NATIONAL CREDIT TENANT SALE-LEASEBACK OPPORTUNITY

189 MOSE DRIVE | 28,377 SF | 5.3 AC **RETAIL & OFFICE SPACE AVAILABLE | SPARTA, TN**

MULTI-TENANT INVESTMENT SERVING THE SPARTA MARKET WITH LONG-TERM NATIONAL CREDIT TENANCY, STABLE INCOME, AND LEASING UPSIDE. THE 5.38-ACRE OPPORTUNITY ZONE SITE PROVIDES ADDED DEVELOPMENT FLEXIBILITY BEYOND THE EXISTING BUILDING FOOTPRINT.

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PROPERTY HIGHLIGHTS

ASKING PRICE: $850K

- Sale-Leaseback investment opportunity with national credit tenant occupancy
- Established local-service banking location
- Long-term lease structure with national credit tenant with initial 7-year term with multiple 5-year renewal options
- 5.38-acre site providing additional development flexibility
- Multi-tenant configuration with additional leasable area
- Convenient access and on-site parking
- Value-add opportunity through lease-up of remaining office or service-oriented space
- Property is located within a federally designated Opportunity Zone, which may provide potential tax advantages for qualified investors

Co Tenants include:

- McBride & Associates

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DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
AVG HOUSE INCOME	$67,206	$56,105	$57,665

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SURROUNDING PROJECTS AND TENANTS

TRAFFIC COUNT

ROBERTS MATTHEWS HWY	18,136
W BOCKMAN WAY	10,902

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LOCATION

Located along Mose Drive, the property serves as a core financial services location for the Sparta trade area and is positioned along the city's primary commercial corridor. Adjacent national QSRs and neighborhood retail support established traffic patterns and daily commuter flow to and from Cookeville, the region's primary employment hub. As the county seat of White County, Sparta provides consistent civic demand, while the 5.38-acre site offers flexibility uncommon in this corridor-based, owner-operator-oriented market.

POPULATION WITHIN 5 MIN DRIVE TIME	3,318

DRIVE TIMES

COOKEVILLE	16.3 mi | 22 mins

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