

1600 N. Jackson Street
Tullahoma, Tennessee

NORTHGATE MALL



Leasing Opportunities



- **Available:**
 - 4,068 +/- SF Outparcel (Previously RadioShack)**
 - 3,190 +/- SF Stand Alone (New Cold Dark Shell)**
 - 3,000 +/- SF up to 6,500sf (Next to Publix)**
- Outparcel Available with new Publix at Northgate Mall
- Northgate Mall 190,000 +/- SF
- 21,000 +/- average daily traffic
- Retail Hub for Southern Middle Tennessee
- Existing Regional Mall Tenants include: PUBLIX (Opened November 2018), JC Penney, Burkes Outlet, PetSmart, Jo Ann Fabric, Harbor Freight Tools, Bath & Body Works, Woodard's Diamond Showroom, Rue 21, Hibbett Sports, Big Lots, and others

Demographics	3 miles	5 miles	10 miles	25 miles
2019 Population	19,521	25,673	41,160	166,174
2019 Average Household Income	\$58,737	\$60,582	\$61,752	\$58,000

Exclusively Offered By:

Matt Eads, CCIM

Brookside Properties, Inc.

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Office 615.627.1914 | Cell 615.587.7330

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Disclaimer

Any information regarding property for lease, sale, etc. and the estimates of demographics and expenses is from sources deemed reliable. No warranty or representation is made to the accuracy thereof. Brookside Properties, Inc. will not be held liable for errors or discrepancies and reserves the right to change, update and amend such information at any time without notice.

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Northgate Mall



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Next to Publix at Northgate Mall

+/- 3500 up to 6,500sf



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Former RadioShack - Outparcel to Northgate Mall

+/- 4,068sf



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1511 N. Jackson Street

+/-1,067sf up to +/- 3,091sf



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Tullahoma, Tennessee





Market Overview (Major Employees Only)		18,686 Employees	
Major Employers	Arnold Engineering Development Complex Engineering development & testing	2,500	Coffee
	Kasai N.A. Interior Auto Trim	1,115	Coffee
	Batesville Caskets Co., Inc. Steel Caskets	452	Coffee
	Great Lake Cheese Pkg. of cheese	364	Coffee
	Viam (TN) LP Auto Floor Mats	354	Coffee
	Cubic Transportation Systems Auto. Revenue Collection Devices	341	Coffee
	Wisco Envelopes Co., Inc. Envelopes and Letterhead	265	Coffee
	Kirchhoff Van-Rob Manchester Metal Stampings	250	Coffee
	TE Connectivity Electrical Connectors for Aircraft	248	Coffee
	fischer, USA Stainless steel tubing	170	Coffee
	JSP International Engineered Plastic Foam	170	Coffee
	Sonoco Corporation Custom Moulded Packaging	150	Coffee
	Schmiede Corporation Precision Machinery	140	Coffee
	Coco-Cola Bottling Works Soft Drink Bottling Services	115	Coffee
	Subtotal	6,634	

ATA Government contracts	1,800	Franklin
Nissan North America, Plant 1 Engines & trans axles	1,370	Franklin
Yates Services Automotive	1,022	Franklin
Tepro, Inc. Automotive weather-strips	540	Franklin
Nissan North America, Plant 2 Infiniti & Mercedes power trains	274	Franklin
Baxter Enterprises LLC Plastic injection molded products	216	Franklin
CST Storage Welded storage tanks	145	Franklin
Subtotal	5,367	
Goodman Company, LP Air Conditioners & Furnaces	1,800	Lincoln
Frito Lay, Inc. Snack Foods	725	Lincoln
TMD (Toledo Molding & Die) Automotive plastics	248	Lincoln
Franke Foodservice Systems, Inc. Stainless Steel Kitchen Equipment	200	Lincoln
Subtotal	2,973	
Jack Daniel's Distillery Whiskey	450	Moore
Subtotal	450	
*Yorozu Metal Stamping	1,600	Warren
Bridgestone Radial truck & bus tires	1,125	Warren
Jarden Con. Pet & human hair clippers	296	Warren
Morrison Industries Welding & Fabrication	136	Warren
Cumberland Lumber Hardwood strip flooring	105	Warren
Subtotal	3,262	

Tullahoma, Tennessee

Market Overview					
Major Body of Water/Geographic Feature or Attraction(s)	<p>Tims Ford State Park (1 Million visitors/yr)</p> <p>Tims Ford Lake</p> <p>Normandy Lake</p> <p>Lake Tullahoma</p> <p>Shore Springs Natural Water Fall Area (605 acres)</p> <p>Beechcraft Heritage Museum – Tullahoma</p> <p>Skydiving</p> <p>The Mitchell Museum</p>	<p>Jack Daniels Distillery – Lynchburg (12 miles)</p> <p>George Dickel Distillery – Tullahoma</p> <p>Splash Island Waterpark– Tullahoma</p> <p>Hands on Science Center – Tullahoma</p> <p>Tullahoma Fine Art Center – Tullahoma</p> <p>TN Golf Trail featuring Jack Nicklaus Signature golf course at Tims Ford Lake (Tims Ford State Park)</p> <p>Regional Arts Center with classes and exhibits,</p>			
Hospital(s)	<p>Tennova Harton Regional Medical Center – 1801 North Jackson Street, Tullahoma</p> <p>Lincoln Medical Center – 1801 North Washington Street, Tullahoma</p>	<p>Southern Tennessee Regional Healthcare – 185 Hospital Rd, Winchester</p>			
Universities/Colleges	<p>Motlow State Community College (Two Year)</p> <p>Sewanee The Univ. of the South (Four Year)</p> <p>University of Tennessee Space Institute (Post Grad)</p> <p>MTSU (Murfreesboro, TN) (Four Year)</p>	<p>Students</p> <p>4,900</p> <p>1,701</p> <p>200</p> <p>23,000</p>	<p>F/T</p> <p>40%</p> <p>100%</p> <p>25%</p> <p>82%</p>	<p>P/T</p> <p>60%</p> <p>0%</p> <p>75%</p> <p>18%</p>	<p>on/off campus</p> <p>100% off</p> <p>98% on</p> <p>80% off</p> <p>81% off</p>

Tullahoma, Tennessee

Market Overview		
Country Club(s)	Lakewood Golf & Country Club – 1900 County Club Drive, Tullahoma	
Arts & Entertainment	<p>Tullahoma Fine Art Center – 401 South Jackson Street, Tullahoma</p> <p>Community Playhouse – 404 South Jackson Street, Tullahoma</p> <p>Two Parks and Recreation Community Centers</p> <p>Two football fields</p> <p>Eight soccer fields</p>	<p>Eleven baseball and softball fields</p> <p>Twelve parks within Tullahoma with 165 acres of park land</p> <p>Festivals include nearby Bonnaroo with 100,000 visitors over 4 days, TN Walking Horse Celebration with 250,000 visitors, and the Jack Daniels World Invitational Barbeque Festival with 25,000 visitors over 2 days (27th annual in 2015).</p>
Airport(s)	<p>Tullahoma Regional Airport – 807 William Northern Boulevard, Tullahoma (Image to the right depicts 12,000 attending the 4th of July Air Show. This airport is the 5th busiest General Aviation airport in the state of TN for daily operations and based aircraft)</p> <p>Nashville International Airport - Nashville</p>	
Interstate Highways/ U.S. Numbered Highways	<p> I-24</p> <p> SR 55</p> <p> SR 50</p> <p> SR 53</p> <p> US 41A / SR 16</p> <p> US Route 231</p>	<p> US Route 64</p>



Tulahoma Sales Tax Revenue

17.91% overall increase since 2012-2013

City of Tullahoma	Note: Local Option Sales Tax collections by situs						
	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
JULY	896,597	891,322	921,142	986,343	1,013,044	1,041,478	1,099,814.18
AUGUST	780,439	809,039	855,054	904,945	936,805	950,169	984,675.45
SEPTEMBER	776,094	809,613	843,866	871,087	920,300	916,786	1,012,017.56
OCTOBER	771,206	816,913	903,640	919,538	961,148	998,151	990,460.64
NOVEMBER	778,055	805,396	901,976	895,767	898,213	931,979	983,855.01
DECEMBER	820,911	840,130	827,933	927,247	984,436	1,059,727	
JANUARY	1,070,316	1,257,218	1,224,693	1,316,524	1,340,190	1,274,497	
FEBRUARY	728,159	719,870	790,085	811,984	870,369	865,213	
MARCH	774,261	817,328	800,264	881,797	837,130	898,555	
APRIL	877,798	819,232	940,491	1,006,771	1,040,047	1,056,381	
MAY	821,171	820,801	886,246	898,910	955,747	947,026	
JUNE	842,911	885,233	926,715	922,450	986,874	1,029,027	
TOTAL	9,937,917	10,292,096	10,822,106	11,343,363	11,744,303	11,968,988	5,070,822.84
% Annual Change		3.56%	5.15%	4.82%	3.53%	1.91%	
% Overall Increase since 2012-2013 each annum		3.56%	8.59%	13.66%	16.69%	17.91%	