

## Market Highlights

### Existing Retail Businesses:

● 2011 Retail Sales in Dyer County by Category

- Home Improvement: \$44,391,621
- General Merchandise: \$108,113,321
- Food Stores: \$90,923,331
- Service Stations: \$35,948,337
- Apparel & Accessories: \$10,767,681
- Furniture & Home Decor: \$9,669,523
- Food & Beverage: \$40,949,030

Source: Tennessee Department of Revenue 2011 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
- Hotel: Hampton Inn, Holiday Inn Express

Limited list

### Employment & Education:

- Company (Employees): Sara Lee US Foods (710), ERMCO (670), NSK (310), SRG Global (309)
- Dyersburg Regional Medical Center employs 590 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) 2,963 students, 450 employees  
County (8) 3,820 students, 540 employees  
Private (1) 172 students
- Dyersburg State Community College currently enrolls 3,751 students and employs 204. Tennessee Technology Center at 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	A.S. (Sandy) Hearron	601-352-1818
◆ 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
2011 Estimated Population	21,911	33,145	38,362
2011 Median Household Income	\$36,792	\$37,731	\$36,960
Total Number of Employees	11,405	16,112	14,5609

**For More Information Call:**

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\*2010 Traffic Counts by TDOT  
 \*\*Synergos Tech - PopStats / Tiger Geography 4Q 2010



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 49,627, Daytime Pop. 17,254, Med. HH Income \$38,674



### MARKET HIGHLIGHTS

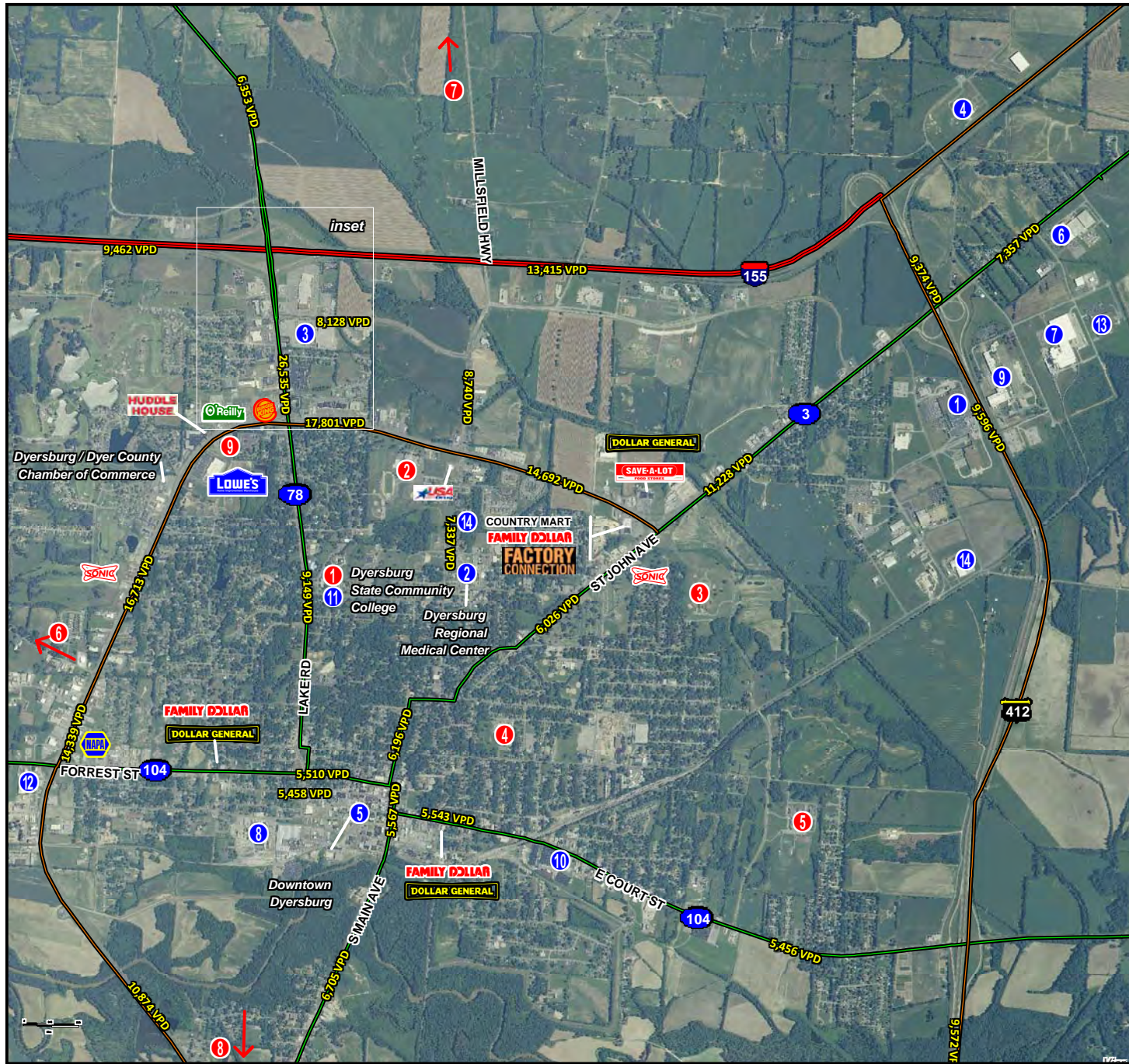
- New to the market: Chick-fil-A, BigLots!, Burke's Outlet, rue 21, Verizon and Dairy Queen
- Dyersburg Mall: only mall within one hour drive
- Interstate 69 under construction near US Highway 51 & I-155
- 2011 Retail Sales in Dyer County \$480,105,162
- Regional shopping hub for multiple counties in Tennessee, Kentucky, Arkansas, and Missouri
- TN HWY 78 [Lake Rd] Traffic Count: 26,535 VPD\*

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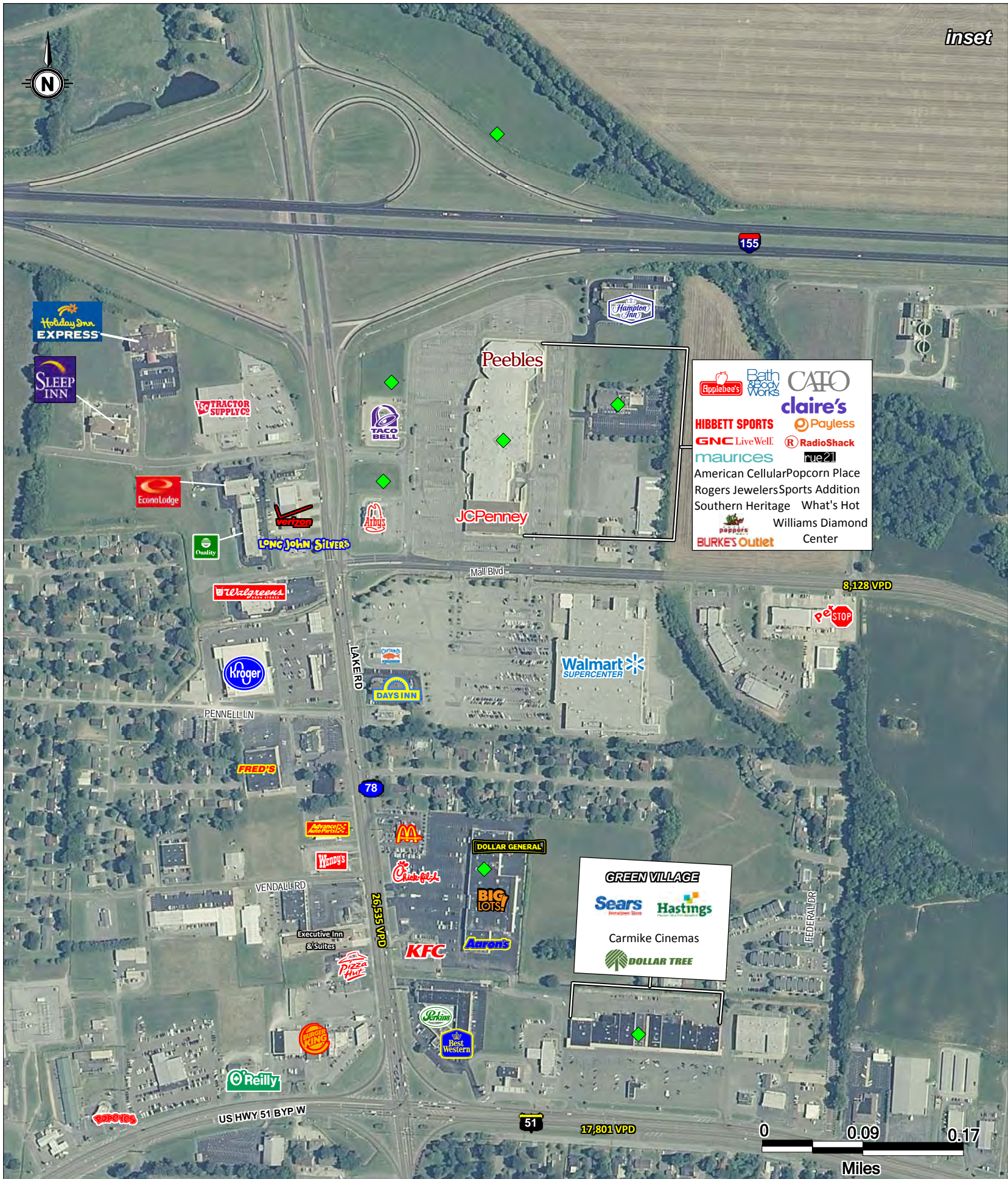
June 2012

SCHOOLS*		EMPLOYERS	
	Enrollment		
1 Dyersburg State Community College	3,751	1 ERMCO	670
2 Dyersburg High School	850	2 Dyersburg Regional Medical Center	590
3 Dyersburg Primary School	750	3 Walmart Supercenter	350
4 Dyersburg Intermediate School	687	4 NSK	310
5 Dyersburg Middle School	676	5 First Citizens National Bank	270
6 Three Oaks Middle School	470	6 Nordyne	259
7 Fifth Consolidated Elementary	320	7 Sun Products	256
8 Holice Powell Elementary	297	8 Hexpol	252
9 Christ Classical Academy (Private)	172	9 Briggs & Stratton	240
* 5 Dyer County Schools and TN Technology Center not listed		10 Ford Construction	209
<b>SITES</b>		11 Dyersburg State Community College	204
◆ Available Commercial Property	Contact Allen Hester for more details	12 Heckethorn Manufacturing Co	153
		13 Caterpillar	147
		14 Dyersburg Manor	140
		15 Firestone Industrial Products	111



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 2010 TDOT Traffic Counts  
 2010 Aerial

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