

Overview of Lewisburg, TN

#makeitinMarshall



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MARSHALL
COUNTY
T E N N E S S E E



Looking for a change? #makeitinMarshall

If you are looking for a new home, a place to start a family, a place to start a business, a place to make your product or provide your service, a place to get educated and trained for the careers of today and those coming in the future, or just a place to have a little fun, well then, you should #makeitinMarshall.

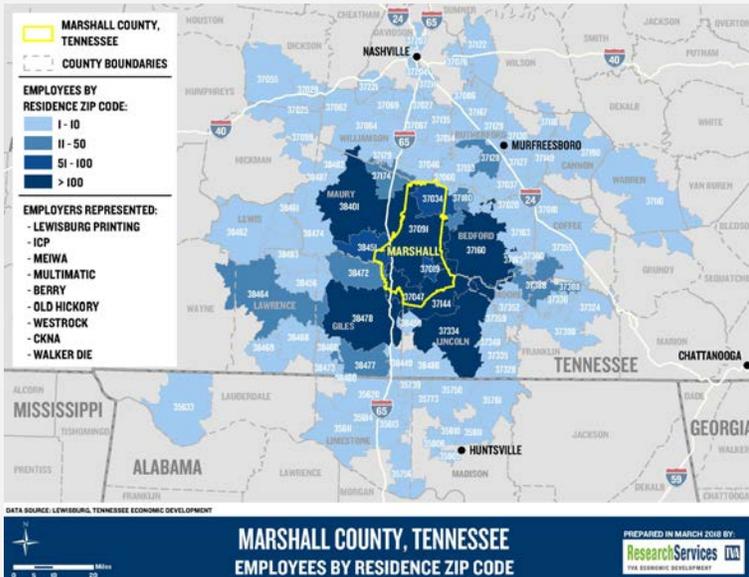


The Davis Family & Law Firm - They #makeitinMarshall

Jason and Louisa Davis are the parents of four beautiful children, run their own law office located in an historic building in downtown Lewisburg, have built a gorgeous home on a hill just outside of town and are community leaders including chairing the Young Professionals of Marshall County. They could have gone anywhere in the nation to make their family, their business and their lives; but they #makeitinMarshall.

Working with Walker Die Casting - They #makeitinMarshall

In 1958, Bobby Walker started a small metalworking shop in a building on the Lewisburg square with 6 employees. Today, Walker Die Casting has over 1 million square feet under roof and more than 800 employees making die castings for just about every sector of industry. In 2019, the Walker family sold their successful business to Allison Transmission who have continued to #makeitinMarshall.



Careers in Manufacturing - They #makeitinMarshall

There are more than 50 manufacturers in Marshall County representing Automotive, Aerospace & Defense, Plastics & Chemicals, Food & Beverage, Metalworking, Distribution & Warehouse and more sectors. Each day 4,500 commuters drive into Marshall County to work joining a 9-county labor force of over 450,000 within an average drive time of 28 minutes. Every day, they all together #makeitinMarshall.

We Hope You #makeitinMarshall Soon

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Brewing & Baking at Brandon's Bro'Rista - They #makeitinMarshall

Brandon Bradley had a dream while battling cancer. The teenager wanted to open a coffeehouse in Lewisburg - "I will be your Bro'Rista," he said. Today, his parents own and operate BB's coffeehouse, bakery and bistro in his memory. They started this small business from scratch with nothing more than Brandon's vision to go on. Today, it is a must-stop for many coming to and from work, remote working or for those needing a quick bite, delicious treat or a quick pick-me-up for a day of fun or relaxation. They #makeitinMarshall.

Training Our Students for the Future - They #makeitinMarshall

The Spot Lowe Technology Center provides various high-tech and career-oriented training for students starting in middle school and through high school. Engineering, Robotics, 3D Printing, CNC, PLC, Welding and more are offered at the facility where each year over 400 students learn valuable skills and work ethic within the facility. Whether its a CAD drawing for a library building, a tiny model home or a program to operate a robotic arm, They #makeitinMarshall.



Enjoying the Great Outdoors - They #makeitinMarshall

Each year, more than 900,000 people visit Henry Horton State Park alone for canoeing, hiking, golfing, swimming, camping and more. The park is just one of 15 parks and recreation facilities and areas in Marshall County providing outdoor fun, events & activities, classes and programs to make sure anyone who lives in or visits has something fun, healthy and educational to do. Whether biking, running, paddling or hiking, every day They #makeitinMarshall.

Creating Works of Art - They #makeitinMarshall

The Marshall County Art Guild in downtown Lewisburg provides local and regional artists with a home base to showcase their works of art, work on their art or teach others about and how-to make art. There are always classes for kids and adults to paint or sculpt or take photos and more. Along with the Marshall Co. Community Theatre, also located on the Lewisburg square, these two organizations provide just some of the arts and culture activities you can find in Marshall County. From works of art to performances on the stage, They #makeitinMarshall.



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Marshall County Takes Pride In All the People That #makeitinMarshall
Pickers Creek Winery - wine and live music, yep, They #makeitinMarshall.
Weathered Farmhouse - custom furniture, home decor and more, oh yeah, They #makeitinMarshall.
Marcy Jo's Bakery - bread and baked goods of all tastes, absolutely, They #makeitinMarshall.

Maybe it's time you #makeitinMarshall

Families #makeitinMarshall - Young Professionals #makeitinMarshall - Students #makeitinMarshall - Artists #makeitinMarshall - Business & Industry #makeitinMarshall - 1 Million+ Visitors #makeitinMarshall

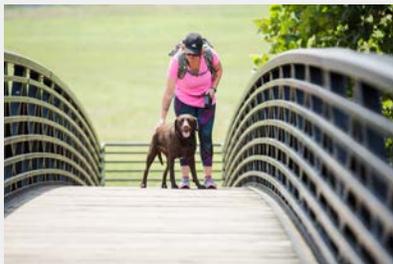


There's a good reason why so many #makeitinMarshall. Actually, there are several good reasons:

- Great Schools
- Low Cost of Living
- Arts & Outdoors
- Business & Industry Support
- Location, Location, Location
- Small Town Charm, Progressive Spirit



Isn't it time you #makeitinMarshall?



We Really Hope You #makeitinMarshall Soon!



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Lewisburg, TN

Welcome



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Lewisburg, TN

Community Data

Lewisburg, Marshall County, Tennessee

• Latitude: N35° 26.95'

• Longitude: W86° 47.33'

• Elevation: 707'

33,240

Population: County

12,380

Population: City

+2.4%

Annual Population Growth

Gold Level

Sustainable Community (TVA)

Tier II

Enhancement County (TN ECD)

Benchmark II

Three Star Community (TN ECD)

Top 100

Micropolitan

4X (Site Selection Magazine)

6th

Fastest Growing Micropolitan in Nation
(2017) by UT BERG

14th

Most Dynamic Micropolitan in
Nation (Walton Foundation 2019)

Top 4%

National ISO Rating - Fire

13%

Below Cost of Living Index

14th

Quality of Life in TN

20th

Healthiest County in TN

28th

Safest County in TN

Climate:

Annual Average Temperature: 57.7°

Average High Temperature: 70.5°

Average Low Temperature: 45.0°

Annual Average Precipitation: 54.84"

Annual Average Snowfall: 2.2"

Mean Length of Freeze-Free Period (days): 180-220

Median Household Income	\$52,463
Per Capita Income	\$36,759
Poverty Rate	13.5%
Home Ownership Rate	71.7%
Median Home Value	\$124,917
Average Rental Rate	\$564
Median Industry Earnings	\$64,454

Sources: Zoomprospector, TN ECD, TVA, Local Agencies



“Lewisburg’s Park and Recreation system, per capita, meets or exceeds national standards in almost every category.”

Ritchie Jones - Hodgson Douglas

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Lewisburg, TN

Labor & Workforce

Talent Overview

28
Postsecondary Institutions

20,000 +/-
Annual Graduates

300 +/-
Programs & Majors

Within 50 Miles



[Spot Lowe Technology Center](#)



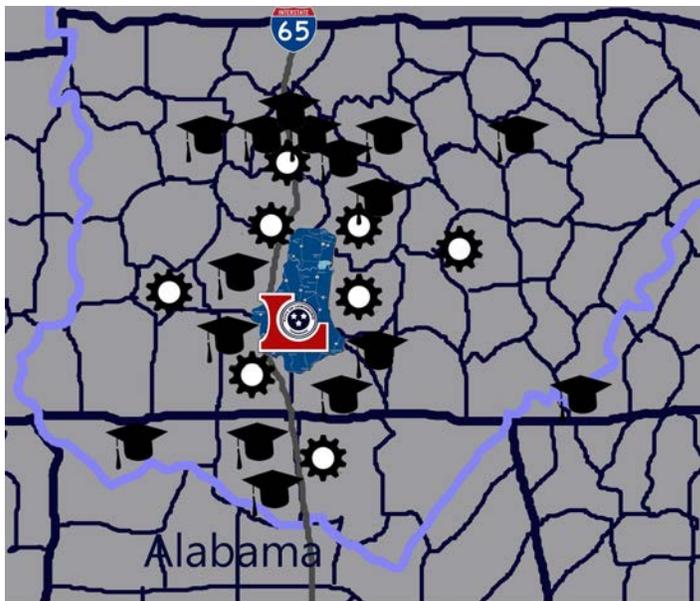
[TCAT - Pulaski](#)



[TCAT - Shelbyville](#)



[Columbia State](#)



Colleges & Universities Technical Colleges



Marshall Co. Schools

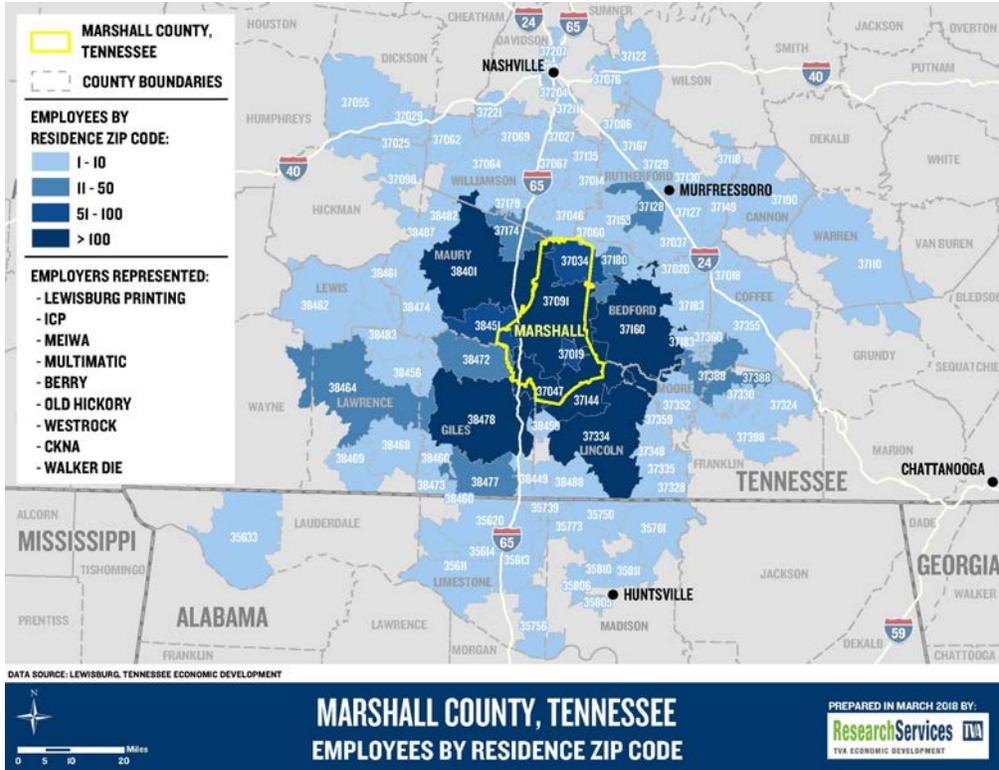
Elementary Schools	5 - 2,385 Students
Middle Schools	3 - 1,296 Students
High Schools	3 - 1,545 Students
Public Cost Per Student	\$9,399.83
Student/Teacher Ratio	17:1
Graduation Rate	93%
Avg. ACT Score	20.3
College-Going Rate	65%
Certification/Associate's	27%
Bachelor's Degree or Higher	14%

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Lewisburg, TN

Labor & Workforce



Avg. Starting Wage in Marshall Co. (MFG)

\$13.17

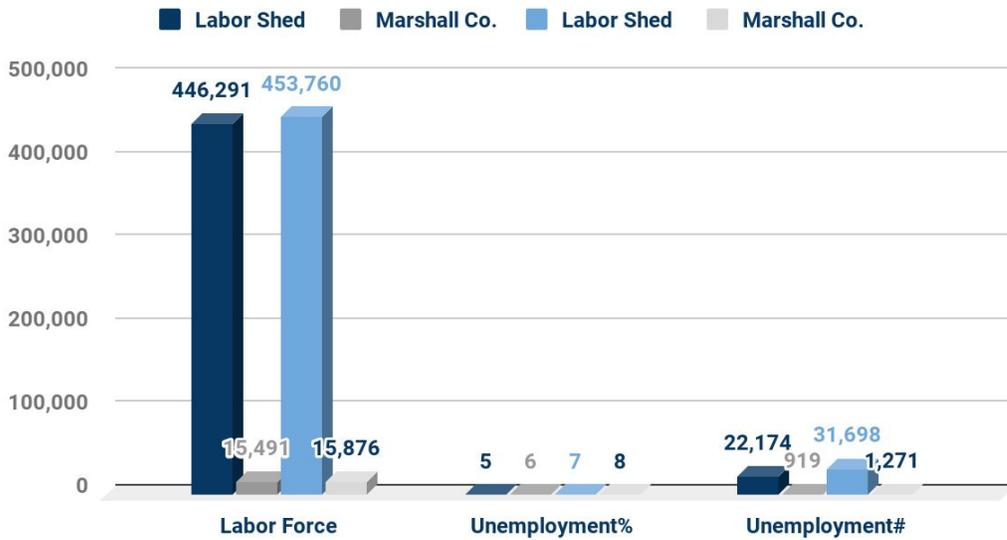
AVG. Wage (MFG)

\$16.67

AVG. Drive Time (MFG)

28 Minutes

Labor Report September 2020 VS August 2020



- [Wage & Benefits Survey 2019 - Middle TN Infographic](#)
- [Wage & Benefits Survey 2019 - South Central TN Infographic](#)
- [Wages and Benefits Survey 2019 - Marshall Co. Region Infographic](#)
- [Wages and Benefits Survey 2019 - Middle TN Report](#)
- [Wages and Benefits Survey 2019 - South Central TN Report](#)
- [Wages and Benefits Survey 2019 - Marshall Co. Region Report](#)

* Labor Market Area is defined as Bedford, Giles, Lawrence, Lincoln, Marshall, Maury, Moore, Rutherford and Williamson Counties

Source: September 2020 from TN Dept. of Labor and Workforce - [Link to Full Report](#)

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Lewisburg, TN

Labor & Workforce



Automotive Suppliers

[Link to Data](#)



Metalworking Tool & Die

[Link to Data](#)



Plastics & Chemicals

[Link to Data](#)



Food & Beverage

[Link to Data](#)

Our Companies		
696% More Vehicle Steering & Suspension Components Manufacturing <i>Than the US National Average</i>	536% More Automobile Manufacturers <i>Than the US National Average</i>	317% More Motor Vehicle Brake System Manufacturing <i>Than the US National Average</i>
Our Workforce		
11,021 Assemblers & Fabricators	5,121 Engineers	4,004 Auto Service Technicians & Mechanics

Our Companies		
712% More Secondary Smelting and Alloying of Aluminum <i>Than the US National Average</i>	460% More Nonferrous Metal Die-Casting Foundries <i>Than the US National Average</i>	155% More Rolled Steel Shape Manufacturing <i>Than the US National Average</i>
Our Workforce		
11,021 Assemblers & Fabricators Misc, Including Team Assembly	1,562 Industrial Machinery Mechanics	993 Machinists

Our Companies		
293% More Synthetic Dye & Pigment Mfg. <i>Than the US National Average</i>	174% More Plastic Packaging Film & Sheet Mfg. <i>Than the US National Average</i>	119% More Custom Compounding of Purchased Resins <i>Than the US National Average</i>
Our Workforce		
5,334 Engineers	1,562 Industrial Machinery Mechanics	846 Multiple Machine Tool Operators (Metal/Plastic)

Our Companies		
985% More Distilleries <i>Than the US National Average</i>	459% More Misc. Snack Food Manufacturing <i>Than the US National Average</i>	99% More Poultry Processing <i>Than the US National Average</i>
Our Workforce		
4,717 Food Preparation Workers	2,647 Cooks, Institution and Cafeteria	2,167 Food Service Managers



Lewisburg, TN

Existing Industry

50

Manufacturers Manufacturing Employees

4,000+

Associations

Manufacturers' Association

Advanced Manufacturing Council

Industrial Development Board

Types

Automotive

Aerospace & Defense

Metalworking/Tool & Die

Machining

Plastics & Chemicals

Food & Beverage

Electronics

Commercial Printing

Tank Refurbishing

Warehouse/Distribution

Foreign-Owned



Top 10 Employers



	Product	Employees	Established	Expanded
	Automotive Dashboard/Electronics	1,300	1984	2011-2019
	Aluminum Die Casting	800	1959	2007-2019
	Defense Electronics	300	1966	2012-2017
	Automotive Suspensions	225	2017	
	Corrugated Products	200	1975	2014-2018
	HVAC Distribution	180	1971	1975-1990
	Meats and Condiments	180	2014	2014-2019
	Conveyor Systems	150	2002	2014-2020
	Engine Hoses	125	2002	2014-2017
	Polyethylene Wrap	125	1984	2012-2018

Support

Tool & Die

Heavy Hardware

Lubricants

Abrasives

Foundry

Sheet Metal

Welding Supply

Coatings

Paints/Enamels

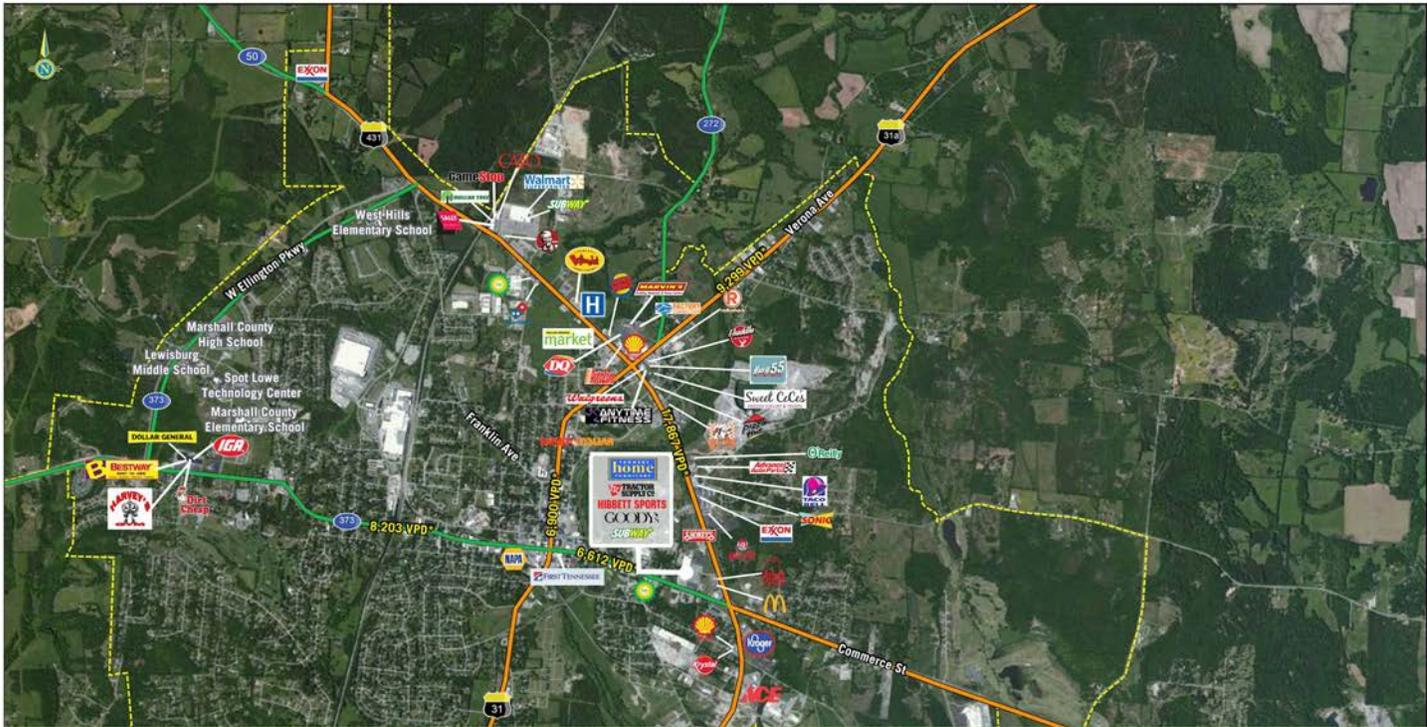
Shrink Wrap

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Lewisburg, TN

Retail



Tennessee



retailstrategies.com



retail strategies LEWISBURG, TENNESSEE Market Guide

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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



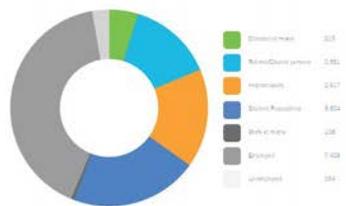
Peer Analysis

The Peer Analysis, built by Retail Strategies along with our analytics partner (Bridges), identifies average retail nodes within a similar demographic and retail mix. 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

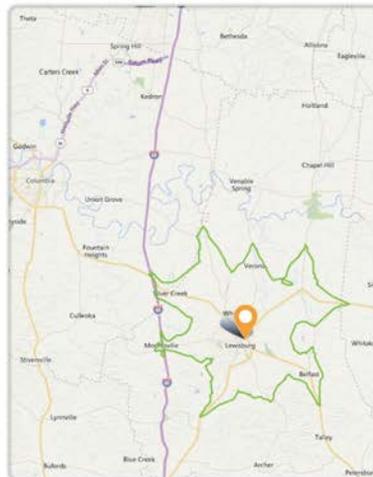
Dickson, TN	176 Brandy Dale
Madison, KY	2200 Ross Road
Ray, AL	1400 Highway 212 S
Lincolnton, NC	300 Ardenwood Blvd
Spring Lake, NC	6471 Johnson Hwy
Jacksonville, AL	3021 Parker Road

Daytime Population 17,696



Focus Categories

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



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Lewisburg, TN

Welcome Home

Location & Logistics

Labor & Workforce

Education & Training

Quality of Life/Place

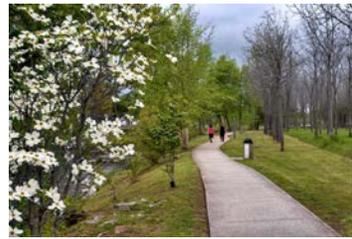
Leadership & Growth

Business & Industry Support

Lewisburg is situated to help you succeed. We have all the tools and amenities you need to thrive at home or in the office, the classroom, the boardroom, the production floor and even the ground floor. Let us prove to you that your decision to come here will be the right one.

“This community has totally proven that our decision was the right one.”

Matt Jung - President, Comfort Research



www.lewisburgtn.gov

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Small Town Charm

