



HARRIMAN, 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
14,141



Average Age
43.2



Household Income (Median)
\$40,212



Number of Households
6,070



Household Income (Average)
\$53,521

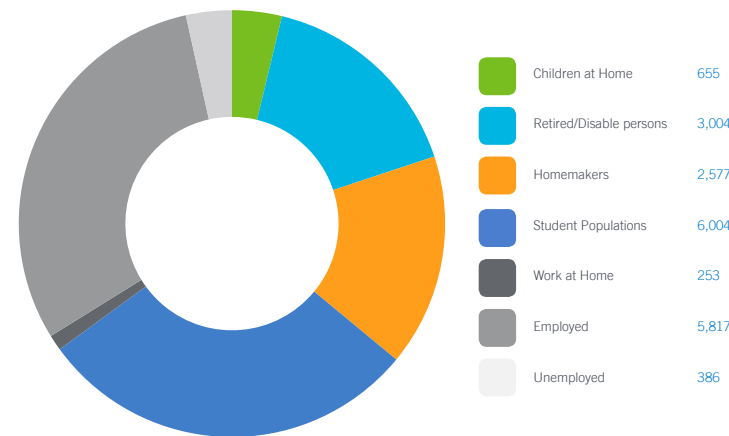
Peer Analysis

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

Manchester, TN	2518 Hillsboro Blvd
Union City, TN	1601 W Reelfoot Ave
Scottsboro, AL	24833 John T Reid Pkwy
Clinton, TN	150 Tanner Lane
Bremen, GA	404 Hwy 27 No Bypass
Pell City, AL	165 Vaughan Lane

Daytime Population **18,697** (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



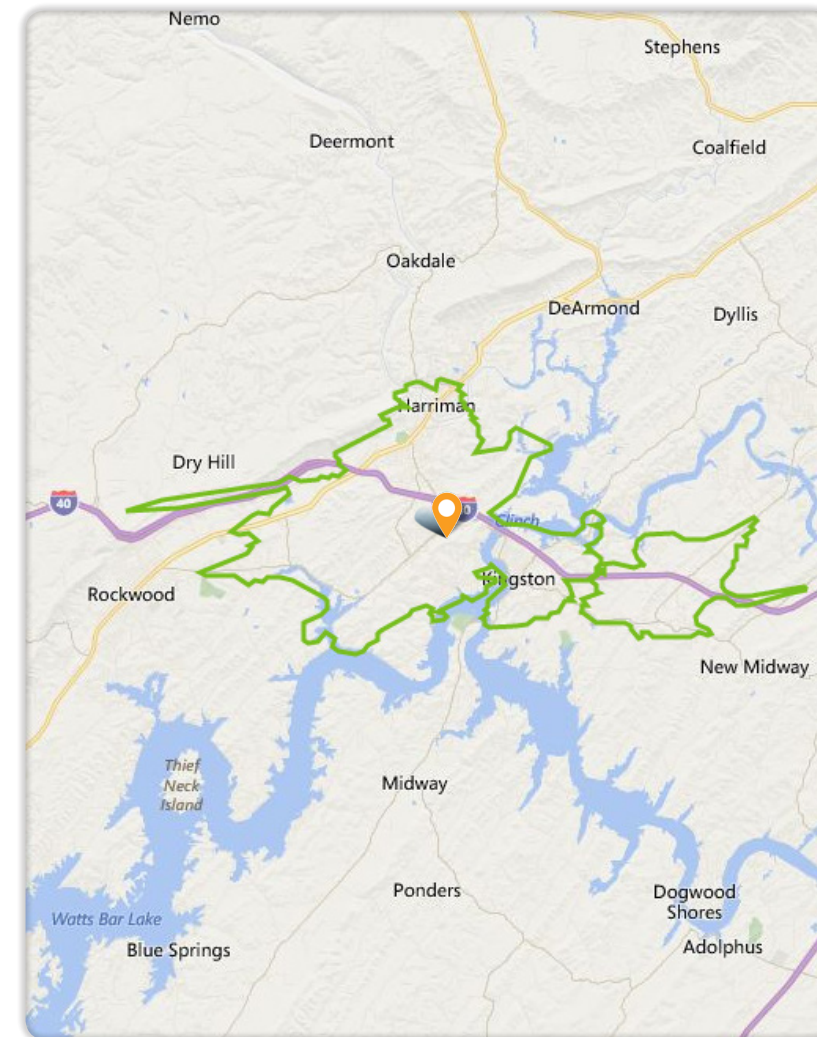
Fitness



Sporting Goods



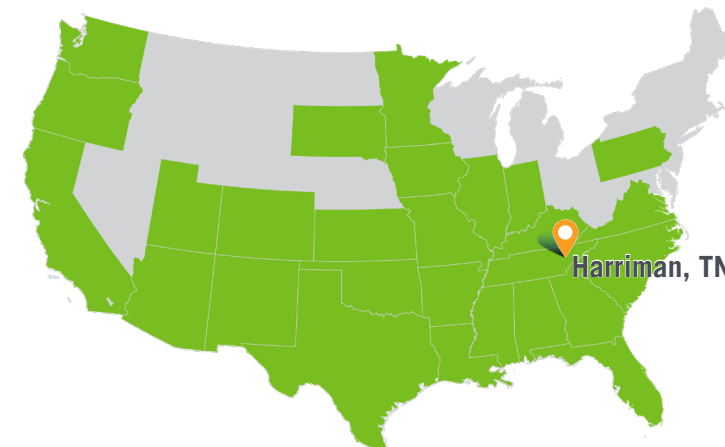
There's a lot of potential here.

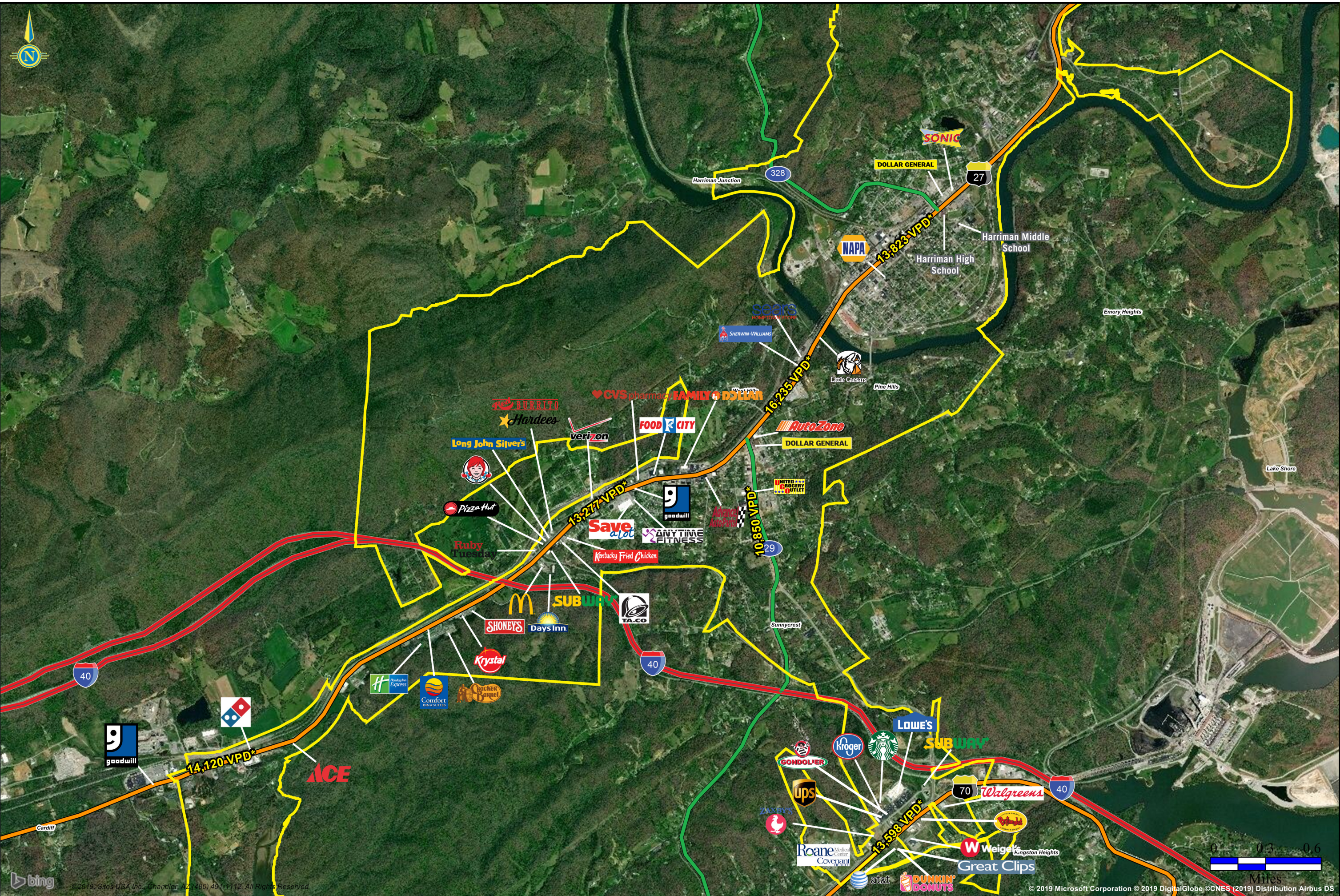


DEMOGRAPHIC PROFILE	3 Mile Radius	5 Mile Radius	7 Mile Radius
2018 Estimated Population	10,103	21,416	30,500
Daytime Population	11,109	21,939	32,810
Median HH Income	\$44,126	\$42,704	\$42,913
Number of Households	4,312	9,010	12,593

	5 Minute DT	10 Minute DT	15 Minute DT
2018 Estimated Population	3,551	14,141	30,661
Daytime Population	4,863	18,697	35,193
Median HH Income	\$46,108	\$40,212	\$40,925
Number of Households	1,513	6,070	12,747

*Source: STI PopStats





HARRIMAN, TENNESSEE
Major Retail & Restaurants

There's a lot of potential here.

