

Overview of Lewisburg, TN

#makeitinMarshall



City of Lewisburg

131 East Church St.
Lewisburg, TN 37091
(931) 359-1544

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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.

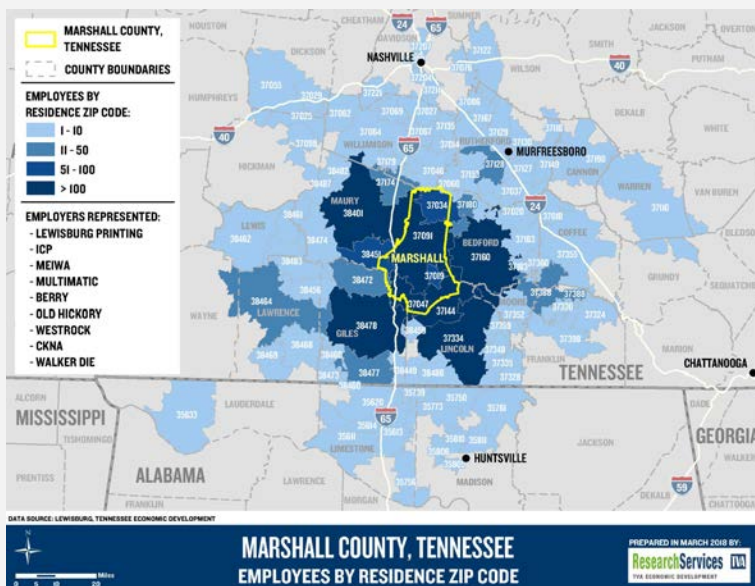


The Davis Family & Law Firm - They #makeitinMarshall

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.

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 #makeitMarshall.



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
www.makeitinmarshall.com | www.tourmarshalltn.com

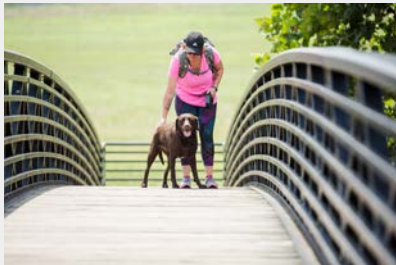
Families #makeitinMarshall - Young Professionals #makeitinMarshall
- Students #makeitinMarshall - Artists #makeitinMarshall - Business & Industry #makeitinMarshall - 1 Million+ Visitors #makeitinMarshall

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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We Really Hope You #makeitinMarshall Soon!
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Welcome



Lewisburg, TN

Community Data

Lewisburg, Marshall County, Tennessee

• Latitude: N35° 26.95'

• Longitude: W86° 47.33'

• Elevation: 707'

35,240

Population: County

13,780

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 BERC | ([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

\$59,463

Per Capita Income

\$36,759

Poverty Rate

13.5%

Home Ownership Rate

71.7%

Median Home Value

\$224,917

Average Rental Rate

\$764

Median Industry Earnings

\$68,954

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

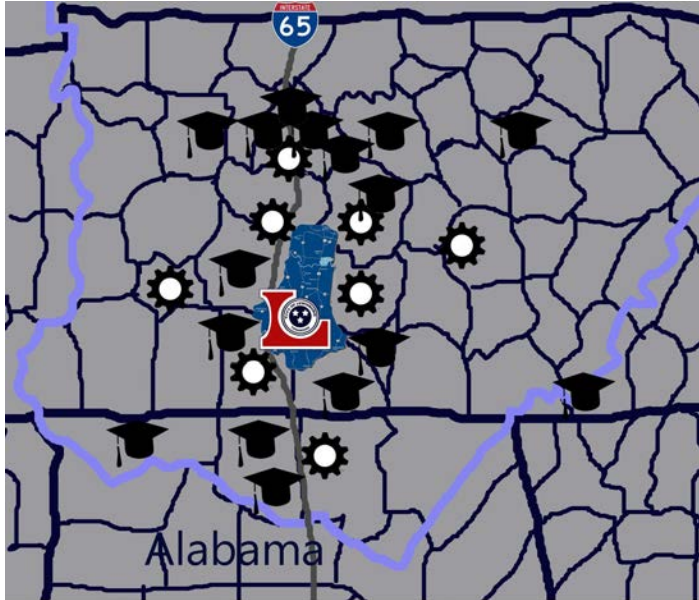
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Lewisburg, TN

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](#)



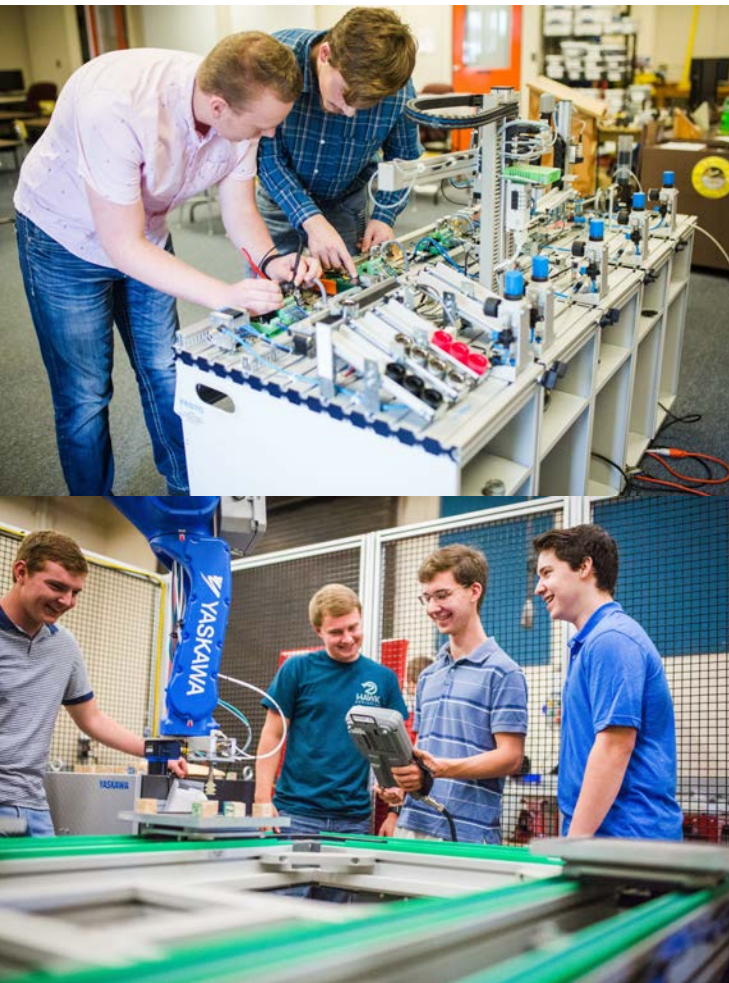
[TCAT - Shelbyville](#)



[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%



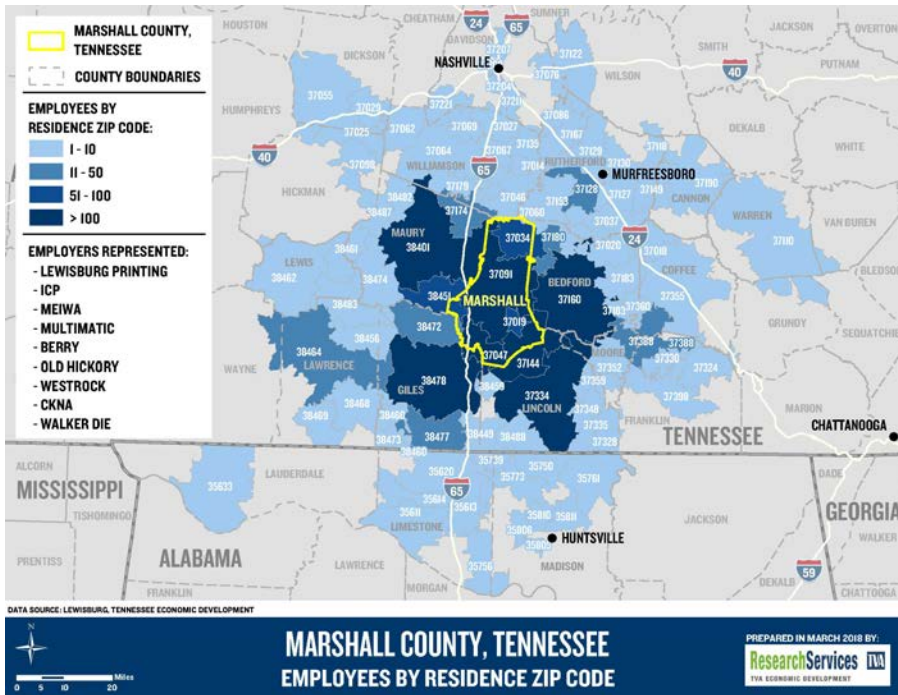
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Lewisburg, TN

Labor & Workforce



Manufacturing Employees Full-Time

Manufacturing Temp Workers

3919 **293**

Avg Starting Wage

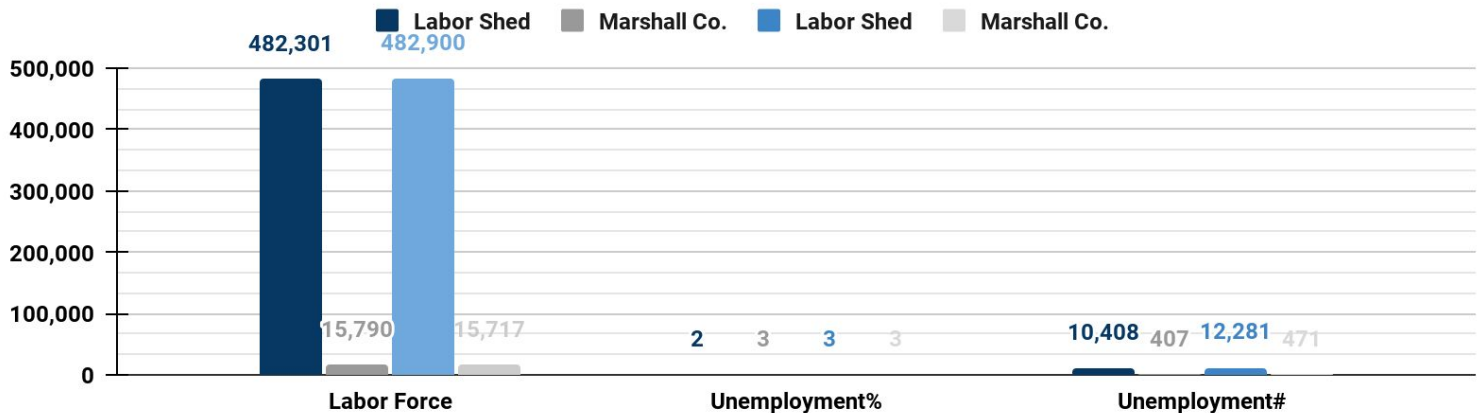
Avg. Wage

\$15.18 **\$20**

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

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

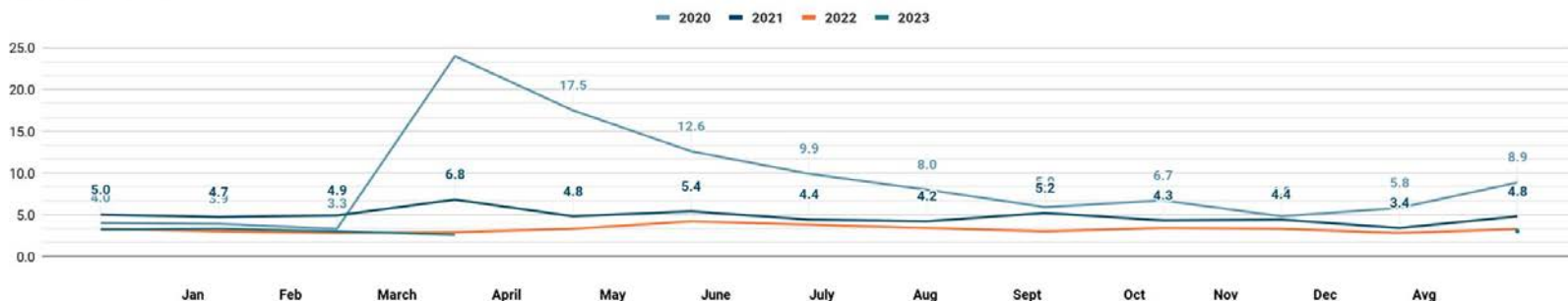
Labor Report April 2023 vs March 2023



* Labor Market: Bedford, Giles, Lawrence, Lincoln, Marshall, Maury, Moore, Rutherford & Williamson Source: April TN Dept. of Labor 2023

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

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

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

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

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Lewisburg, TN

Existing Industry

50 Manufacturers
4,000+ Manufacturing Employees

Foreign-Owned



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

Top 10 Employers



Product	Employees	Established	Expanded
Automotive Dashboards	700	1984	2011-2019
Aluminum Die Casting	400	1959	2007-2019
Automotive Interior & Exterior	330	2018	2021-2023
Conveyor Systems	250	2002	2014-2020
HVAC Distribution	230	1971	1975-1990
Defense Electronics	200	1966	2012-2017
Corrugated Products	200	1975	2014-2018
Meats and Condiments	180	2014	2014-2019-2020
Commercial Printing	155	1898	2006-2008-2010-2012-2018-2021
Automotive Suspensions	150	2017	

Support

Tool & Die
Heavy Hardware
Lubricants
Abrasives
Foundry
Sheet Metal
Welding Supply
Coatings
Paints/Enamels
Shrink Wrap

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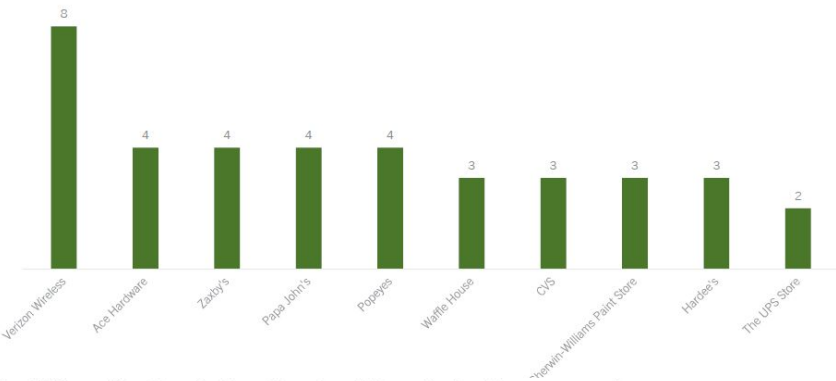


Lewisburg, TN

Retail

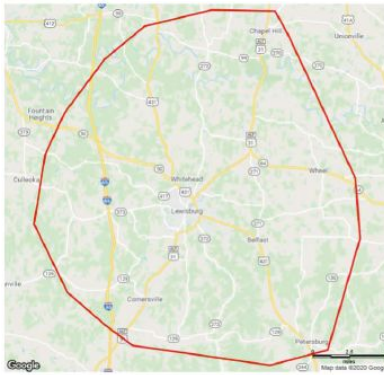
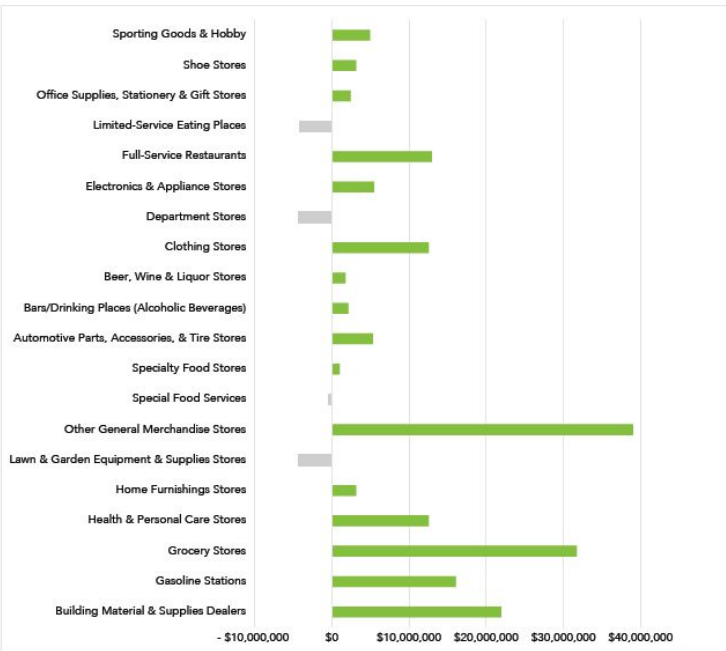
Retail Prospects – Lewisburg, TN

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.



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.

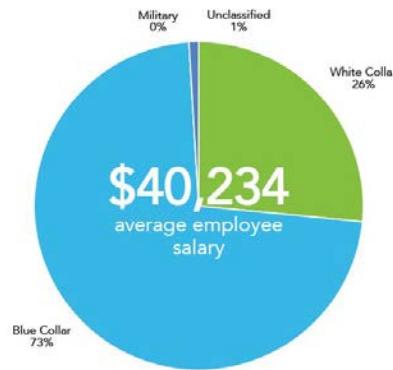
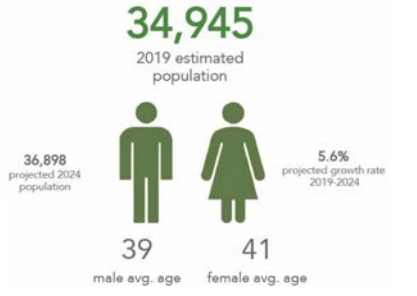
CONSUMER DEMAND AND SUPPLY (OPPORTUNITY GAP)



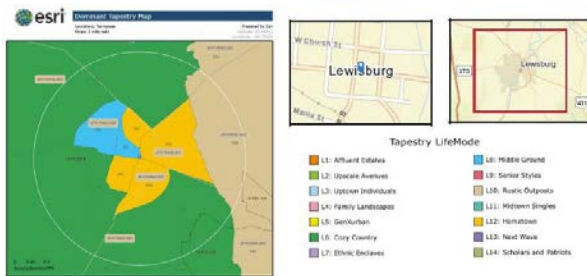
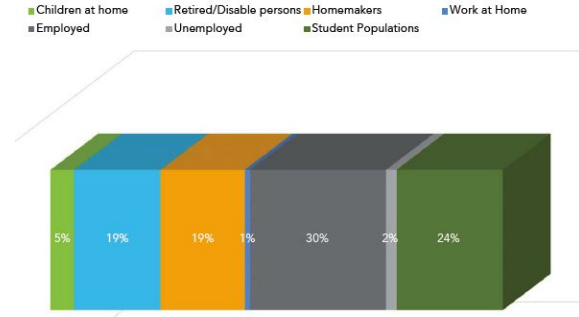
Lewisburg, TN (CTA)

Population – 34,945

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



DAYTIME POPULATION



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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