

# FOR SALE

1751 Vann Drive  
Jackson, TN 38305

# FOR LEASE

INVESTMENT OPPORTUNITY

6 POTENTIAL SUITES



## OFFERING SUMMARY

Sale Price:	<b>\$3,500,000</b>
Building Size:	<b>20,582.50 SF</b>
Number of Units:	<b>6</b>
Available SqFt for Lease:	<b>3,035 - 17,271 SF</b>
Price/SqFt:	<b>\$15.00 NNN (as-is)</b>
Will Subdivide:	<b>Yes</b>
Cap Rate:	<b>TBD</b>
NOI:	<b>TBD</b>
Year Built:	<b>2006</b>
Zoning:	<b>SC-2</b>
Market:	<b>National/Regional West Tennessee</b>

**\*CAM Fee to be determined.**

## PROPERTY OVERVIEW


Multi-tenant retail opportunity for sale in The Columns with space available for lease. Located on the intersection of Interstate 40 and Highway 412 between Exit 79 and 80. The Columns is a class A retail development corridor 80 miles East of Memphis and 120 miles West of Nashville.


## LOCATION HIGHLIGHTS


- Flexible 21,250 SQFT with 6 potential suites
- Multi-Tenant investment opportunity
- Located in Jackson's premier Live-Work-Play Community
- Retail - Professional Office - Medical
- Retail - National
- Retail - Regional
- Surrounded by Shopping, Entertainment, Restaurants, Hospitality, Multi-Family, Medical & Professional Services



**CHRIS CAROTHERS, CCIM, ALC**

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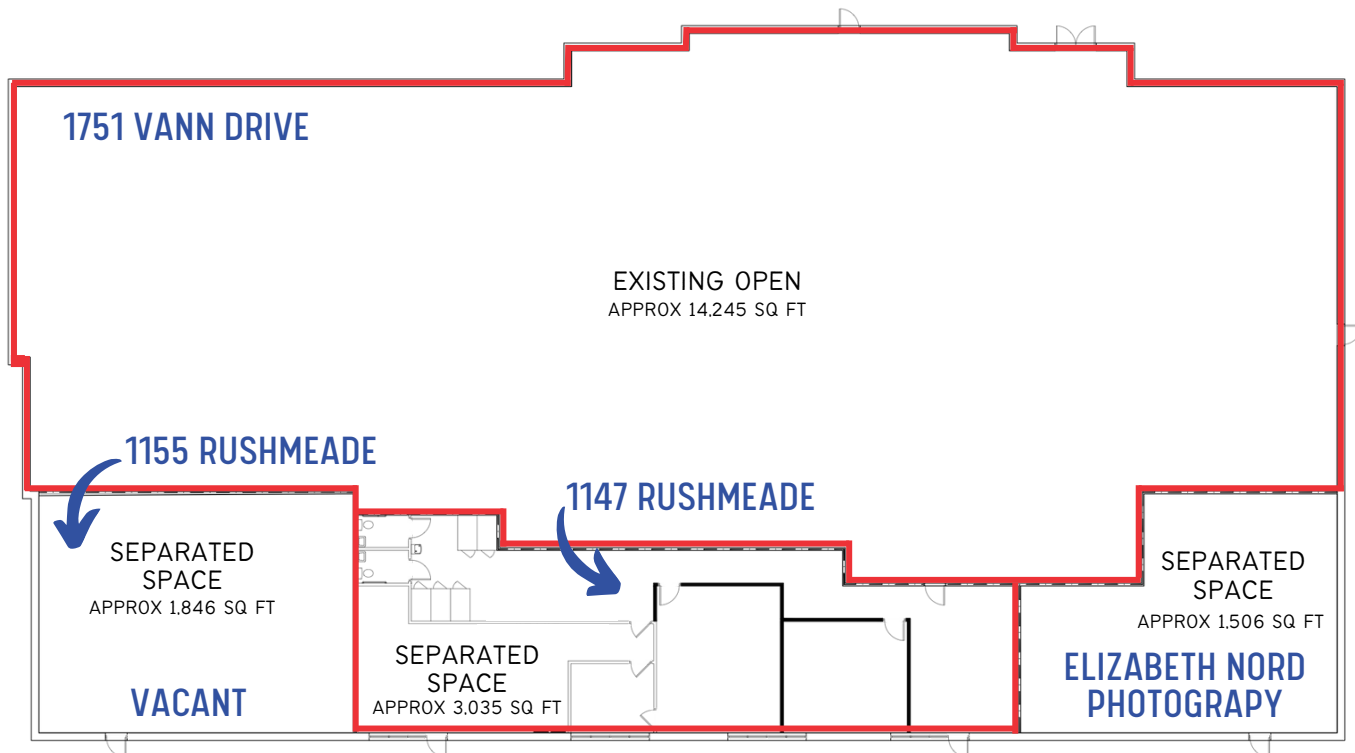


## PROPERTY DESCRIPTION

- The Columns - Jackson's Premier Retail Corridor
- Stand alone Multi-Use building
- Multi-tenant investment opportunity
- Jackson's newest Mixed Use - Live-Work-Play

## LOCATION DESCRIPTION

- High growth Corridor - 45 miles East of new Ford Elect - Blue Oval - Super Site
- Top traffic count:
  - Interstate 40 - 50,000
  - Hwy 412 - 20,000
- Memphis 80 miles West
- Nashville 120 miles East



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### RENT ROLL

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	PRICE PER SF/YR	ANNUAL RENT	
Elizabeth Nord Photography	1465.50	5/1/18	4/30/23	\$10.95	\$16,047.22	MG
Vacant - 1155 Rushmeade	1,846	Available		\$15.00		NNN
Vacant - 1751 Vann Dr	14,236	Available (can be subdivided)		\$15.00		NNN
Vacant - 1147 Rushmeade	3,035	Available		\$15.00		NNN
<b>Totals/Averages</b>	<b>20,582.50</b>					



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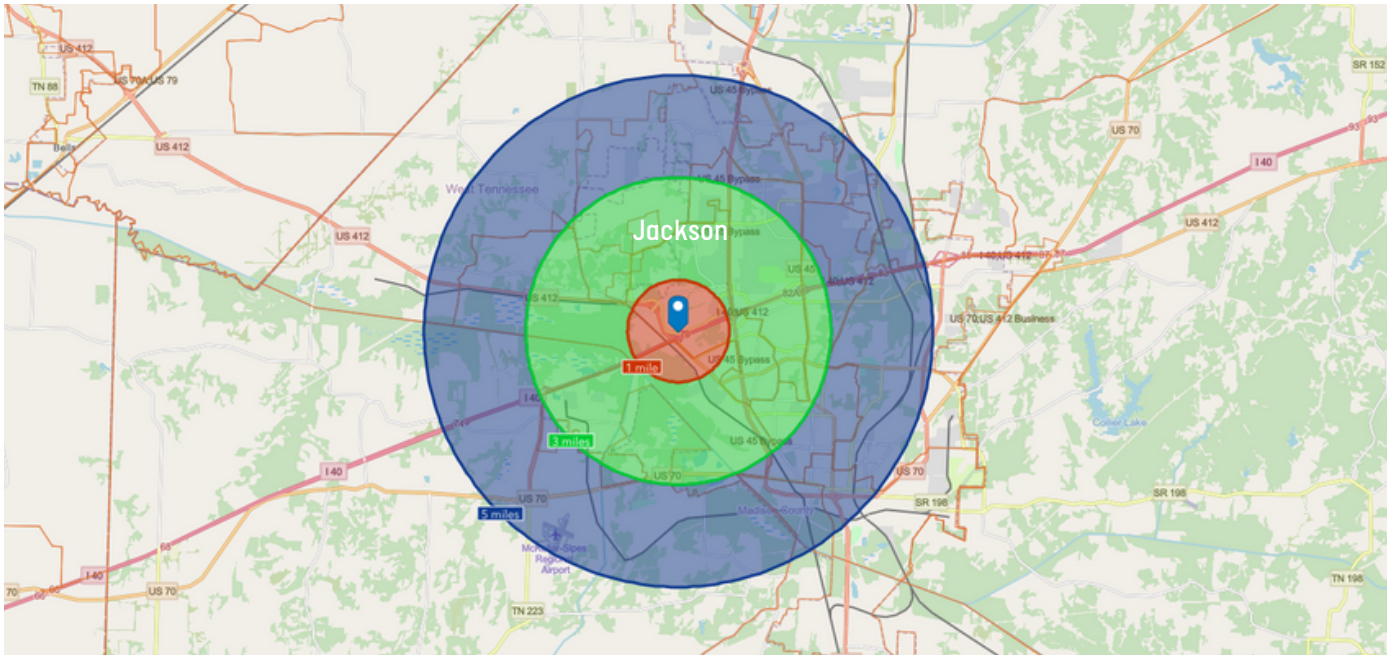
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### DEMOGRAPHICS



1 MILE			3 MILES			5 MILES		
Population <b>2,977</b>	Median Age <b>26.9</b>		Population <b>20,332</b>	Median Age <b>39.6</b>		Population <b>39,637</b>	Median Age <b>36.0</b>	
Average Household Size <b>2.2</b>	Median Household Income <b>\$32,147</b>		Average Household Size <b>2.3</b>	Median Household Income <b>\$54,283</b>		Average Household Size <b>2.5</b>	Median Household Income <b>\$45,720</b>	
White Collar <b>64%</b>	Unemployment Rate <b>3.1%</b>		White Collar <b>71%</b>	Unemployment Rate <b>4.5%</b>		White Collar <b>66%</b>	Unemployment Rate <b>6.5%</b>	
Blue Collar <b>19%</b>			Blue Collar <b>19%</b>			Blue Collar <b>20%</b>		
Services <b>17%</b>			Services <b>10%</b>			Services <b>14%</b>		
Median Household Income <b>\$32,147</b>	Per Capita Income <b>\$19,008</b>	Median Net Worth <b>\$11,663</b>	Median Household Income <b>\$54,283</b>	Per Capita Income <b>\$28,905</b>	Median Net Worth <b>\$104,165</b>	Median Household Income <b>\$45,720</b>	Per Capita Income <b>\$23,289</b>	Median Net Worth <b>\$57,740</b>



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