

Market Highlights

Existing Retail Businesses:

● 2014 Retail Sales in Dyer County by Category

- Home Improvement: \$46,915,770
- General Merchandise: \$105,824,095
- Food Stores: \$77,752,516
- Service Stations: \$33,855,135
- Apparel & Accessories: \$11,501,539
- Furniture & Home Decor: \$9,452,568
- Food & Beverage: \$55,786,698

Source: Tennessee Department of Revenue 2014 Retail Sales

● Existing National Retail by Category

- Home Improvement: Lowe's Home Improvement
- General Merchandise: Walmart Supercenter
- Food Stores: Kroger, Save-A-Lot, Family Dollar
- Service Stations: Exxon, Shell, BP, Murphy USA
- Apparel & Accessories: Peebles, JCPenney
- Furniture & Home Decor: Aarons Rents, Rent One
- Food & Beverage: Applebee's, Chick-fil-A, Cracker Barrel
- Hotel: Hampton Inn, Holiday Inn Express

Limited list

Employment & Education:

- Company (Employees): ERMCO (870), Tyson (681), NSK (650), Nortek (331)
- Dyersburg Regional Medical Center employs 538 people with 225 licensed beds and 70 physicians
- 10 Year Growth includes 6 new plants for a total investment of \$109,585,000 and 81 expansions investing \$216,704,013
- Education & School Systems:
City (4) 3,020 students, 375 employees
County (8) 3,798 students, 585 employees
Private (1) 172 students
- Dyersburg State Community College currently enrolls 3,751 students and employs 204.
Tennessee College of Applied Technology Newbern enrolls 390 students.

Recreation:

- Carmike Cinemas, 10 Hotels & Motels with 489 rooms, 5 parks, 2 golf courses, 58 restaurants

Available Retail Sites:

Limited list below. More properties available.

	SIZE	LEASING AGENT	PHONE
◆ Dyersburg Mall 2700 Lake Road	GLA: 162,156 SF	Tim Peeples	662-571-4769
◆ NEQ I-155 & US HWY 78	14.48 Acres	Robert Carpenter	731-885-3981
◆ Green Village Shopping Center	GLA: 150,000+/- SF	Michelle Evans	731-225-5314
◆ Dyersburg Square 2440 Lake Road	GLA: 86,771 SF	Jim Lebberes	615-467-3788
◆ Carousel Place 640 US HWY 51 Bypass E	GLA: 37,700 SF	Jimmy Cooper	731-285-4900 ext. 102
◆ Lake Plaza 2387 Lake Road	GLA: 1,900 SF	Ronald Waterman	731-676-7380

US Highway 51 & TN Highway 78	5 Mile Radius	10 Mile Radius	Dyersburg MCSA
2012 Estimated Population	21,995	33,241	38,097
2012 Median Household Income	\$36,817	\$37,741	\$38,578
Total Number of Employees	11,617	14,253	15,043

For More Information Call:

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*2014 Traffic Counts by TDOT
 **Synergos Tech - PopStats / Tiger Geography 2Q 2012



DYERSBURG, TN

Land & Sites Available

Dyersburg, Tennessee - Dyer County



LOCATED IN NORTHWEST TENNESSEE ON I-155 AND THE NEW I-69 CARRYING TRAFFIC FROM CANADA TO MEXICO

20 Minute Drive Time: Population 49,781, Daytime Pop (Age 16+) 29,391, Med. HH Income \$36,680



MARKET HIGHLIGHTS

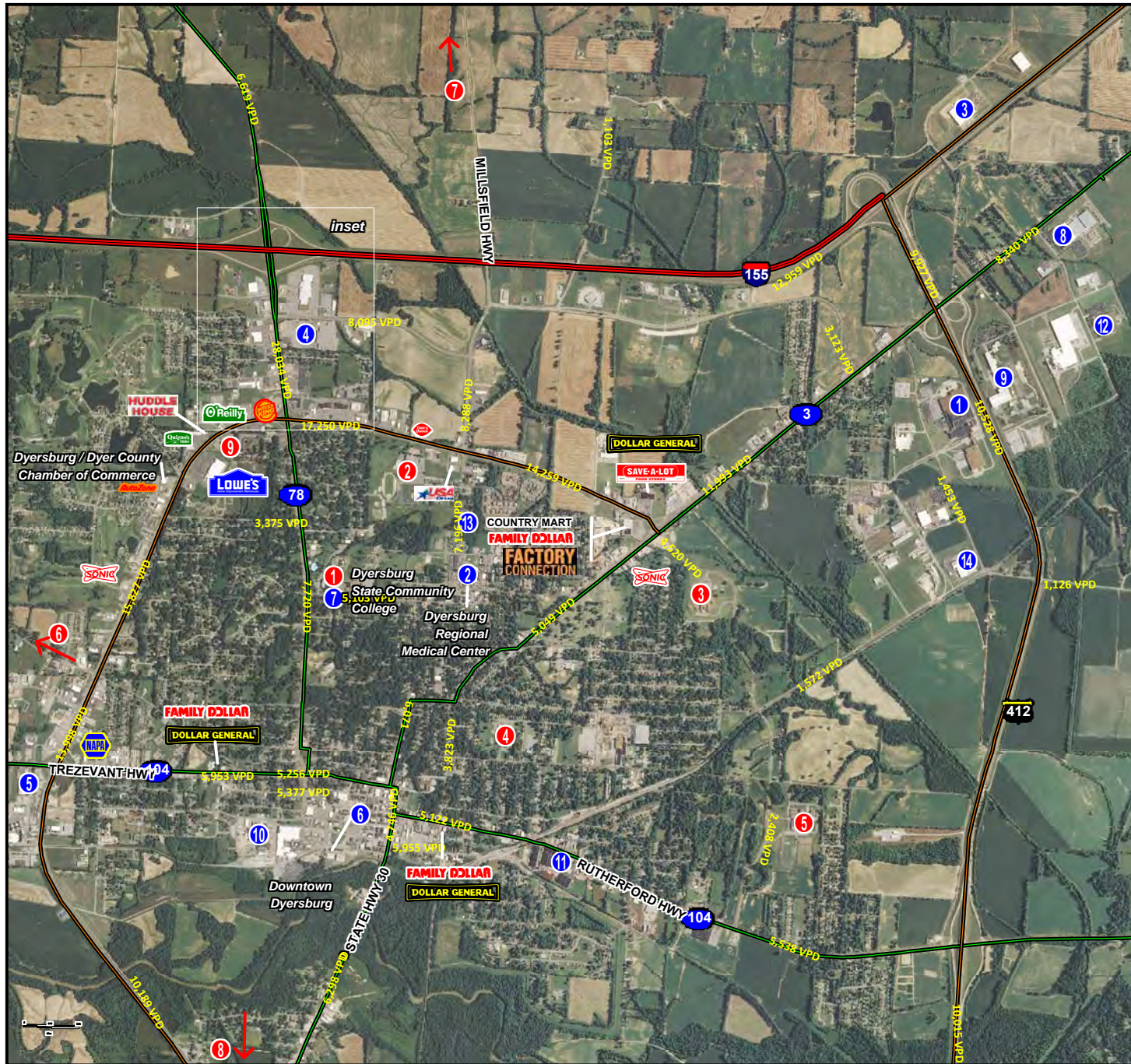
- New to the market: Cracker Barrel, Chick-fil-A, BigLots!, Burke's Outlet, rue 21, Verizon, Dairy Queen, Sally Beauty, CosmoProf, Aspen Dental
- Dyersburg Mall: only mall within one hour drive
- Interstate 69 under construction near US Highway 51 & I-155
- 2014 Retail Sales in Dyer County \$510,216,356
- Regional shopping hub for multiple counties in Tennessee, Kentucky, Arkansas, and Missouri
- TN HWY 78 [Lake Rd] Traffic Count: 28,034 VPD*
I-155 Traffic Count: 12,959 VPD*

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SCHOOLS*

	Enrollment
1 Dyersburg State Community College	3,751
2 Dyersburg High School	903
3 Dyersburg Primary School	716
4 Dyersburg Intermediate School	667
5 Dyersburg Middle School	734
6 Three Oaks Middle School	475
7 Fifth Consolidated Elementary	382
8 Holice Powell Elementary	251
9 Christ Classical Academy (Private)	172

SITES

◆ Available Commercial Property
 Contact Allen Hester for more details

EMPLOYERS

1 ERMCO	870
2 Tyson	681
3 NSK	650
4 Dyersburg Regional Medical Center	510
5 WalMart Supercenter	360
6 Nortek Global HVAC	331
7 SRG Global	315
8 First Citizens National Bank	286
9 Dyersburg State Community College	250
10 Sun Products	230
11 Hexpol	220
12 Ford Construction	210
13 Heckethorn Manufacturing	181
14 Eaton Global Hose	160



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2014 TDOT Traffic Counts

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