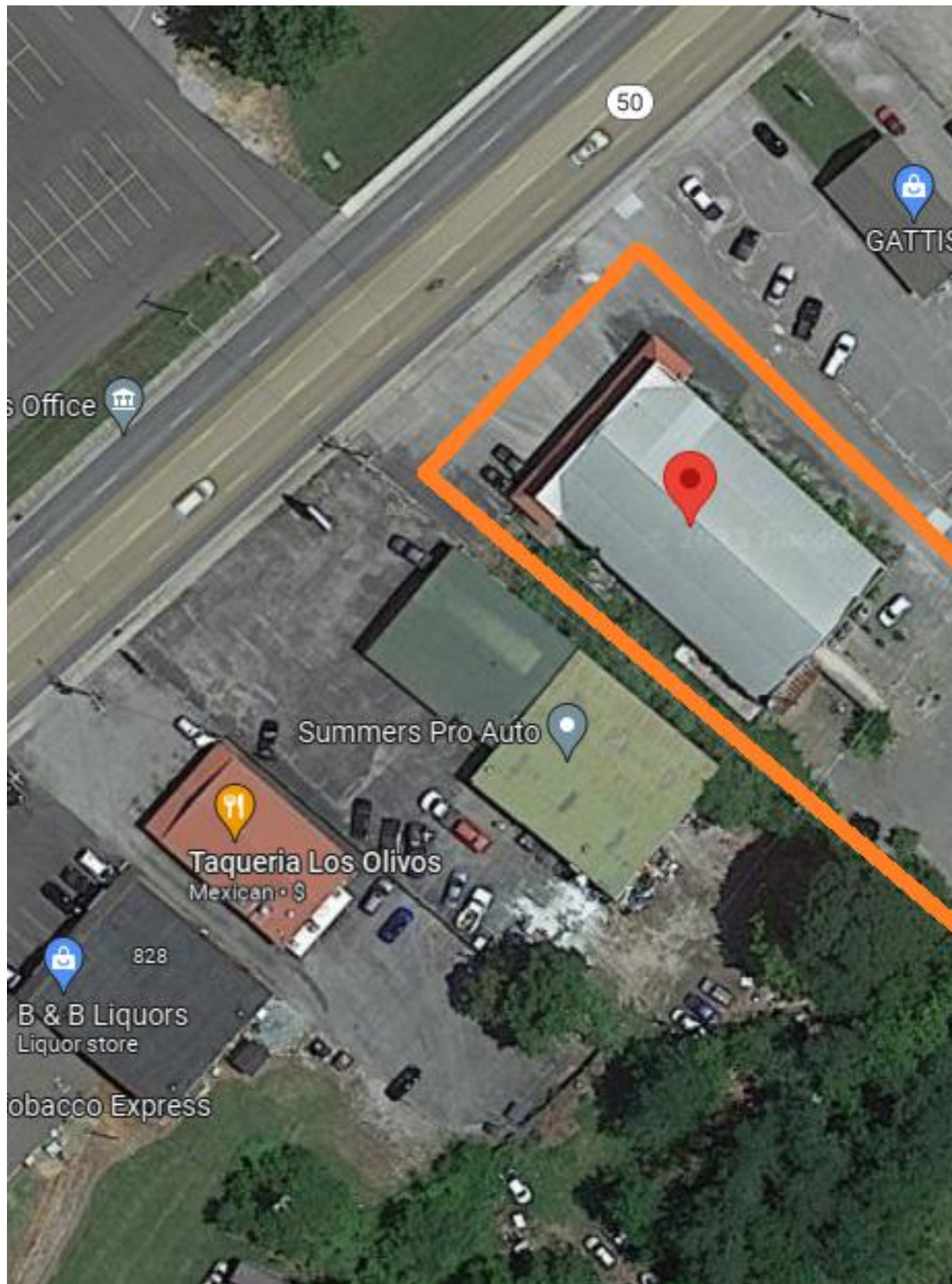
BUILDING SPECIFICATIONS

Building Size: 18,672 SF
(includes 8,470 SF of basement)

Acreage: 1.08 acres

Year Built: 1947

PARCEL MAP





FLOOR PLANS



70.1'

R.R. R.R.

120.2'

**Climate Controlled
Self Storage Units**

**Climate Controlled
Self Storage Units**

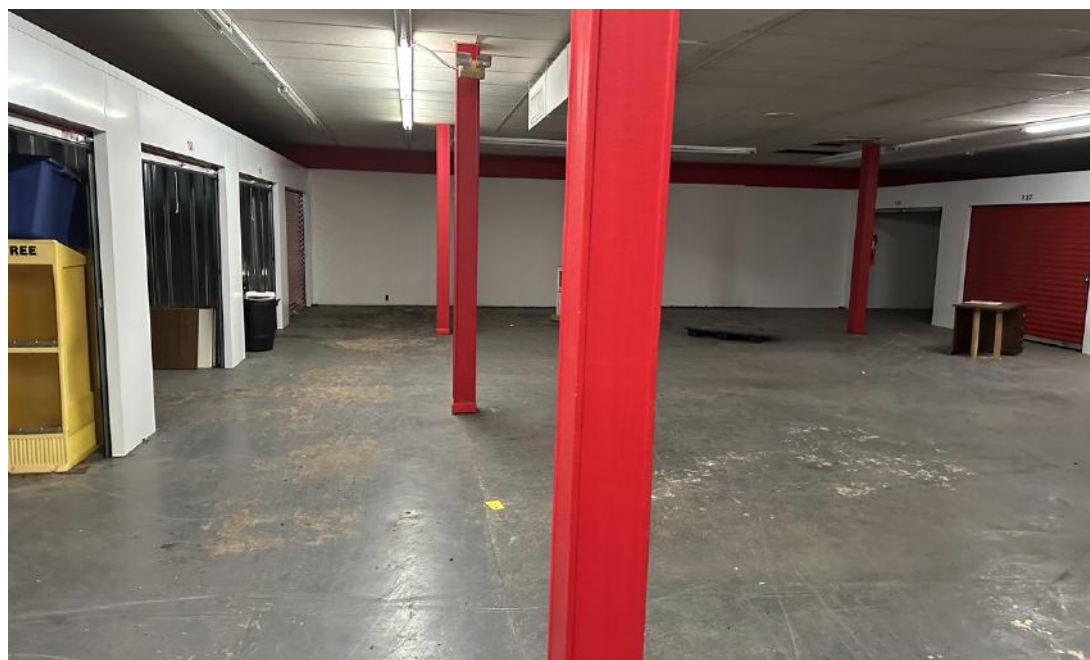
120.2'

70.1'

FINISHED BASEMENT

PICTURES





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