

125 Five Points Drive | Ducktown, TN 37317





## **Investment Summary**

Property Address: 125 Five Points Drive, Ducktown, TN 37317

Property Type: Commercial Retail Shopping Center

Retail Shopping Center:	<b>34,332 SF</b>	Investment Type:	<b>Income-Producing, with huge upside</b>
Zoning:	<b>Commercial</b>	Number of Tenants:	<b>3, with 2 vacancies</b>
Acres:	<b>4.25 +/- ac lot lines to be adjusted</b>	Lease Type:	<b>Modified Gross</b>
Year Built:	<b>1979</b>	Lease Terms:	<b>Varied</b>





## Investment Highlights

The Copper Country Plaza Shopping Center is Ducktown, Tennessee's only retail shopping center. Tremendous upside and ready to be redeveloped with a new front, new grocery store and new tenants. Priced to sell for \$2,500,000.

- **Multi-Tenant Retail Opportunity:** This center is the only retail game in town. Ideal for a new grocery store which will dominate the market as the only grocery store in the entire town. Closest groceries are in Blue Ridge, GA and Murphy, NC.
- **Leases:** Most leases are month-to-month and rents have not been adjusted in years, creating a very rare opportunity to bring rents to 2023 market values. Family Dollar has been established since the year 2,000, and continues to be a major producer.
- **Location:** This location is the #1 retail location in all of Ducktown, TN. Strategically located at the only traffic signal in the town. Ducktown is located 36 miles from Cleveland, TN, 15 miles from Blue Ridge, GA and 25 miles from Murphy, NC. Ducktown is at the intersection of US-64/74 and TN-68, two main access routes to vacation properties in the TN, NC and GA mountains.

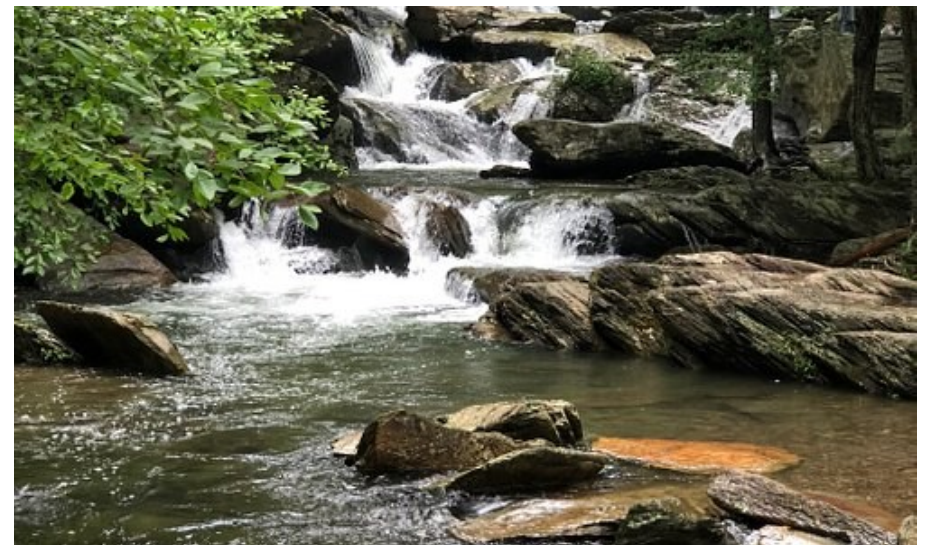




## R E N T R O L L

### R E N T R O L L Proforma

<u>Tenant</u>	<u>Leased Sq Ft</u>	<u>Lease Rate</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>	<u>Lease Type</u>	<u>Lease End Date</u>	<u>Options</u>
Family Dollar	8,000	7.93/SF	\$ 5,287.50	\$ 63,450.00	Mod. Gross	12/31/2025	One (5) Year
Kimsey Pharmacy	2,500	9.60/SF	\$ 2,000.00	\$ 24,000.00	Mod. Gross	M-T-M	--
American Trust & Advance	1,000	7.20/SF	\$ 600.00	\$ 7,200.00	Mod. Gross	M-T-M	--
Home Health Space	2,432	VACANT	\$ 1,722.25	\$ 20,667.00			
Piggly Wiggly	20,400	VACANT	\$ 12,316.50	\$ 147,798.00			
<b>TOTAL:</b>	34,332 SF		\$ 21,926.25	\$ 263,115.00			



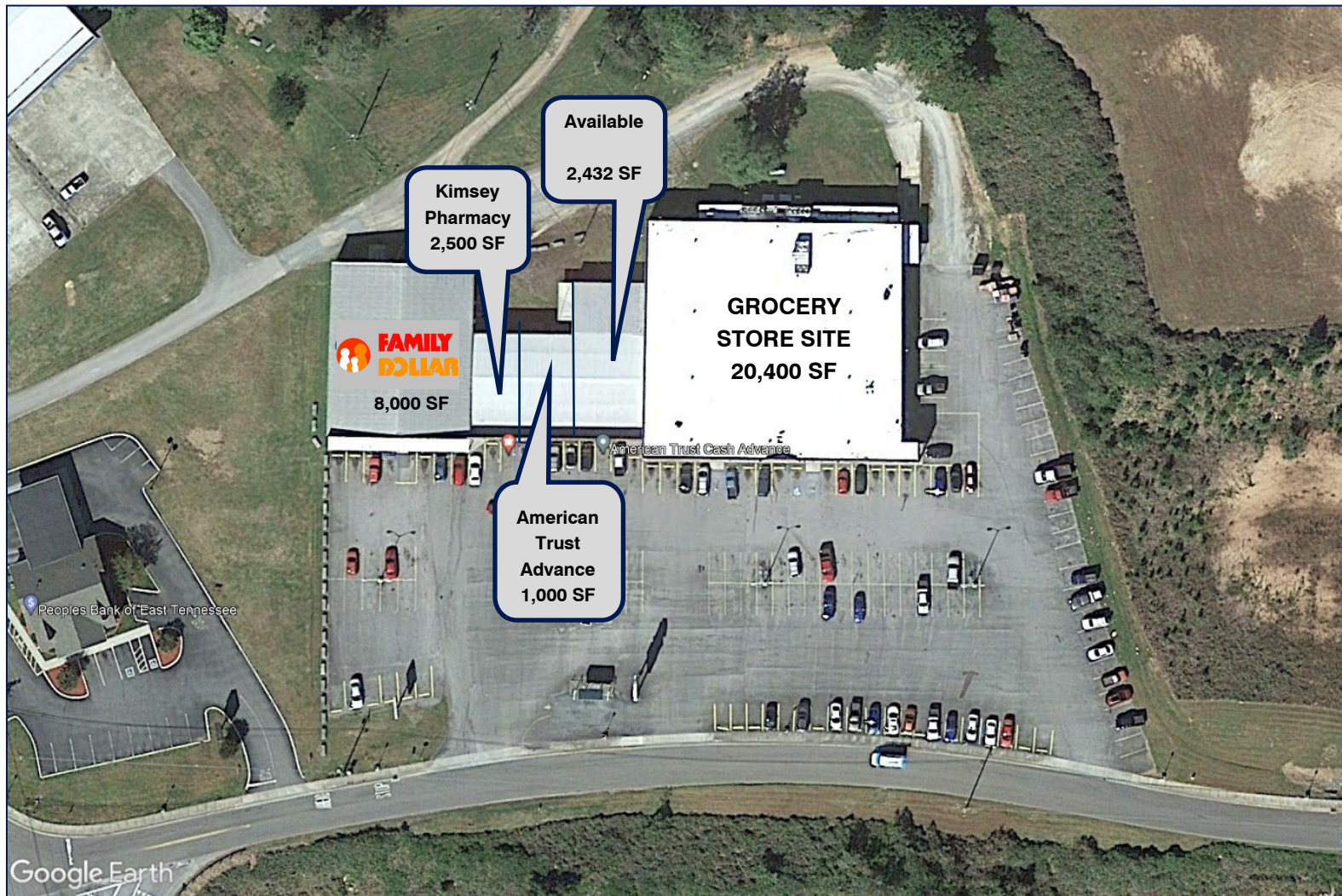


## FINANCIAL ANALYSIS

FINANCIAL ANALYSIS Proforma		
<b><u>Potential Gross Income (PGI)</u></b>		<b>\$263,115.00</b>
Base Rent		\$263,115.00
Reimbursements		
Total PGI		<b>\$263,115.00</b>
(Less) Vacancy and Credit Loss (5%)		-\$13,156.00
<b><u>Effective Gross Income (EGI)</u></b>		<b>\$249,959.00</b>
(Less)		
<b><u>Operating Expenses + Taxes and Insurance</u></b>		
Total Expenses	(\$1.50) x \$34,332.00	\$51,498.00
<b><u>Net Operating Income</u></b>		<b>\$198,461.00</b>
Capitalization	\$198,500.00 / 8.0%	
<b><u>Value Via Income Approach</u></b>		<b>\$2,481,250.00</b>
<i>Rounded to:</i>		<b>\$2,500,000.00</b>



## FLOOR PLAN



Listing information is provided by owner/landlord and public sources and is deemed reliable but not guaranteed. Listing agent has not measured the space / building and does not guarantee the accuracy of the number of square feet or acreage.



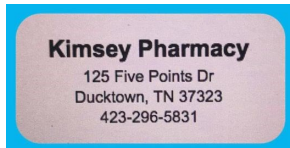
## Tenant Profiles

### Family Dollar



Family Dollar Stores, Inc. is an American variety store chain. With over 8,000 locations in all states except Alaska and Hawaii, it was the second largest retailer of its type in the United States until it was acquired by Dollar Tree in 2015. Family Dollar stores focus on delivering top value for family essentials with merchandise that generally ranges from \$1 to \$10. We offer competitively-priced national brands from leading manufacturers alongside brand-name, equivalent-value, lower-priced private labels.

### Kimsey Pharmacy



Kimsey Pharmacy is a Community/Retail Pharmacy in Ducktown, Tennessee.

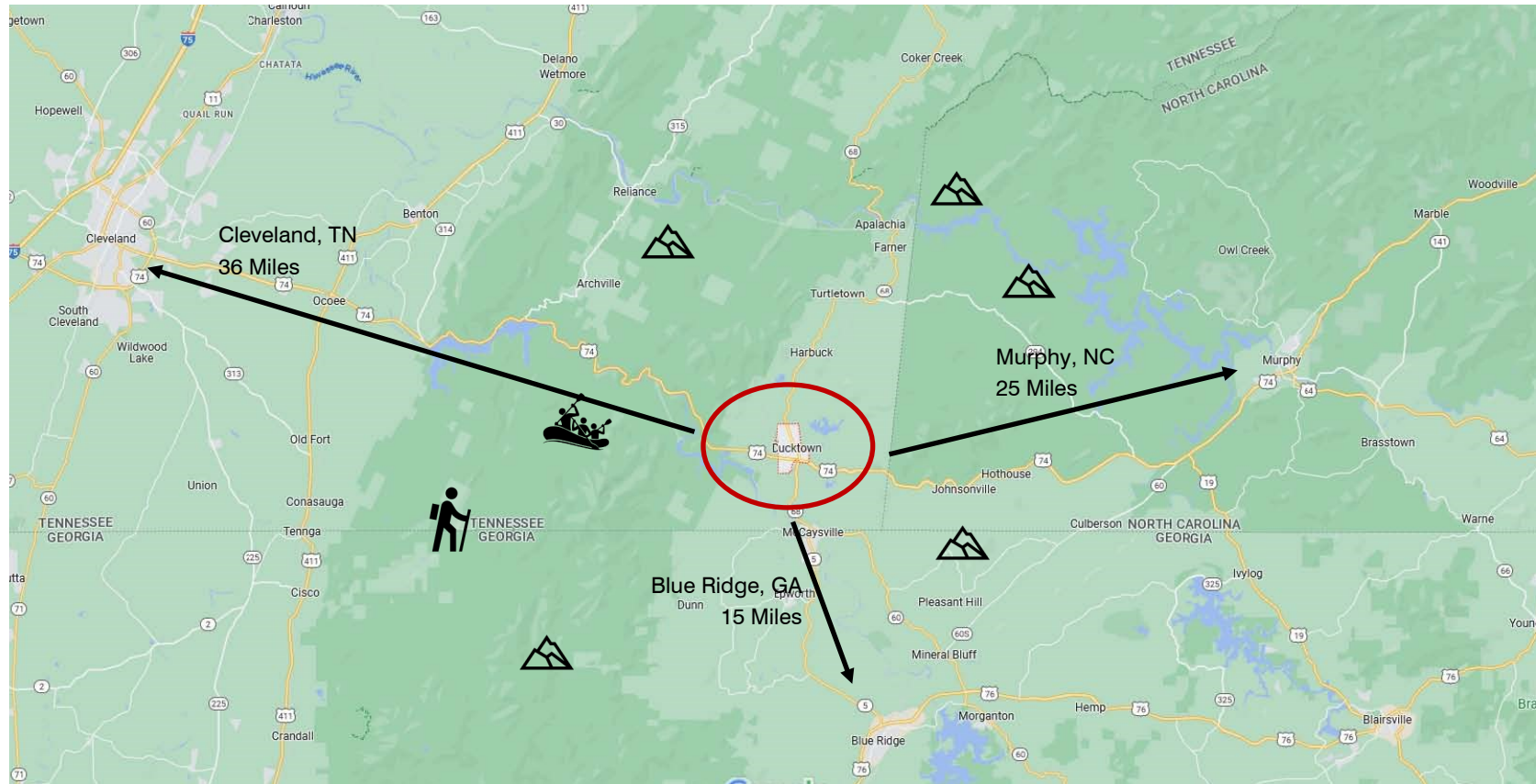
### American Trust & Advance



We are a dedicated team of passionate short-term lending specialists who value fairness and honesty in every customer interaction. Our reputable institution has been lending responsibly since 2001.



## LOCATION







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## A B O U T P O L K C O U N T Y, T N

Polk County, Tennessee is located in the southeast corner of Tennessee, where Tennessee meets the borders of Georgia and North Carolina. Once the home of the Cherokee people, the Ducktown area was originally named for a Cherokee leader named Chief Duck. Not long after the Cherokee relinquished their territory to the US government, prospectors discovered native copper in the area. Mining continued until 1878, interrupted only briefly by destruction of the a mill and refinery during the Civil War. The Ducktown Basin Museum on the site of the Burra Burra Mine, tells the story of mining activities and landscape recovery in the basin.

Ducktown, TN is the gateway to the Cherokee National Forest. A wealth of hiking trails, wildlife and Ocoee River rafting draw visitors to the area each year. US-64 runs along the Ocoee River, inviting all who pass to take advantage of its beauty and power for recreation. The Ocoee hosted the whitewater kayaking events for the 1996 Olympic Games, sealing its place as a world-class location for rafting. Whitewater rafting on the Ocoee draws an average of 220,000 - 250,000 visitors each year, from the local area to parts abroad. Many of these pass through Ducktown on their way to one of the 24 commercial outfitters who operate along the river. The annual economic impact to Polk County is \$44 million.

