



PULASKI, TENNESSEE

Market Guide

City Contact Information



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Focus Properties

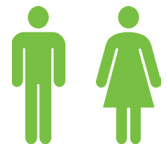
Retail Strategies has a catalogue of retail commercial real estate properties in this market.



For more information, please contact the Portfolio Director and/or Retail Development Director listed on the front of this guide.



Demographics (10 Minute Drive Time)



Population
12,110



Average Age
40.9



Household Income (Median)
\$40,522



Household Income (Average)
\$53,740



Number of Households
5,026

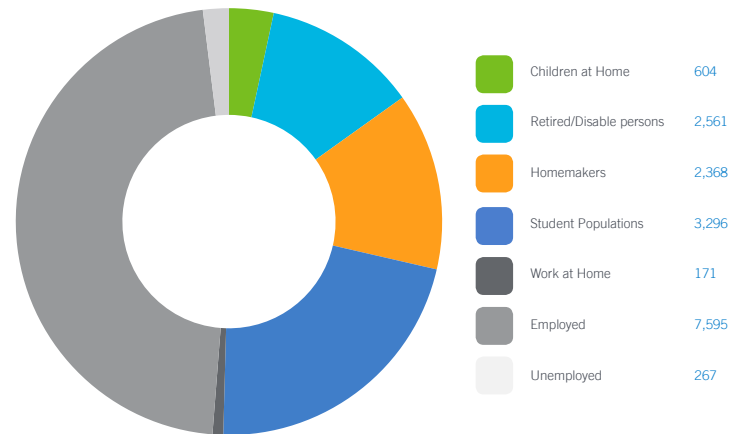
Peer Analysis

The Peer Analysis, built by Retail Strategies along with our analytics partner (Tetrad), identifies analogue retail nodes within a similar demographic and retail makeup. The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble this core city:

Peer Trade Areas

- Middlesboro, KY *Us Hwy 441 Hwy 25e*
- Newport, TN *1075 Cosby Hwy*
- Clinton, TN *150 Tanner Ln*
- Maysville, KY *240 Wal Mart Way*
- Franklin, KY *1550 Nashville Rd*
- Martin, TN *134 Courtright Rd*
- Pell City, AL *165 Vaughan Ln*
- Winchester, TN *2675 Dechedr Blvd*

Daytime Population **16,862** (10 Minute Drive Time)



Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, Retail Strategies' efforts are inclusive beyond the defined list. *Let us know how we can help you find a site!*



Restaurants



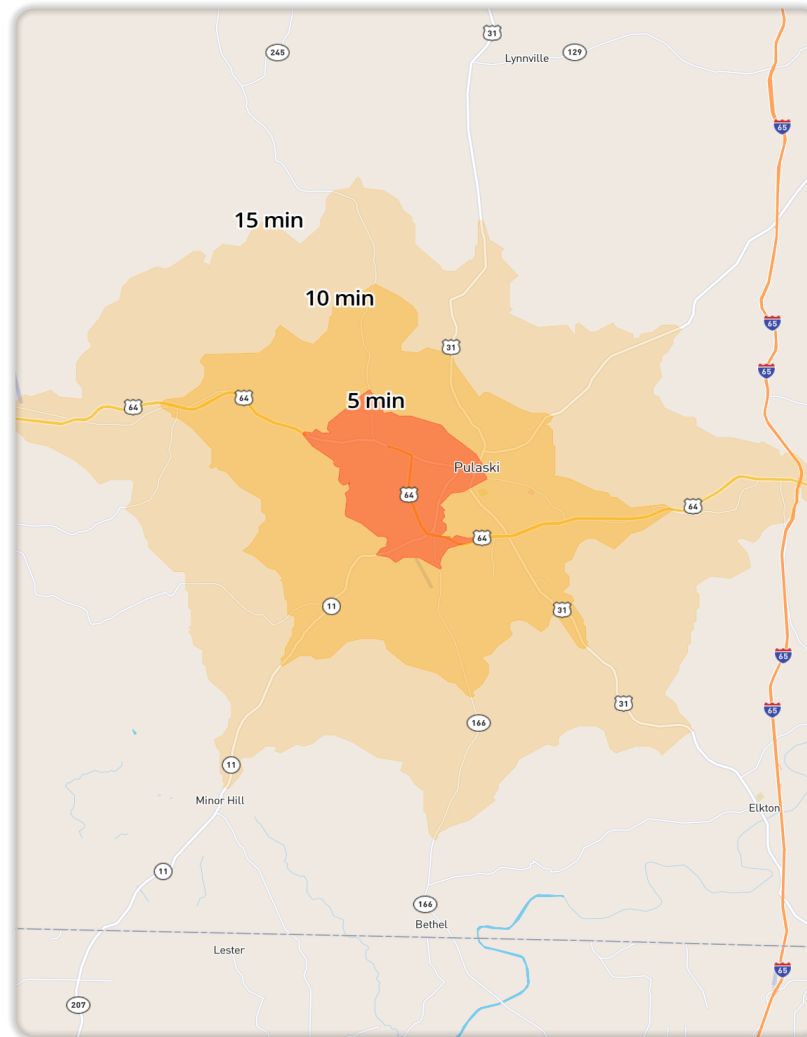
Apparel



Entertainment



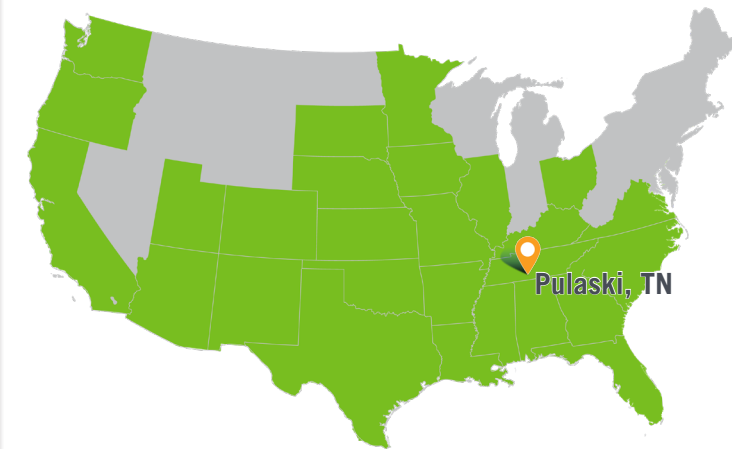
Specialty Grocery



DEMOGRAPHIC PROFILE	3 Mile Radius	5 Mile Radius	10 Mile Radius
2019 Estimated Population	9,376	12,273	20,670
Daytime Population	13,689	16,890	22,105
Median HH Income	\$39,555	\$42,038	\$44,846
Number of Households	3,954	5,043	8,343

	5 Minute DT	10 Minute DT	15 Minute DT
2019 Estimated Population	4,609	12,110	18,399
Daytime Population	9,620	16,862	20,351
Median HH Income	\$40,137	\$40,522	\$44,239
Number of Households	1,866	5,026	7,459

*Source: STI PopStats

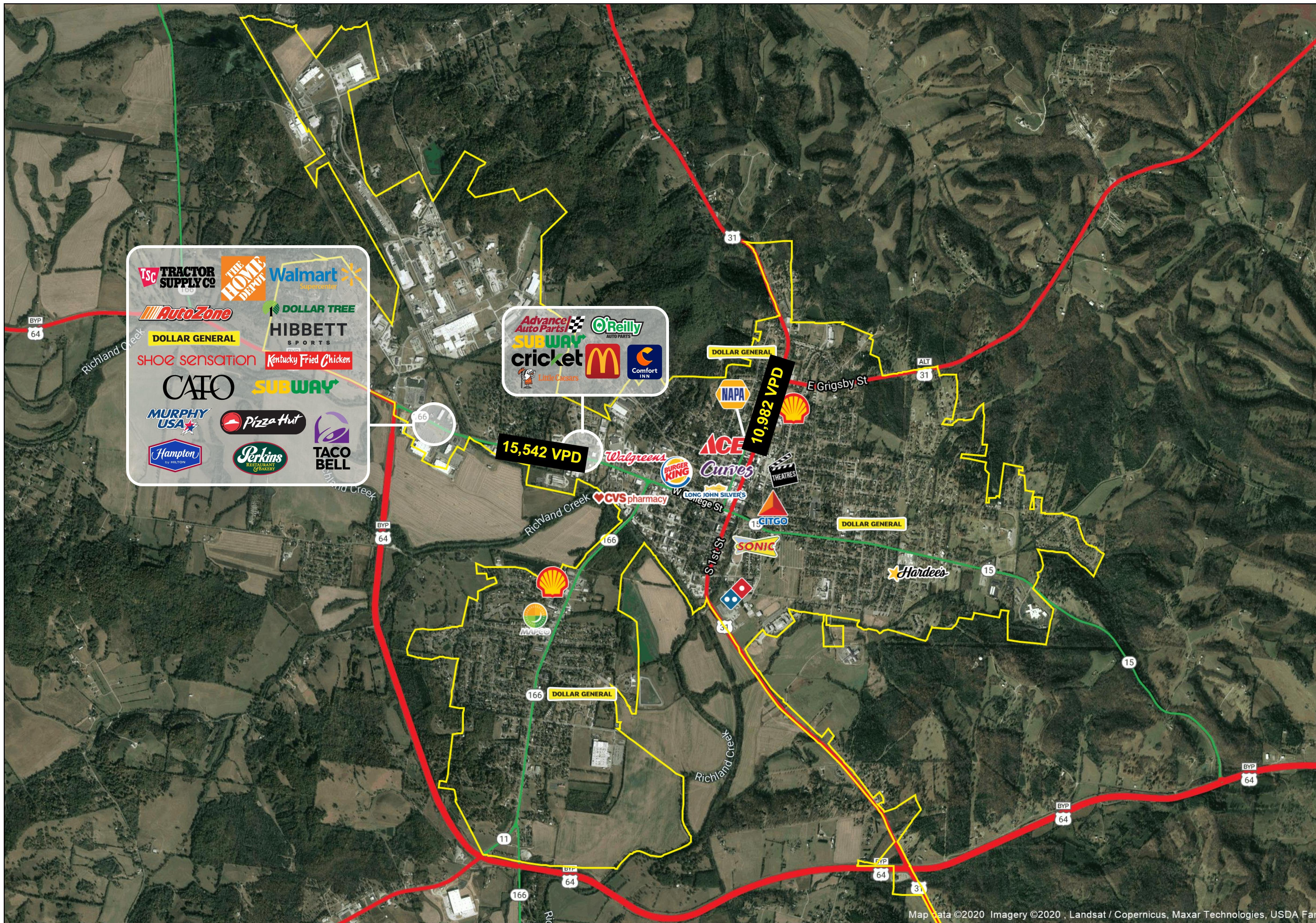


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TSC TRACTOR SUPPLY CO
THE HOME DEPOT
Walmart
AutoZone
DOLLAR TREE
DOLLAR GENERAL
HIBBETT SPORTS
SHOE SENSATION
Kentucky Fried Chicken
CAFO
SUBWAY
MURPHY USA
Pizza Hut
Hampton
Perkins RESTAURANT & BAKERY
TACO BELL

Advance Auto Parts
O'Reilly AUTO PARTS
SUBWAY
cricket
Little Caesars
McDonald's
Comfort INN



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Major Retail & Restaurants