

**LEASE**

# Walmart Shadow Center: Space Available

**80 N. MAIN STREET (US HWY 127)**

Crossville, TN 38555

**PRESENTED BY:**

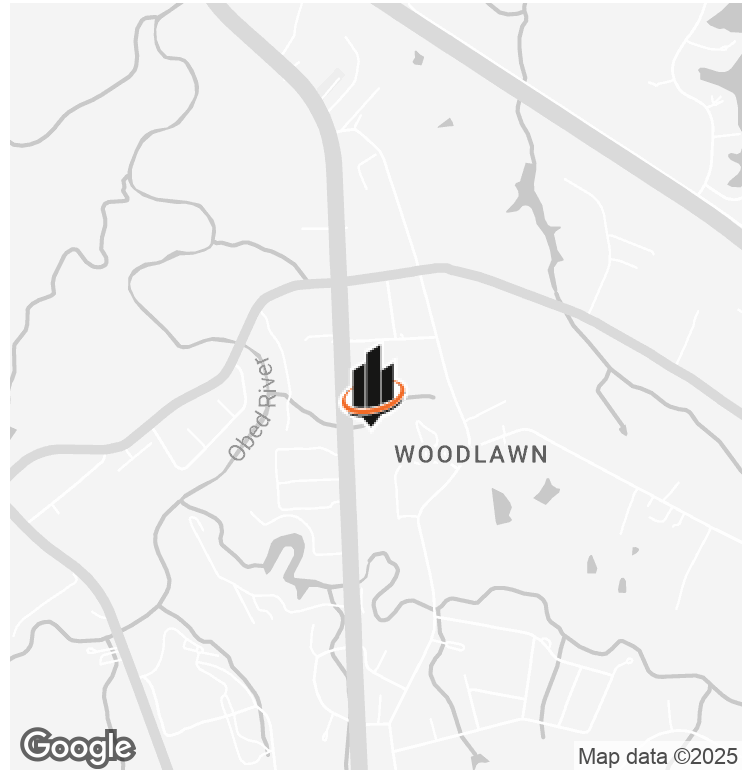
**GEORGE BROWN, SIOR, CCIM**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$19.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	62,567 SF
<b>AVAILABLE SF:</b>	1,450 - 3,500 SF
<b>LOT SIZE:</b>	6.72 Acres
<b>MARKET:</b>	Crossville
<b>VISIBILITY:</b>	Excellent
<b>AADT:</b>	21,423 (2021)

## PROPERTY OVERVIEW

The Crossings is anchored by bealls and features several high-quality retailers, including Petsense, AT&T, GNC, Sally Beauty Supply, Mattress Firm and more. Restaurants/eateries include Jersey Mike's and Papa John's, as well as local favorites La Costa and Emily Donuts. Service-based businesses include Great Clips, TM Nails, Farm Bureau and more.

## LOCATION OVERVIEW

Convenient to I-40, The Crossings Shopping Center is located on the 2500 block of N. Main Street. Wal-Mart is next door and connected to The Crossings via a private drive. Lowe's and Staples are across the street. Crossville is located on the Cumberland Plateau between Knoxville and Nashville.

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# COMPLETE HIGHLIGHTS



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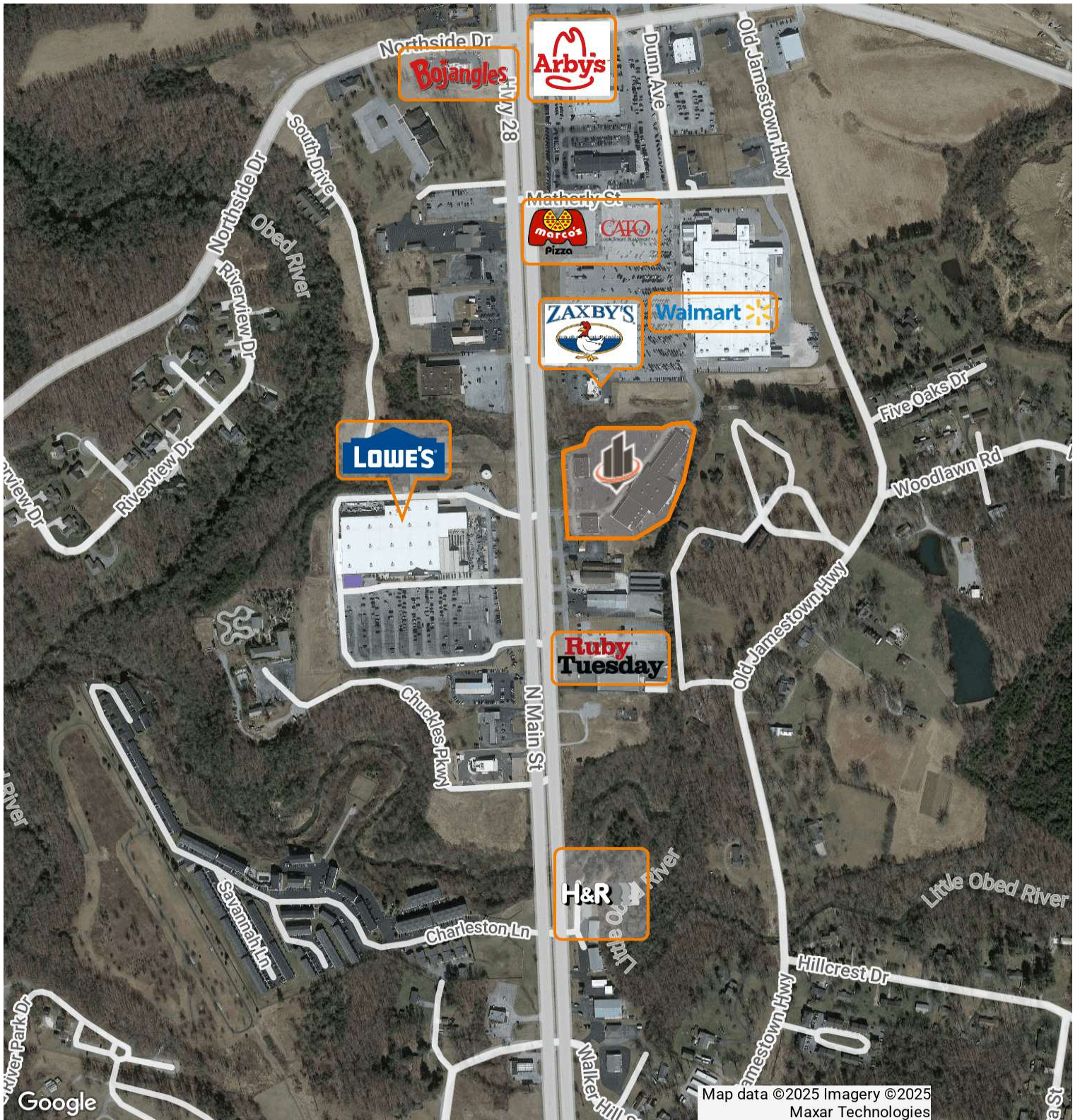
## LOCATION INFORMATION

<b>BUILDING NAME</b>	The Crossings
<b>STREET ADDRESS</b>	80 N. Main Street (US Hwy 127)
<b>CITY, STATE, ZIP</b>	Crossville, TN 38555
<b>COUNTY</b>	Cumberland
<b>MARKET</b>	Crossville
<b>ROAD TYPE</b>	Paved
<b>NEAREST HIGHWAY</b>	US Hwy 127
<b>NEAREST INTERSTATE</b>	1-40

## BUILDING INFORMATION

<b>TENANCY</b>	Multiple
<b>NUMBER OF FLOORS</b>	1
<b>CONSTRUCTION STATUS</b>	Existing
<b>CONDITION</b>	Excellent
<b>NUMBER OF BUILDINGS</b>	3
<b>INGRESS/EGRESS</b>	Easily accessible

# RETAILER MAP



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# SITE PLAN

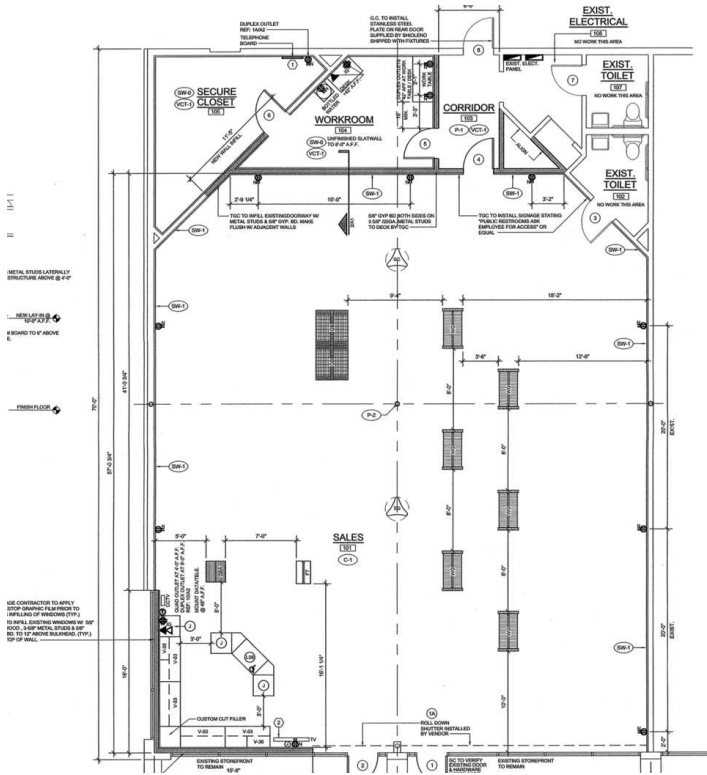


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# LEASE SPACES - 56 THE CROSSINGS (SPACE #65)



56 The Crossings (Space #65)  
Available – 1,450 SF

## AVAILABLE SPACES

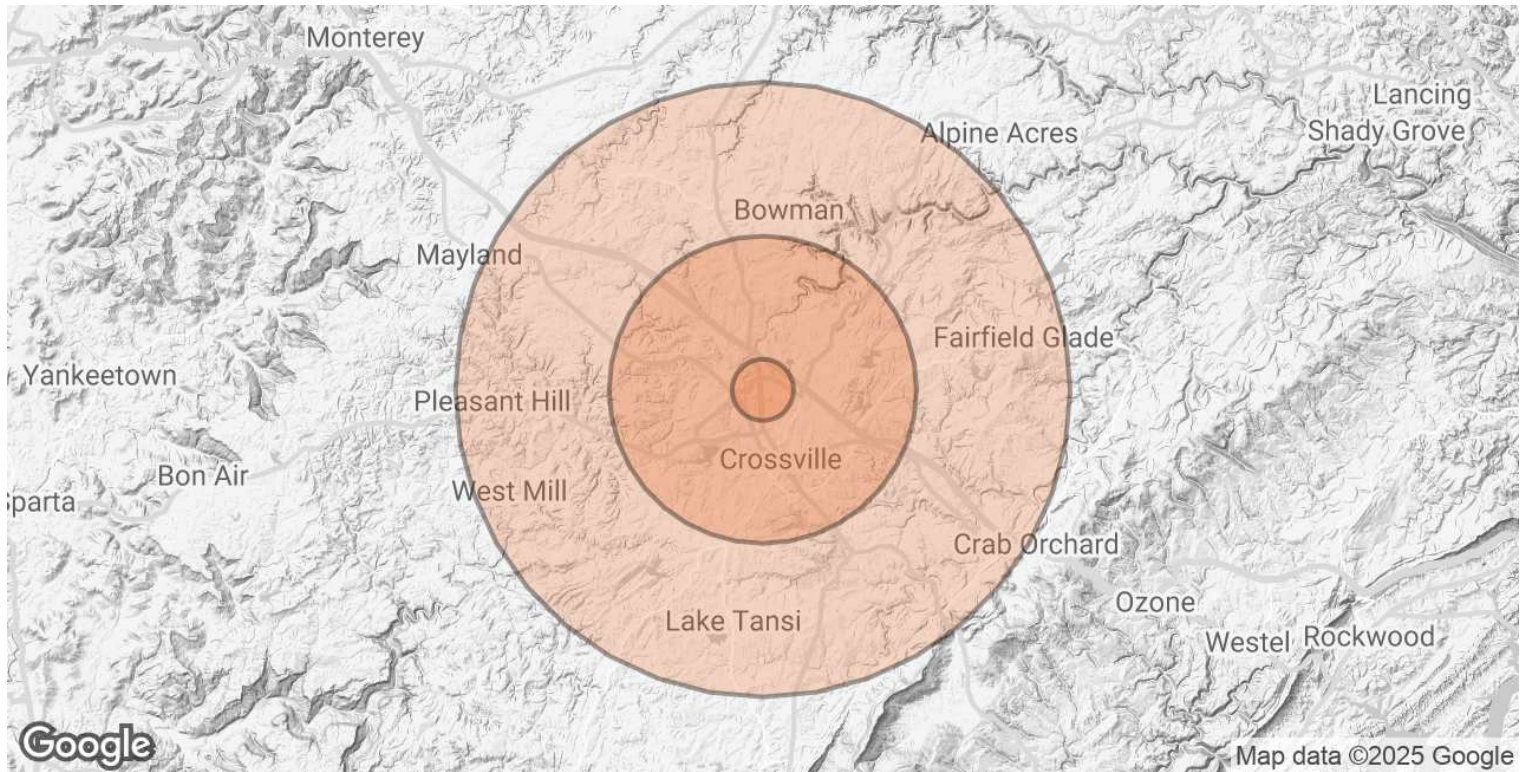
SUITE	TENANT AVAILABLE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
56 The Crossings (Space #65)	Available	1,450 SF	NNN	\$19.00 SF/yr	-

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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>TOTAL POPULATION</b>	1,302	21,938	43,677
<b>AVERAGE AGE</b>	40.3	44.3	47.5
<b>AVERAGE AGE (MALE)</b>	39.1	42.6	46.1
<b>AVERAGE AGE (FEMALE)</b>	41.0	45.1	48.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	512	8,996	18,355
<b># OF PERSONS PER HH</b>	2.5	2.4	2.4
<b>AVERAGE HH INCOME</b>	\$39,071	\$46,319	\$47,357
<b>AVERAGE HOUSE VALUE</b>		\$140,663	\$159,917

*\* Demographic data derived from 2020 ACS - US Census*

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