

# The Shoppes at NORTHGATE MALL

1600 North Jackson Street  
Tullahoma Tennessee 37388



| Demographics                   | 3 miles  | 10 miles | 25 miles | 5 County Trade Area |
|--------------------------------|----------|----------|----------|---------------------|
| 2024 Population                | 20,878   | 46,097   | 182,546  | 201,323             |
| 2024 Average Households        | 8,559    | 18,517   | 70,606   | 78,566              |
| 2024 Average Households Income | \$81,253 | \$85,553 | \$83,127 | \$83,411            |

**Pre-Leasing – Coming Soon  
The Shoppes at Northgate Mall**

- 1,500 – 5,000 sf Available
- 25,000 ADT/cars per day
- Positioned between Marshalls and Publix
- 46,097 population within 10 Miles;  
Ave Household Income \$85,553

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## Location: Tullahoma, Tennessee

Tullahoma, Tennessee is the Southern Middle Tennessee regional hub for shopping, healthcare, employment, art and aviation. Tullahoma is located 75 miles southeast of Nashville, TN, and 60 miles north of Huntsville, AL. Tullahoma's proximity to these markets benefits from the impressive growth throughout Nashville and Huntsville as home buyers are pushed further out. The surrounding five counties make up most of the 25-mile radius trade area drawing 201,323 people with Average Household Incomes north of \$83,000. The Tullahoma-Manchester statistical area is the #1 Micropolitan city in Tennessee for Economic Strength Factors and the Heartland Forward Foundation has it ranked 7<sup>th</sup> nationally. In line with this growth, the city of Tullahoma has 1,500 new homes recently platted for development.

Tullahoma continues to serve as home to Arnold Engineering Development Complex (AEDC), the world's largest and most advanced flight simulation test facility complex, and Arnold's Air Force Base together comprising 40,000 acres supporting military personnel from the U.S. Air Force, Army, Navy, National Aeronautics and Space Administration (NASA), and the Federal Aviation Administration (FAA). Since 1951, AEDC has contributed to the development of nearly every national aerospace program.

- 201,323 trade area population with Ave Household Income above \$83,000 annually
- #1 Micropolitan statistical area for Economic Strength Factors in Tennessee; #7 Nationally
- 1,500 new homes platted for development
- Home to Arnold's Air Force Base and Arnold Engineering Development Complex on 40,000 acres serving nearly every national aerospace program since 1951



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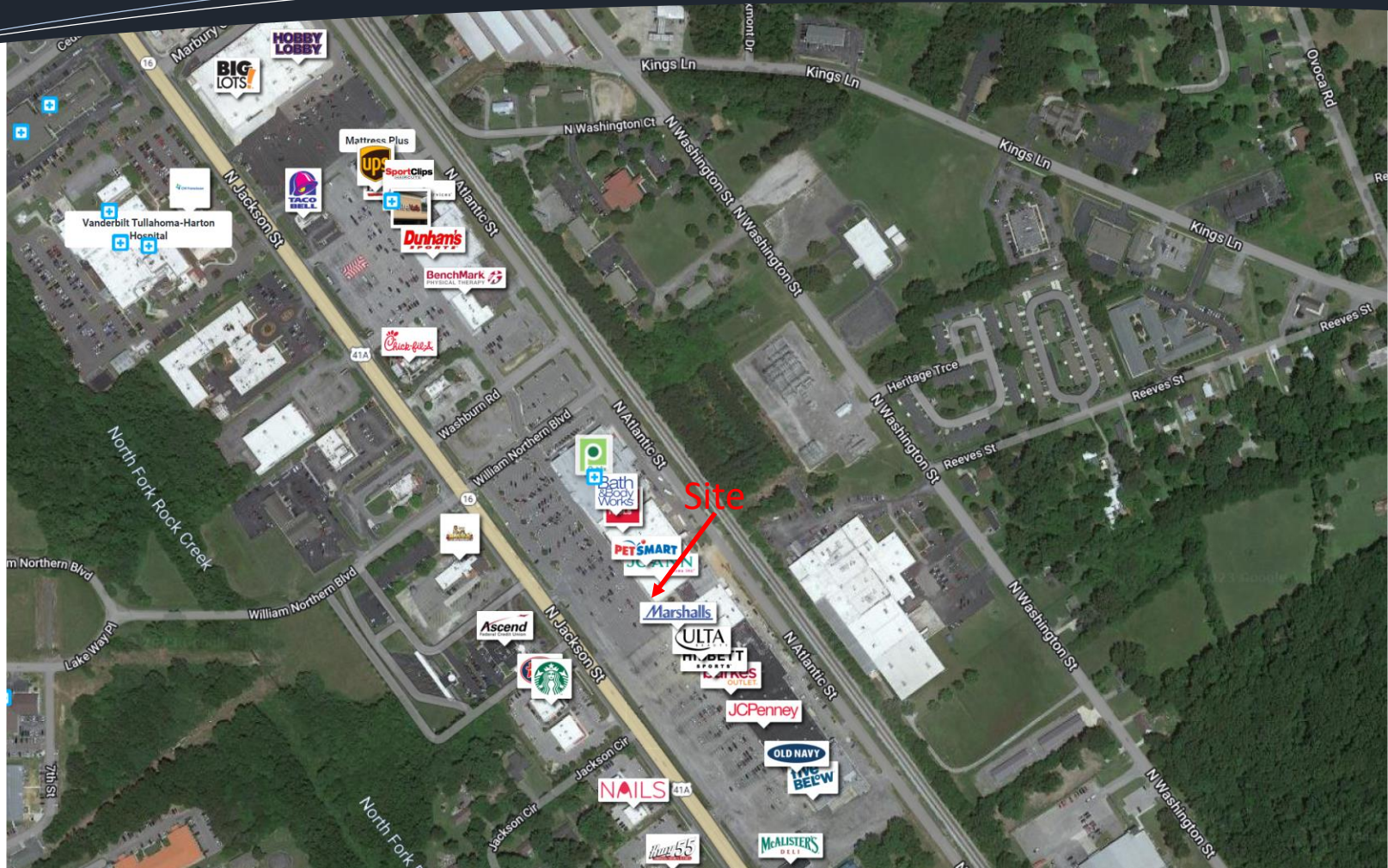
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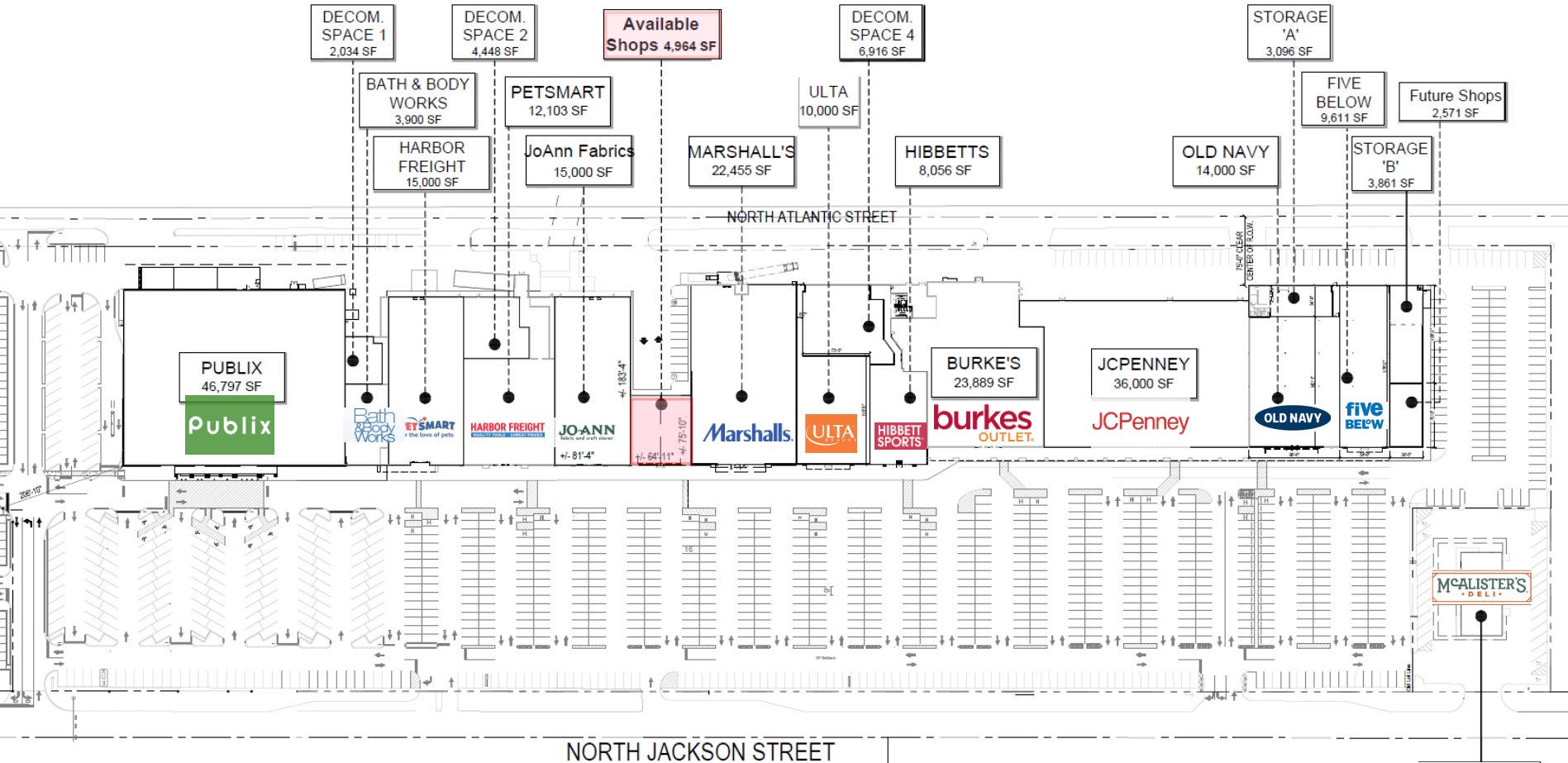
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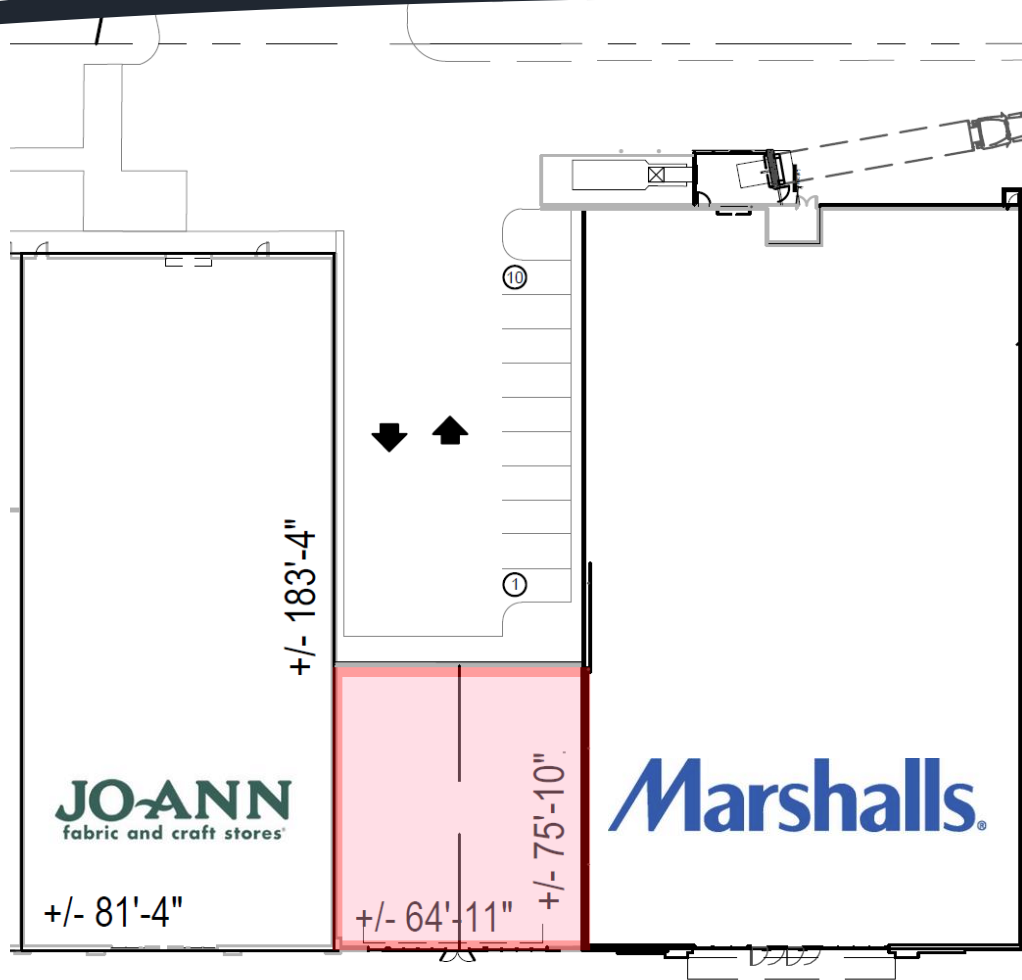
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