

Overview of Lewisburg, TN

#makeitinMarshall

City of Lewisburg

131 East Church St.
Lewisburg, TN 37091
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MARSHALL COUNTY
TENNESSEE

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Greg Lowe - City of Lewisburg - Director of Economic Development - (931) 993-7499 - greg.lowe@lewisburgtn.gov

Looking for a change? #makeitinMarshall | www.makeitinmarshall.com

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.

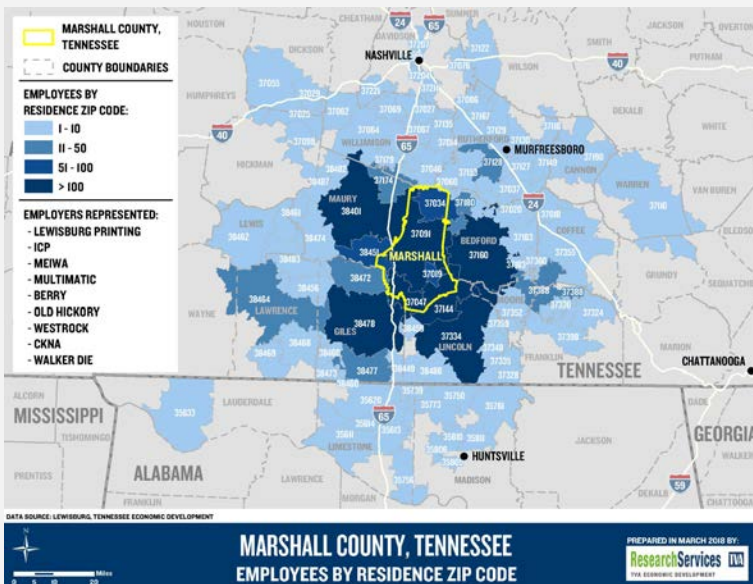


The Davis Family & Law Firm - They #makeitinMarshall

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.

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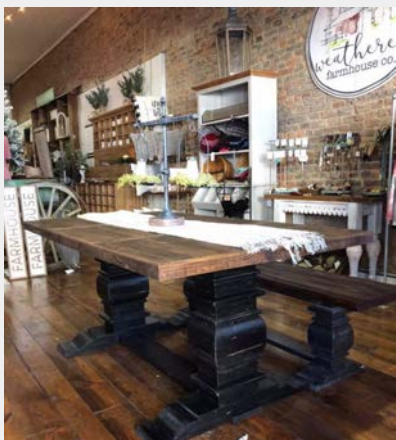
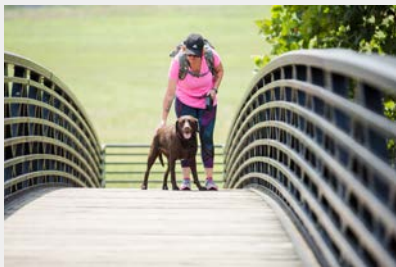
Families #makeitinMarshall - Young Professionals #makeitinMarshall - Students #makeitinMarshall - Artists #makeitinMarshall - Business & Industry #makeitinMarshall - 1 Million+ Visitors #makeitinMarshall

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?
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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)

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

6th & 14th

Fastest Growing Micropolitan in Nation
(2017) by [UT BERG](#) | (2020) by [SiteSeer](#)

14th

Most Dynamic Micropolitan in
Nation ([Walton Foundation 2019](#))

Top 4%

National ISO Rating - Fire

2nd

Most Affordable City in TN
[Homesnacks \(2020\)](#)

13%

Below Cost of Living Index

14th

Quality of Life in TN

20th

Healthiest County in TN

28th

Safest County in TN

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

→ [\(Link to Recent Demographics Report\)](#)



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

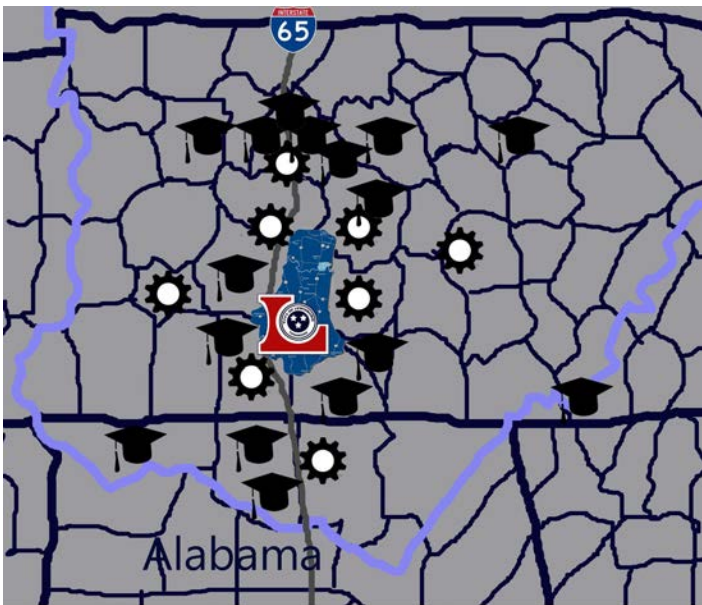
Ritchie Jones - Hodgson Douglas



Lewisburg, TN

Labor & Workforce

Talent Overview



Colleges & Universities Technical Colleges

28
Postsecondary Institutions

20,000 +/-
Annual Graduates

300 +/-
Programs & Majors

Within 50 Miles



[Spot Lowe Technology Center](#)



[TCAT - Pulaski](#)



[TCAT - Shelbyville](#)



[Columbia State](#)

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%



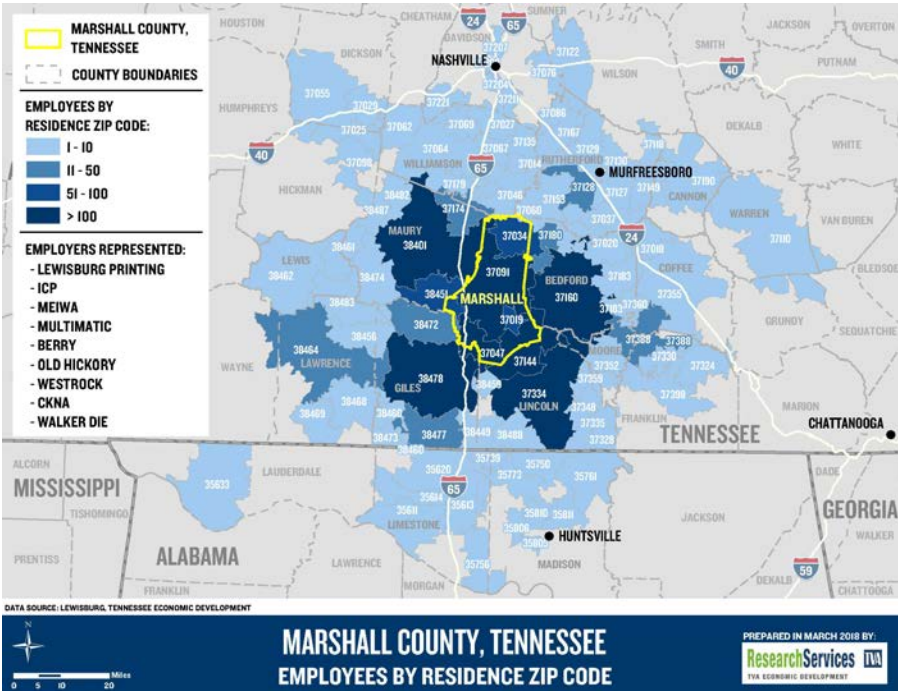
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Lewisburg, TN

Labor & Workforce

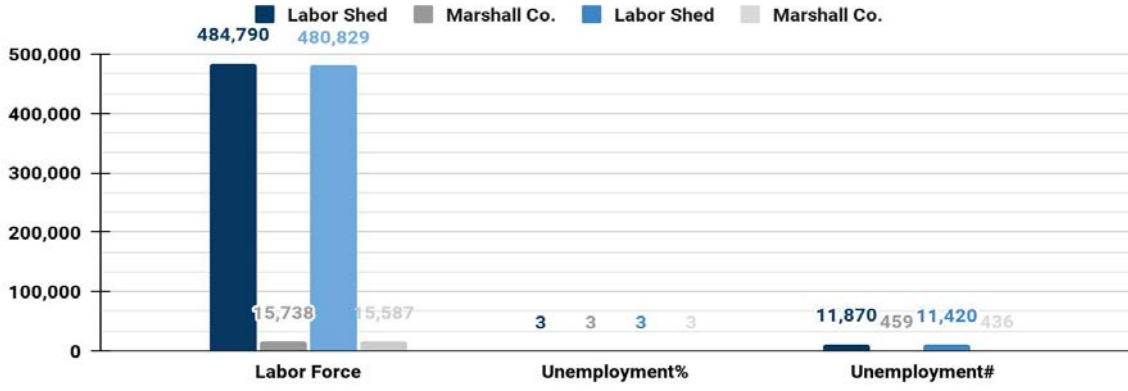


Manufacturing Employees Full-Time	Manufacturing Temp Workers
35668	382
Avg Starting Wage	Avg. Wage
\$13.77	\$18

[Wage & Benefits Survey 2021 - South Middle TN Infographic](#)

[Wages and Benefits Survey 2021 - Marshall Co. Region Infographic](#)

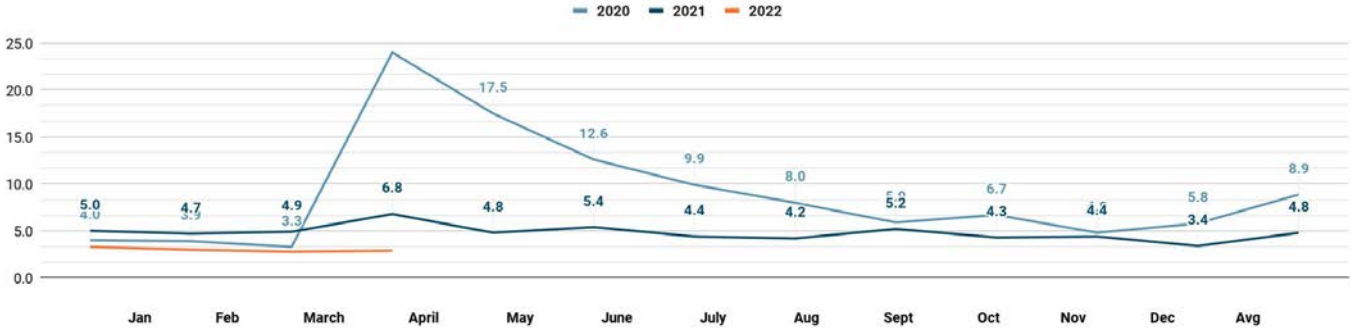
Labor Report April 2022 vs March 2022



* Labor Market: Bedford, Giles, Lawrence, Lincoln, Marshall, Maury, Moore, Rutherford & Williamson Source: Apr. 2022 TN Dept. of Labor

Unemployment Rate Percentages

2020 vs 2021 vs 2022



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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	900	1984	2011-2019
Aluminum Die Casting	500	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

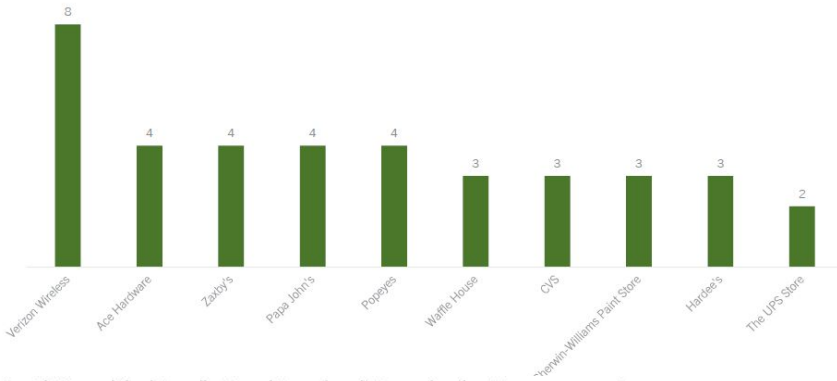


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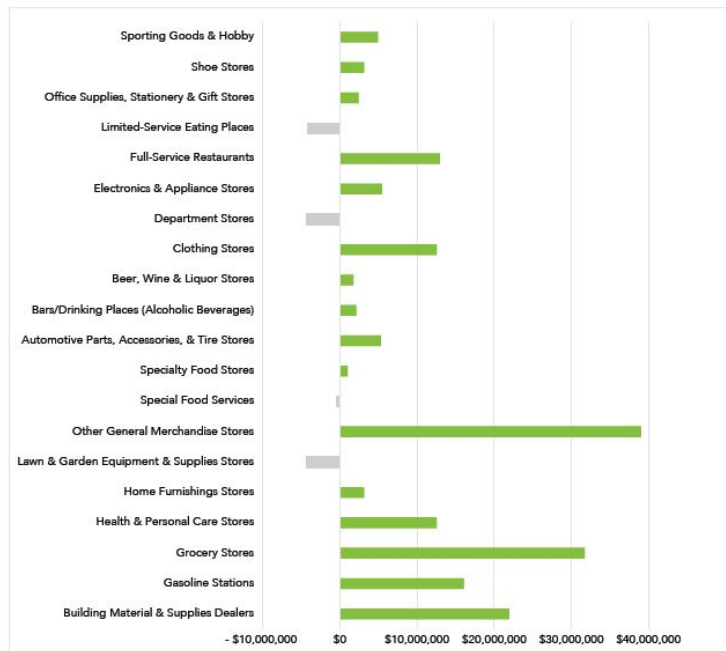
Retail

Retail Prospects – Lewisburg, TN

These retailers are realistic opportunities you can immediately target. Knowing your trade area, type of consumer, and the retail needs of the community is critically important - but even the best data cannot support expansion without the correct piece of real estate.

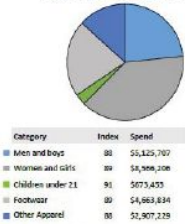


CONSUMER DEMAND AND SUPPLY (OPPORTUNITY GAP)



By utilizing mobile data collection, data and analytics, and real estate acumen, our team identified shopping patterns within your Custom Trade Area that will answer key questions for your revitalization efforts. Based on the CTA, we analyzed consumer expenditures annually in 5 retail categories: Apparel & Services, Entertainment, Food & Beverages, Household Equipment, and Others.

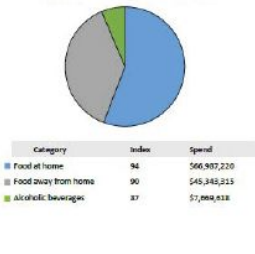
Apparel and Services: \$21.9 MM



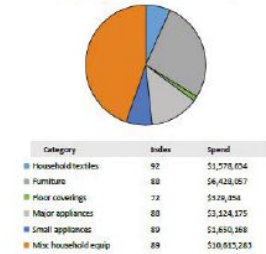
Entertainment: \$33.3 MM



Food and Beverages: \$120.0 MM



Household Equipment: \$23.7 MM



Other Categories: \$30.5 MM



Lewisburg, TN (CTA) Population – 34,945

*The following demographics reflect the Custom Trade Area (CTA) and not geographic community boundaries.

34,945
2019 estimated population

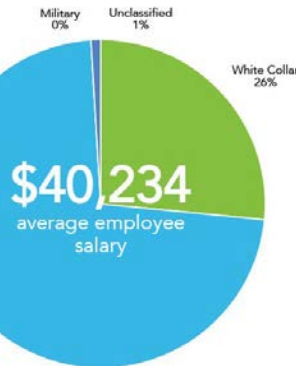
36,898
projected 2024 population

5.6%
projected growth rate
2019-2024

39
male avg. age

41
female avg. age

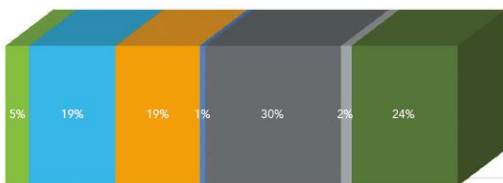
14,868
number of households



*Index numbers represent your spending patterns in comparison to the standard community in the U.S. The base/standard index is always 100. Your index is either below, on or higher than the standard spending patterns per each category.

DAYTIME POPULATION

Children at home, Retired/Disable persons, Homemakers, Work at Home, Employed, Unemployed, Student Populations



\$48,004
median household income

24% 35% 18% 13% 6% 2% 1%
1-person 2-person 3-person 4-person 5-person 6-person 7 or more person household



Lewisburg, TN

Welcome Home

Location & Logistics

Labor & Workforce

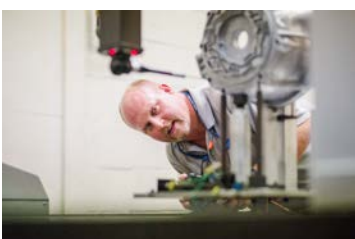
Education & Training

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.



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One Link to All Things Marshall County, TN

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