

INDUSTRIAL OFFERING MEMORANDUM

THE GOVERNOR'S BUNKER

8871 GRIFFITH ROAD, NASHVILLE, TN 37221



OFFERING MEMORANDUM

PRESENTED BY:

SIMS COMMERCIAL REAL ESTATE INC.
4101 Charlotte Avenue, Unit D160
Nashville, TN 37209



Each Office Independently Owned and Operated

MICHAEL SIMS
Director
O: (615) 961-4040
C: (615) 961-4040
michaelsims@kw.com
339037 471-008215 RB-0031075, TN, IL, DE

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PROFESSIONAL BIO

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After a successful career in microcomputer sales and software design, Michael entered the mortgage brokerage business and began financing commercial and income-producing properties. Working syndication and private placements gave him the opportunity to work on world-class developments and high-level capital market transactions. Becoming a real estate broker in 1989 in Chicago and working with commercial properties for corporations, investors, and government. In 2003 he launched Next Chicago Realty and grew from 2 to 92 licensed agents in less than 18 months.

Today Michael continues to sell, lease, manage, develop, invest and recruit in real estate brokerage with Keller Williams commercial arm, KW Commercial. Since joining KW Commercial Michael has established himself as a senior-level Broker receiving national recognition for sales achievement. Presently he oversees a team of 9 full-time commercial agents in Chicago and Nashville.

EDUCATION:

Xavier University, Williams College of Business, MBA 2019
Loyola University, BS Marketing, 1988
Georgetown University, BSBA, 1983

MEMBERSHIPS AND ASSOCIATIONS

National Association of Realtors
CCIM Candidate
Tennessee Association of Realtors
Greater Nashville Association of Realtors
Northern Illinois Commercial Association of Realtors
International Council of Shopping Centers (ICSC)
Knights of Columbus
Kentucky Colonels
Sertoma Club Nashville



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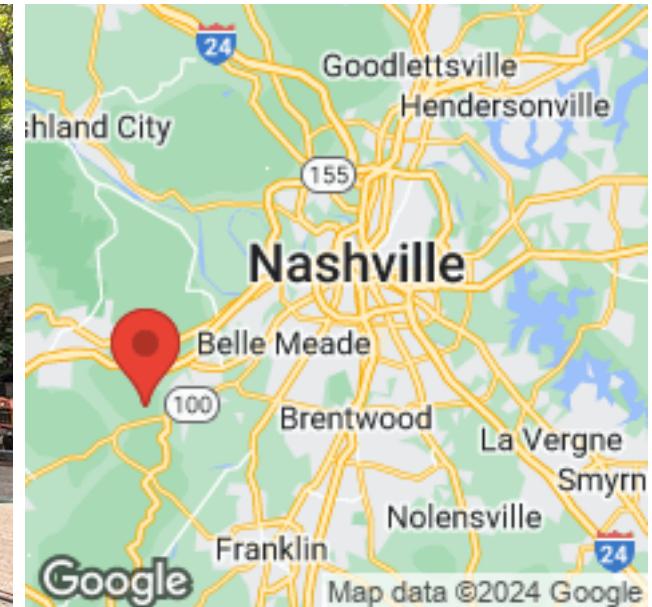
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EXECUTIVE SUMMARY

8871 GRIFFITH ROAD



OFFERING SUMMARY

PRICE:	\$1,350,000
BUILDING SF:	12,4454 = 4,432 above Ground + 8013 Subterranean
OCCUPANCY:	VACANT
LOT SIZE:	+/- 4.76 acres
POWER:	400 amp
TRUCK DOOR:	2 Drive in Door
WAREHOUSE SF:	+/- 3,000

PROPERTY HIGHLIGHTS

- Underground Fallout shelter
- 3,000 sf warehouse with 2 Drive-in-Doors
- Zoning Code: AR2A: Residential Agricultural
- Built by US Civil Defense in 1952

HISTORICAL DESCRIPTION

8871 GRIFFITH ROAD



8871 Griffith Road, Nashville, TN

Tennessee State Governor's Bunker & Fallout Shelter at 8871 Griffith Road, Nashville, Tennessee

In 1952, amid the heightened Cold War tensions and escalating fears of nuclear warfare, the United States Civil Defense launched an extensive program to create fallout shelters across the nation. These shelters were designed to protect key government officials, military leaders, and civilian populations from the devastating effects of nuclear fallout. One such notable fallout shelter was constructed for the Governor of Tennessee, located at 8871 Griffith Road in Nashville, Tennessee. This report aims to provide a comprehensive historical and descriptive account of this shelter.

Historical Context

The early 1950s were marked by intense geopolitical rivalry between the United States and the Soviet Union. The detonation of nuclear weapons and the ensuing fallout became a serious concern for national security. In response, the Federal Civil Defense Administration (FCDA) initiated a series of measures to safeguard essential personnel and infrastructure. Fallout shelters were among the most visible and significant of these measures, intended to ensure continuity of government and protect against nuclear attack.

Construction and Design

The fallout shelter at 8871 Griffith Road was constructed in 1952 as part of this national initiative. Designed specifically to accommodate the Governor of Tennessee and key staff members, the shelter was built to withstand the effects of a nuclear blast and subsequent fallout.

Location and Site

Situated on Griffith Road in Nashville, the shelter's location was selected based on its strategic importance and its distance from potential primary targets. Nashville, being a central hub in Tennessee, was deemed critical for state governance and thus required a secure location for its highest-ranking officials.

Architectural Features

The fallout shelter at Griffith Road was designed with several key features to ensure its effectiveness:

- 1. Structural Reinforcement:** The shelter was constructed with thick reinforced concrete walls, designed to withstand significant blast pressure and radiation. The roof was similarly fortified to protect against the impact of a nuclear explosion.

HISTORICAL DESCRIPTION

8871 GRIFFITH ROAD



2. **Air Filtration Systems:** An advanced air filtration system was installed to remove radioactive particles and toxins from the air. This system was crucial for maintaining a survivable environment inside the shelter, preventing contamination from external fallout.
3. **Stockpiles and Supplies:** The shelter was stocked with essential supplies, including food, water, medical supplies, and other necessities to support its occupants for an extended period. This self-sufficiency was vital for enduring the isolation period following a nuclear event.
4. **Communication Systems:** The shelter was equipped with communication systems to maintain contact with outside entities and coordinate with other government and emergency services. This included secure telephones and radio equipment.
5. **Living Quarters:** Inside, the shelter featured living quarters designed for comfort and functionality. Sleeping areas, a small kitchen, and sanitary facilities were included to ensure the well-being of its occupants during their stay.

Usage and Legacy

While the shelter was never required for its intended purpose during the Cold War era, it represented a significant investment in state and national security. Its construction underscored the serious commitment to preparedness during a time of widespread fear and uncertainty.

In the years following its construction, the shelter became a symbol of Cold War-era civil defense efforts. It served as a reminder of the geopolitical tensions of the time and the lengths to which the government went to ensure the safety of its leaders and the continuity of governance.

Summary

The fallout shelter at 8871 Griffith Road in Nashville, Tennessee, stands as a historical artifact of the early Cold War period, reflecting both the technological and strategic concerns of the era. Designed to protect the Governor of Tennessee and other key personnel, it exemplifies the extensive civil defense measures taken by the United States to prepare for the possibility of nuclear conflict. Though never used, its legacy continues as a testament to the era's focus on preparedness and resilience in the face of unprecedented threats.

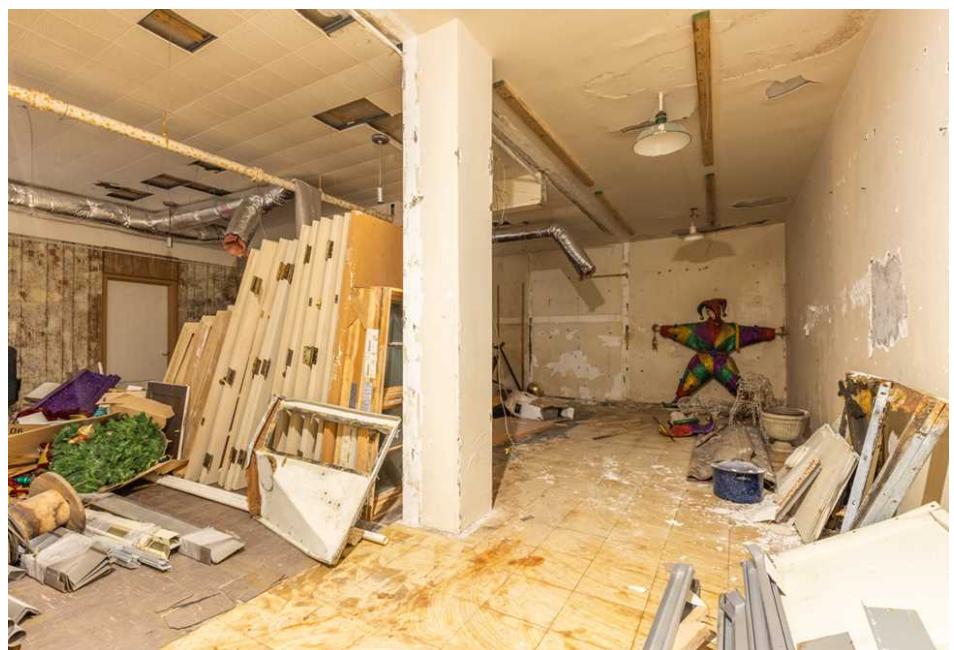
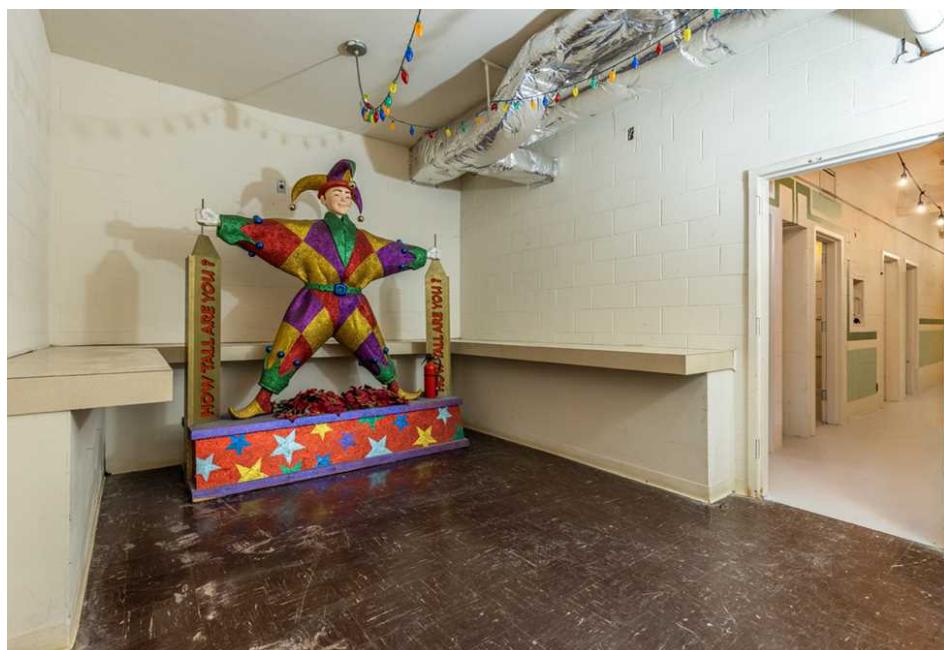
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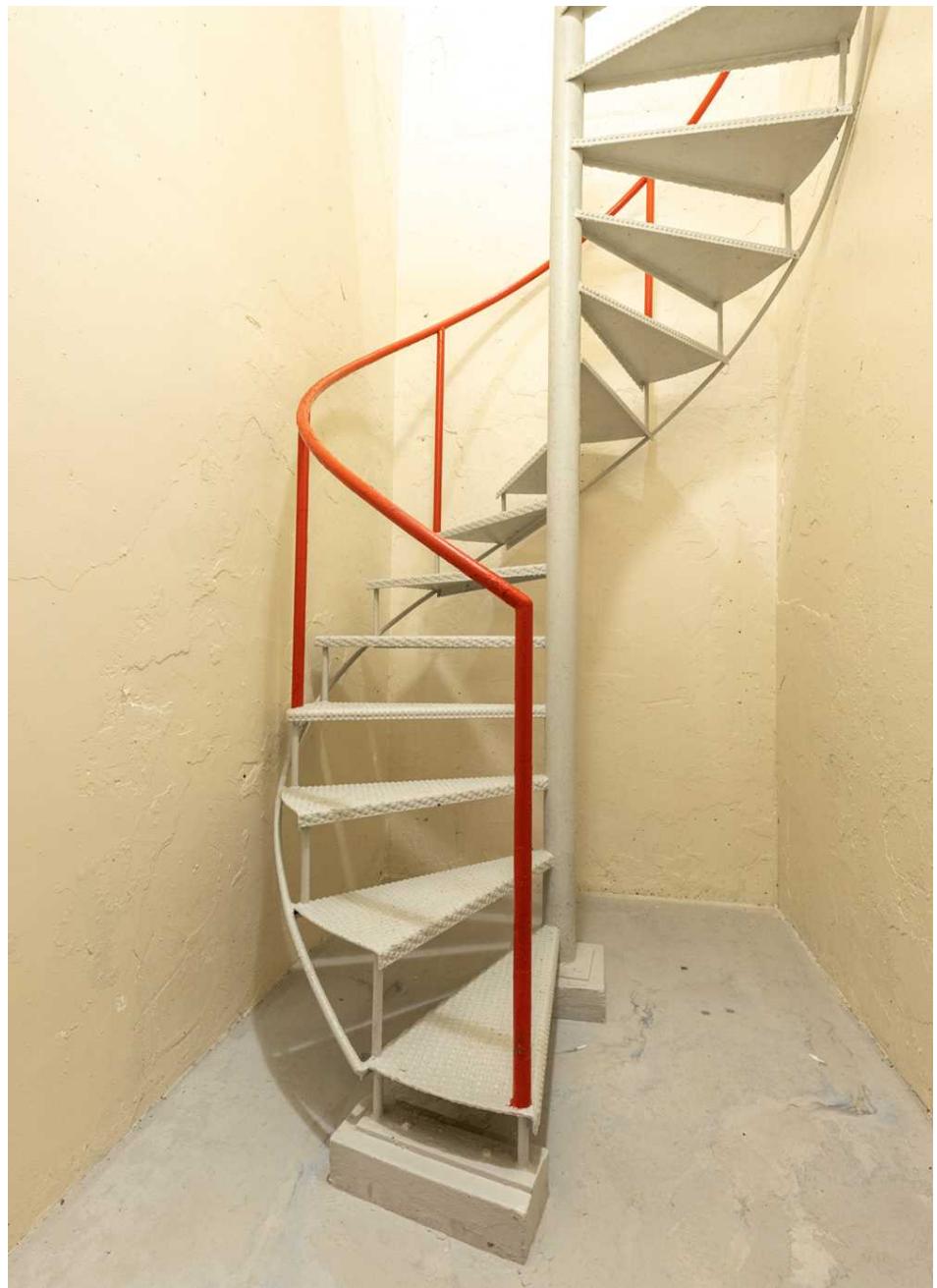
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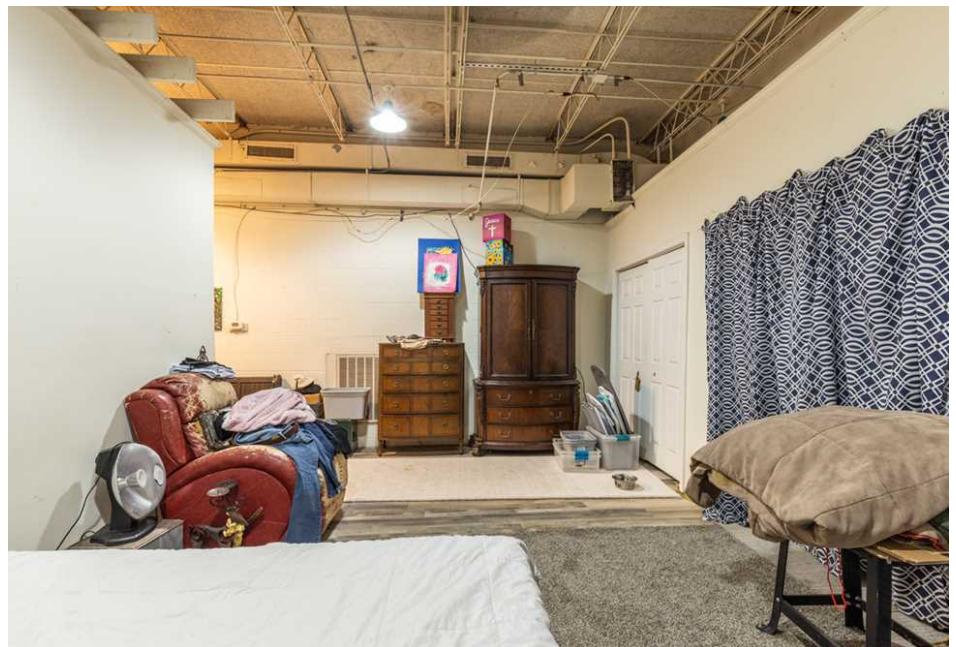
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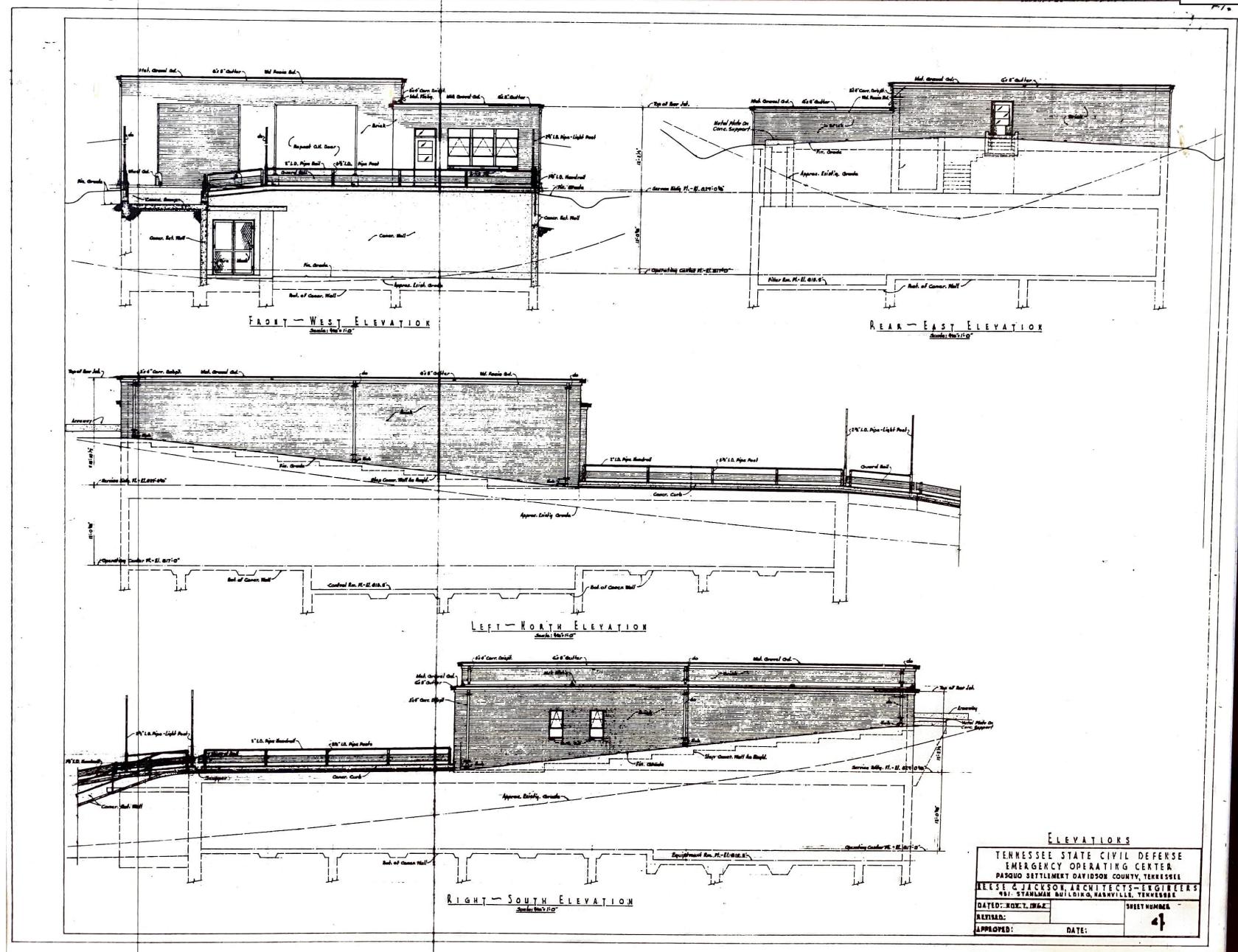
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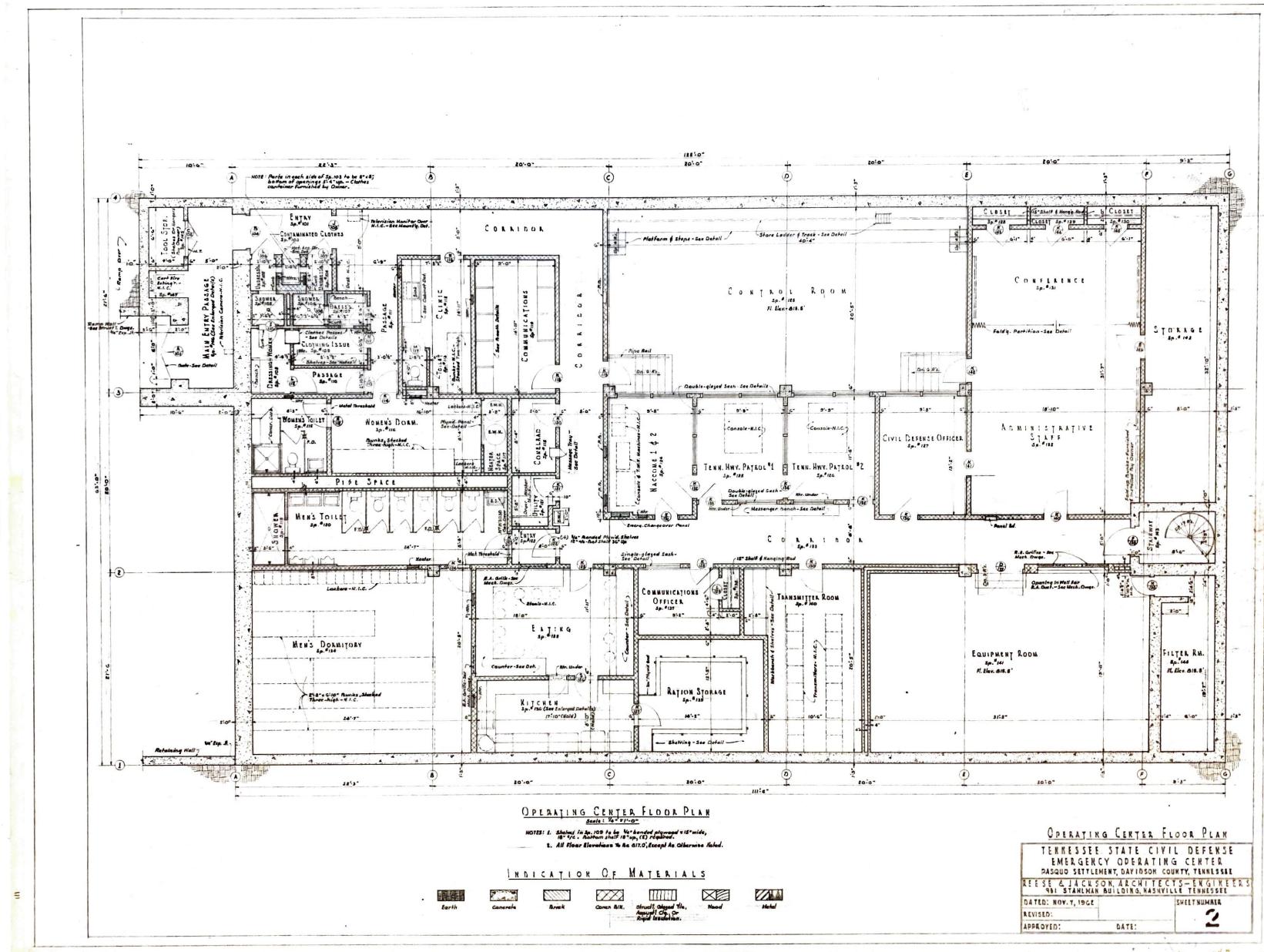
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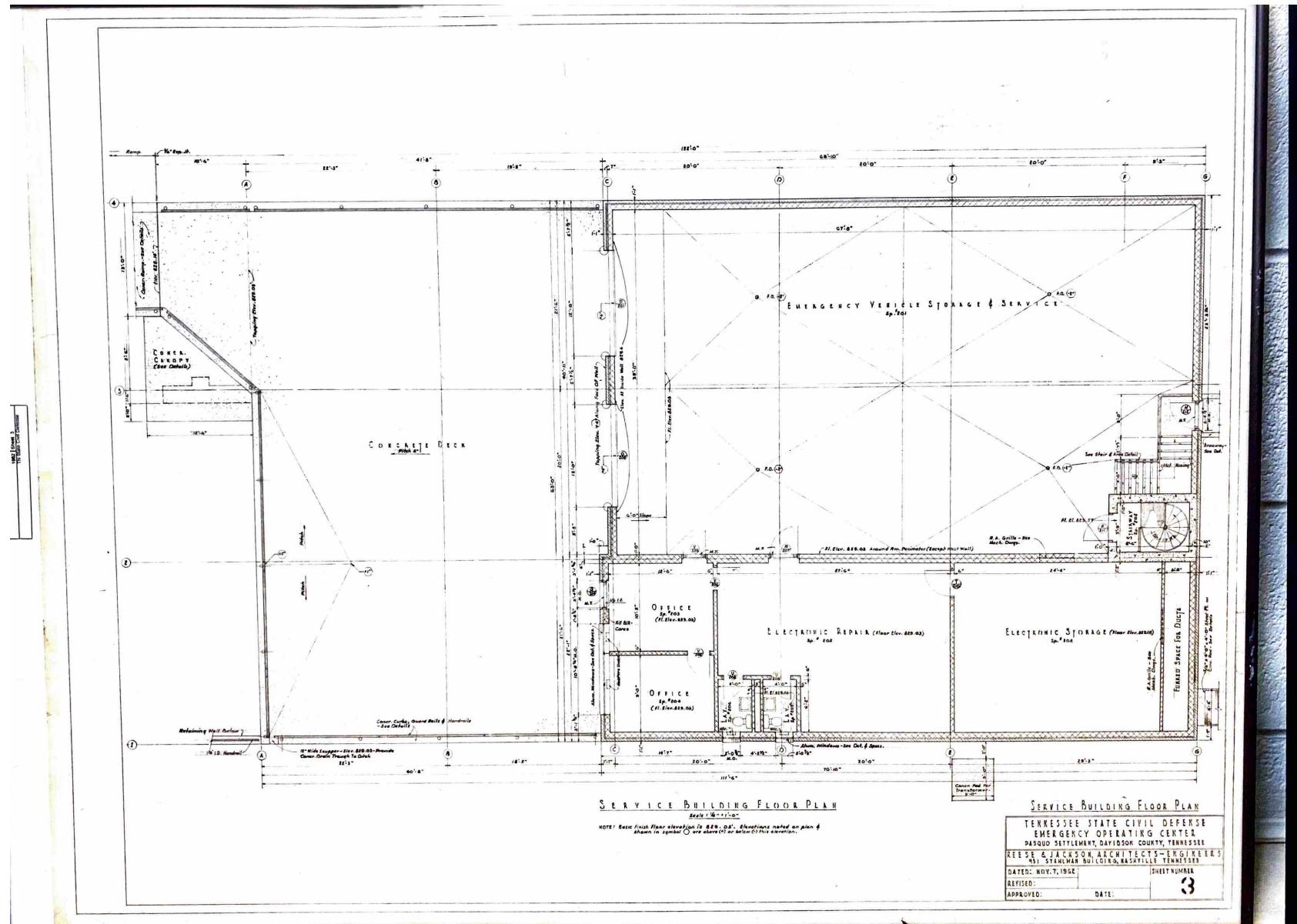




DRAWINGS

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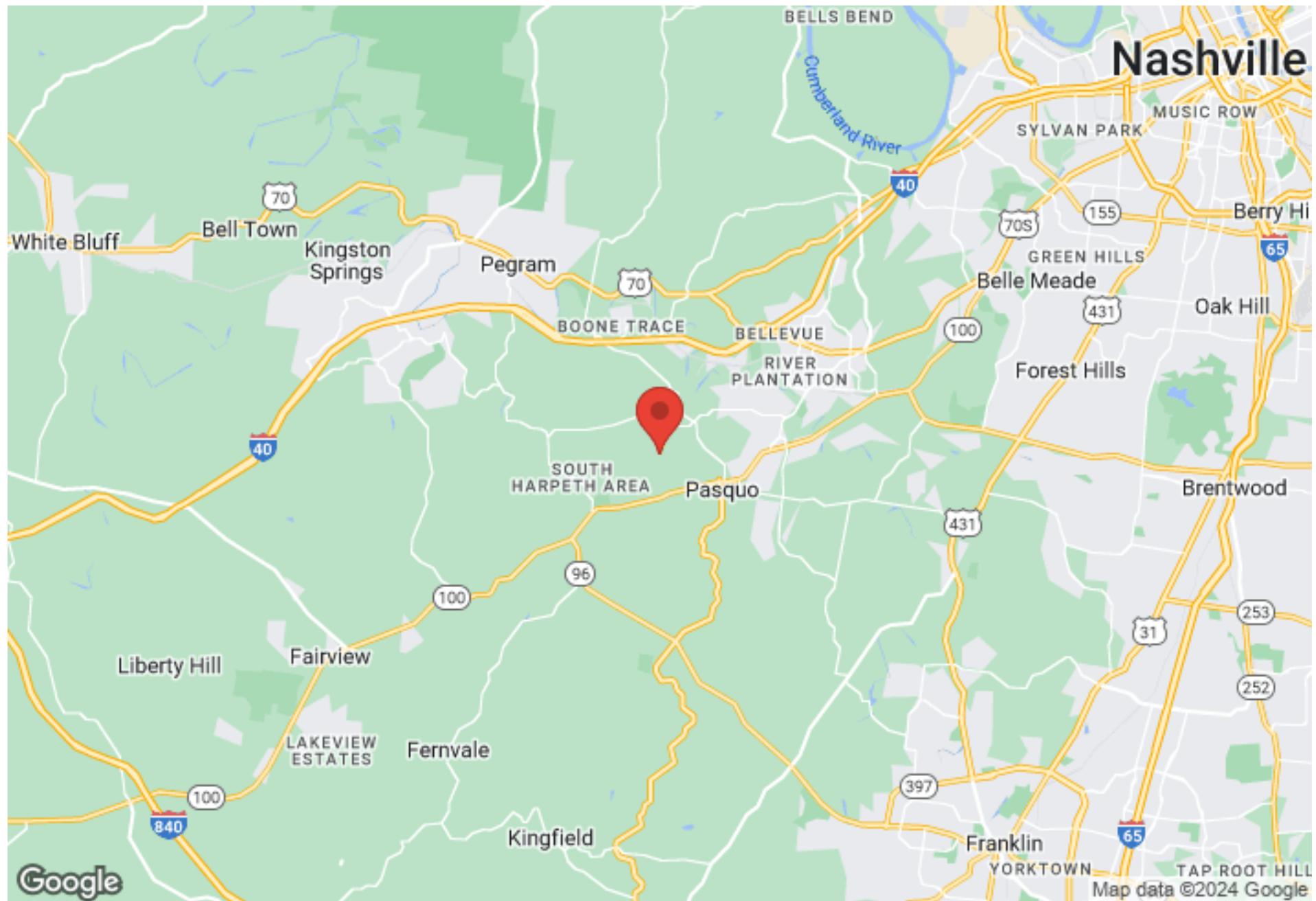
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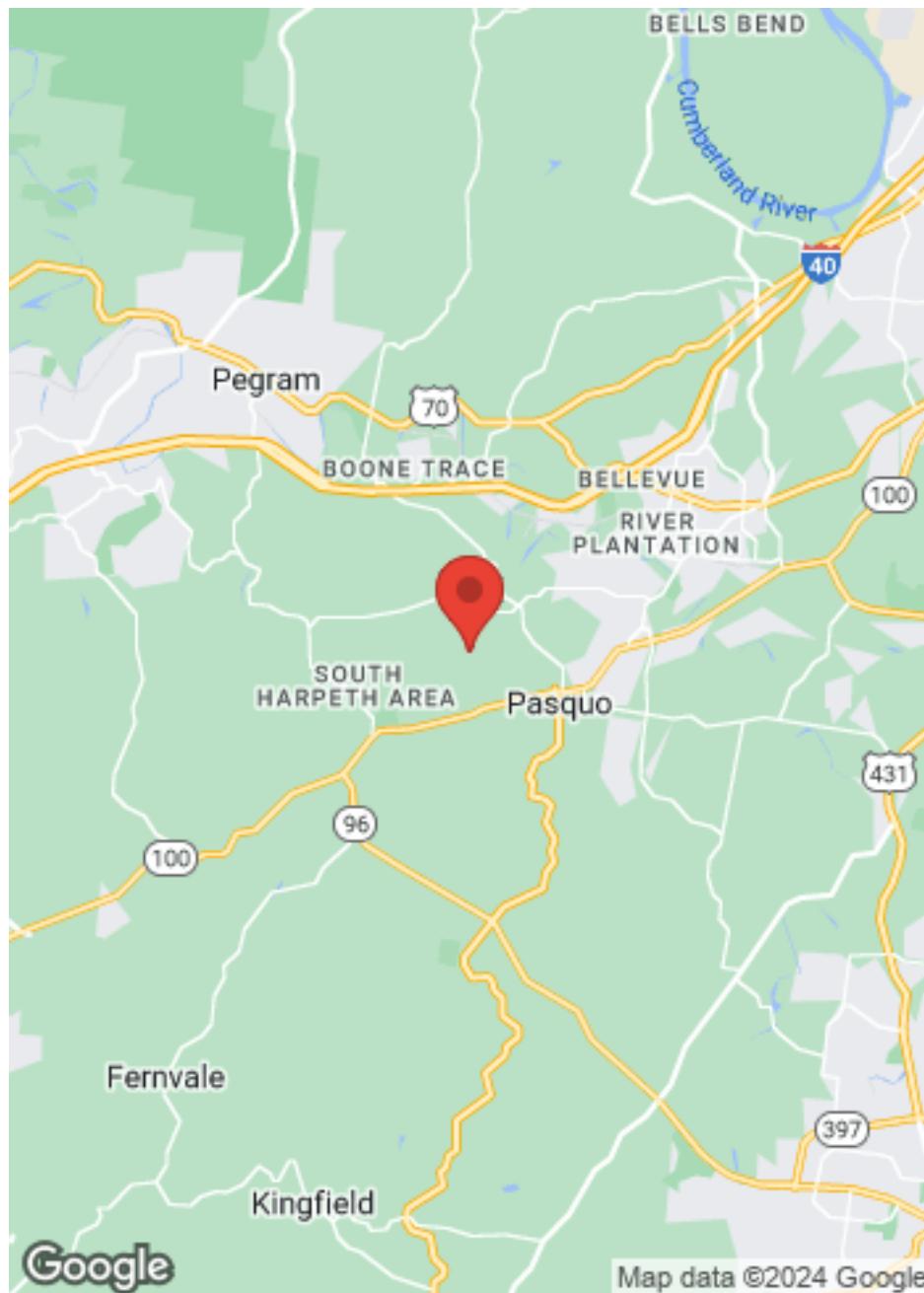
REGIONAL MAP

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LOCATION MAPS

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AERIAL MAP

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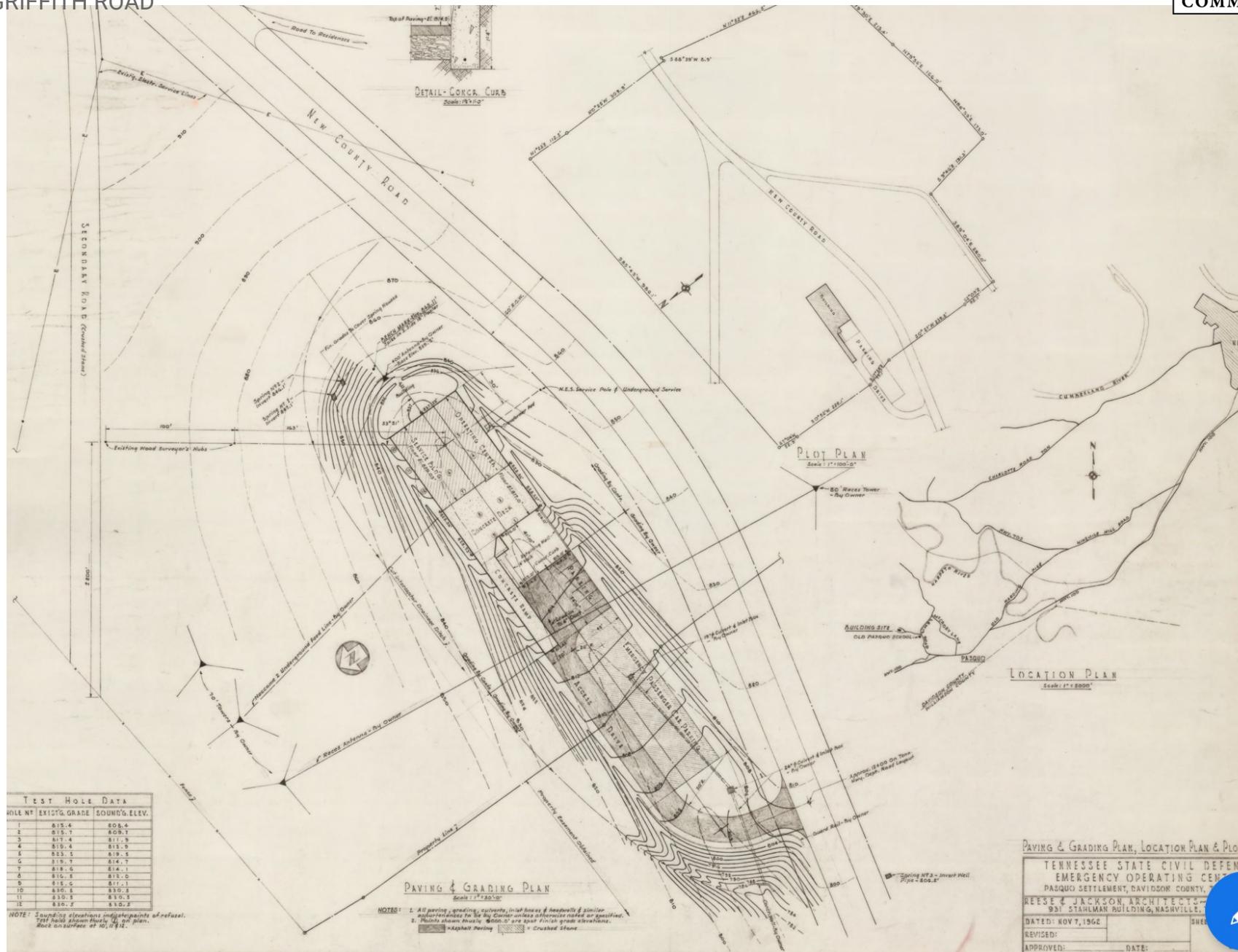
Google

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SURVEY

8871 GRIFFITH ROAD

The logo for KW Commercial, featuring the letters 'KW' in a large, bold, white font inside a red square, with the word 'COMMERCIAL' in a smaller, white, sans-serif font below it.





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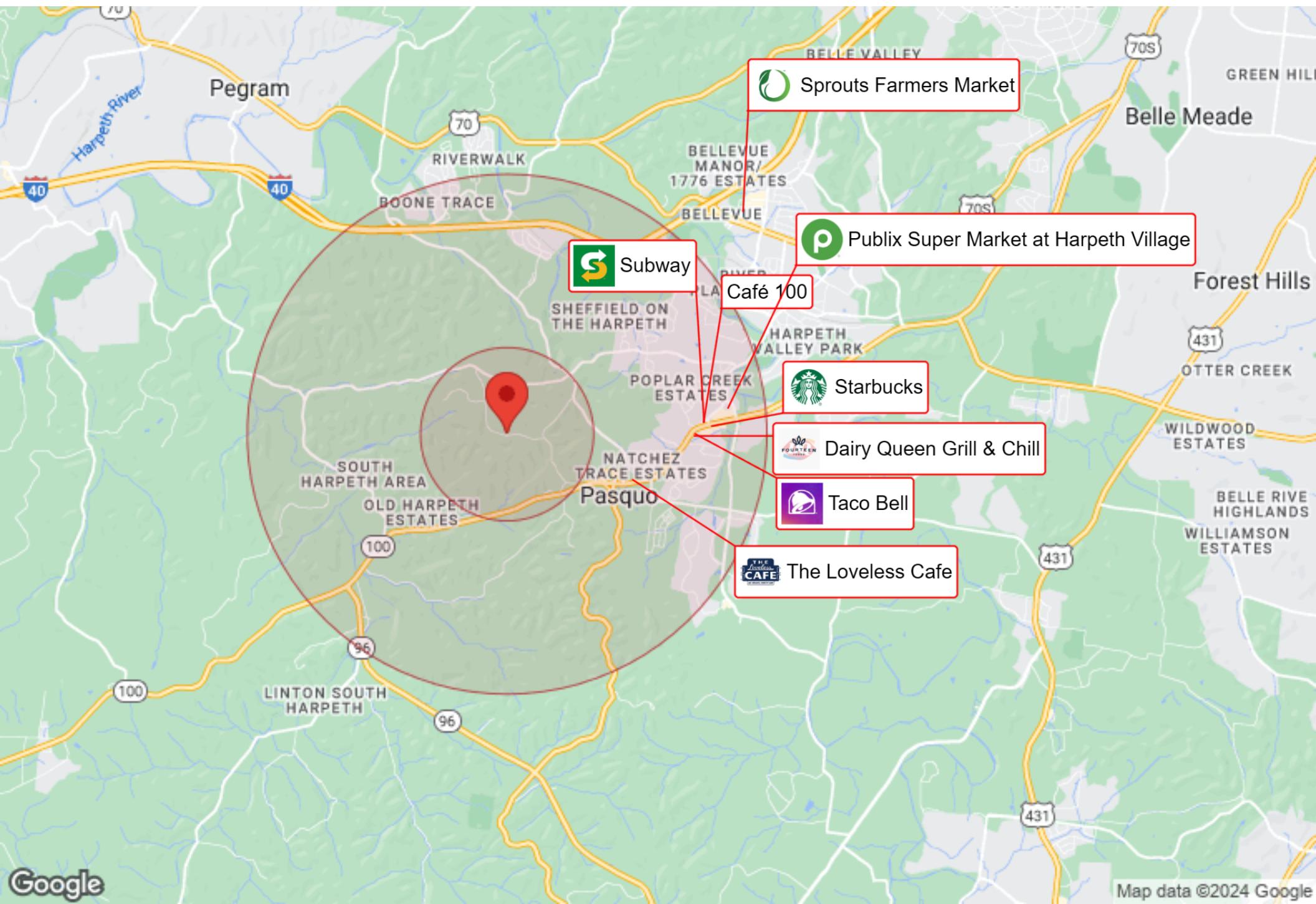
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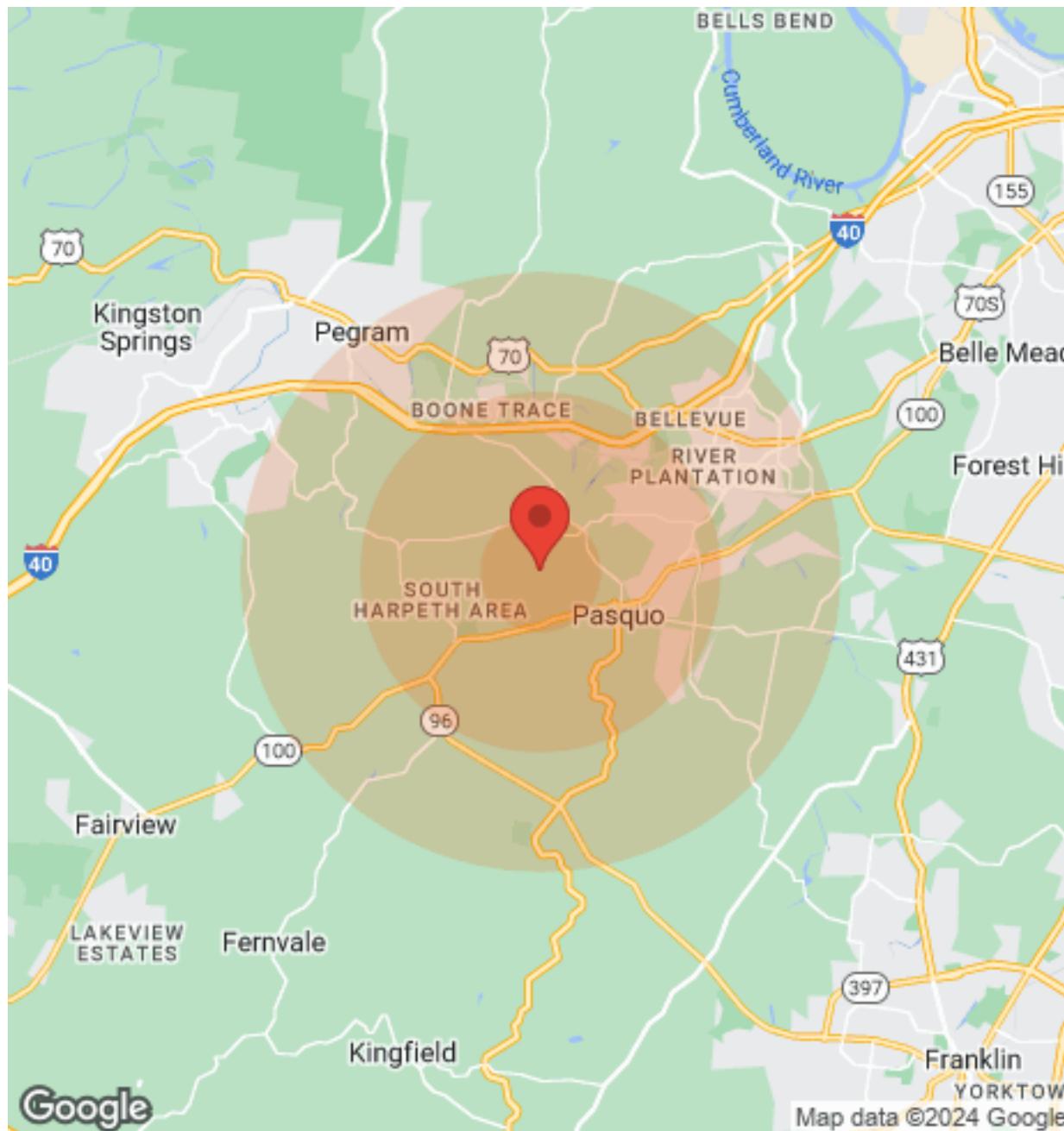
BUSINESS MAP

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DEMOCRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,487	7,179	17,731
Female	1,471	7,816	19,884
Total Population	2,958	14,995	37,615

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	652	3,046	7,015
Ages 15-24	400	2,128	4,726
Ages 25-54	1,202	5,600	13,997
Ages 55-64	367	2,095	5,386
Ages 65+	337	2,126	6,491

Race	1 Mile	3 Miles	5 Miles
White	2,839	13,754	33,970
Black	58	447	1,606
Am In/AK Nat	N/A	4	18
Hawaiian	N/A	N/A	5
Hispanic	36	229	1,006
Multi-Racial	68	410	1,600

Income	1 Mile	3 Miles	5 Miles
Median	\$84,232	\$115,945	\$82,316
< \$15,000	36	200	1,024
\$15,000-\$24,999	16	211	852
\$25,000-\$34,999	6	261	1,252
\$35,000-\$49,999	141	542	1,990
\$50,000-\$74,999	309	1,123	3,287
\$75,000-\$99,999	129	763	2,126
\$100,000-\$149,999	373	1,579	3,080
\$150,000-\$199,999	31	667	1,220
> \$200,000	86	421	957

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,161	6,067	16,911
Occupied	1,104	5,845	16,150
Owner Occupied	1,027	5,475	12,890
Renter Occupied	77	370	3,260
Vacant	57	222	761