

# SALE LEASEBACK OPPORTUNITY



2127 MEMORIAL BLVD  
**SPRINGFIELD, TN**



\*Showings by appointment only, please do not disturb tenants\*



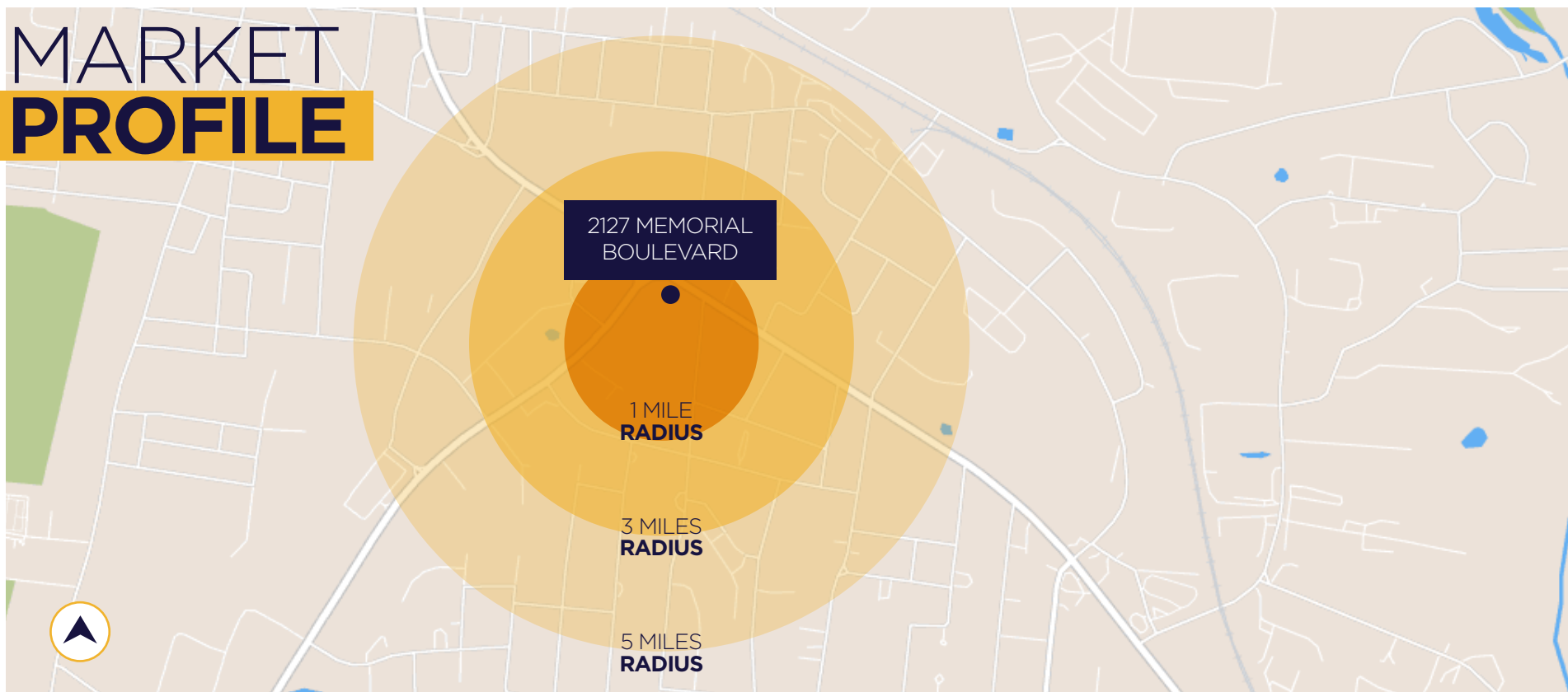
2127 MEMORIAL BOULEVARD | SPRINGFIELD, TN

# PROPERTY HIGHLIGHTS

- 20,539 SF on 1.92 acres
- \$3,850,000
- 2 story office building with 3 drive-thru lanes & 1 drive up ATM
- High profile site with excellent signage
- Ample parking
- 3 points of ingress/egress
- Bank to leaseback 6,653 SF at \$22.00/sf MG - 7 year term



# MARKET PROFILE



**6,911**  
2024 TOTAL  
POPULATION  
*Within 1 Mile*



**11,812**  
2024 TOTAL DAYTIME  
POPULATION  
*Within 1 Mile*



**\$61,305**  
MEDIAN HOUSEHOLD  
INCOME  
*Within 1 Mile*

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**21,152**  
2024 TOTAL  
POPULATION  
*Within 3 Miles*

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**25,652**  
2024 TOTAL DAYTIME  
POPULATION  
*Within 3 Miles*

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**\$65,593**  
MEDIAN HOUSEHOLD  
INCOME  
*Within 3 Miles*

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**27,418**  
2024 TOTAL  
POPULATION  
*Within 5 Miles*

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**30,134**  
2024 TOTAL DAYTIME  
POPULATION  
*Within 5 Miles*

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**\$70,905**  
MEDIAN HOUSEHOLD  
INCOME  
*Within 5 Miles*





# CONTACT INFORMATION

## PEGGY SELLS

Senior Director

+1 615 301 2939

[peggy.sells@cushwake.com](mailto:peggy.sells@cushwake.com)

## KIPPER WORTHINGTON

Senior Director

+1 615 301 2840

[kipper.worthington@cushwake.com](mailto:kipper.worthington@cushwake.com)

1033 Demonbreun Street

Gulch Crossing

Nashville, Tennessee

[cushmanwakefield.com](http://cushmanwakefield.com)



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