

INDUSTRIAL OFFERING MEMORANDUM

THE GOVERNOR'S BUNKER

8871 GRIFFITH ROAD, NASHVILLE, TN 37221



OFFERING MEMORANDUM

SIMS COMMERCIAL REAL ESTATE INC.

4101 Charlotte Avenue, Unit D160
Nashville, TN 37209



Each Office Independently Owned and Operated

PRESENTED BY:

MICHAEL SIMS

Director

O: (615) 961-4040

C: (615) 961-4040

michaelsims@kw.com

339037 471-008215 RB-0031075, TN, IL, DE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TABLE OF CONTENTS

8871 GRIFFITH ROAD



MICHAEL SIMS

DIRECTOR

O: (615) 961-4040

C: (615) 961-4040

michaelsims@kw.com

339037 471-008215 RB-0031075, TN, IL, DE

Disclaimer	3
Professional Bio	4

1 - PROPERTY INFORMATION

Executive Summary	6
Historical Description	7
Property Photos	9
Drawings	15

2 - LOCATION INFORMATION

Regional Map	19
Location Maps	20
Aerial Map	21
Survey	22

3 - TRADE AREA OVERVIEW

Business Map	24
Demographics	25

SIMS COMMERCIAL REAL ESTATE INC.

4101 Charlotte Avenue, Unit D160

Nashville, TN 37209



Each Office Independently Owned and Operated

DISCLAIMER

8871 GRIFFITH ROAD



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

SIMS COMMERCIAL REAL ESTATE INC.

4101 Charlotte Avenue, Unit D160

Nashville, TN 37209



Each Office Independently Owned and Operated

PRESENTED BY:

MICHAEL SIMS

Director

O: (615) 961-4040

C: (615) 961-4040

michaelsims@kw.com

339037 471-008215 RB-0031075, TN, IL, DE

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROFESSIONAL BIO

8871 GRIFFITH ROAD



MICHAEL SIMS

Director



Sims Commercial Real Estate Inc.
4101 Charlotte Avenue, Unit D160
Nashville, TN 37209
O: (615) 961-4040
C: (615) 961-4040
michaelsims@kw.com
339037 471-008215 RB-0031075, TN, IL, DE

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



8871 GRIFFITH ROAD

PROPERTY INFORMATION

1

EXECUTIVE SUMMARY	6
HISTORICAL DESCRIPTION	7
PROPERTY PHOTOS	9
DRAWINGS	15

EXECUTIVE SUMMARY

8871 GRIFFITH ROAD



OFFERING SUMMARY

PRICE:	\$1,350,000
BUILDING SF:	12,4454 = 4,432 above Ground + 8013 Subterrenaen
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.

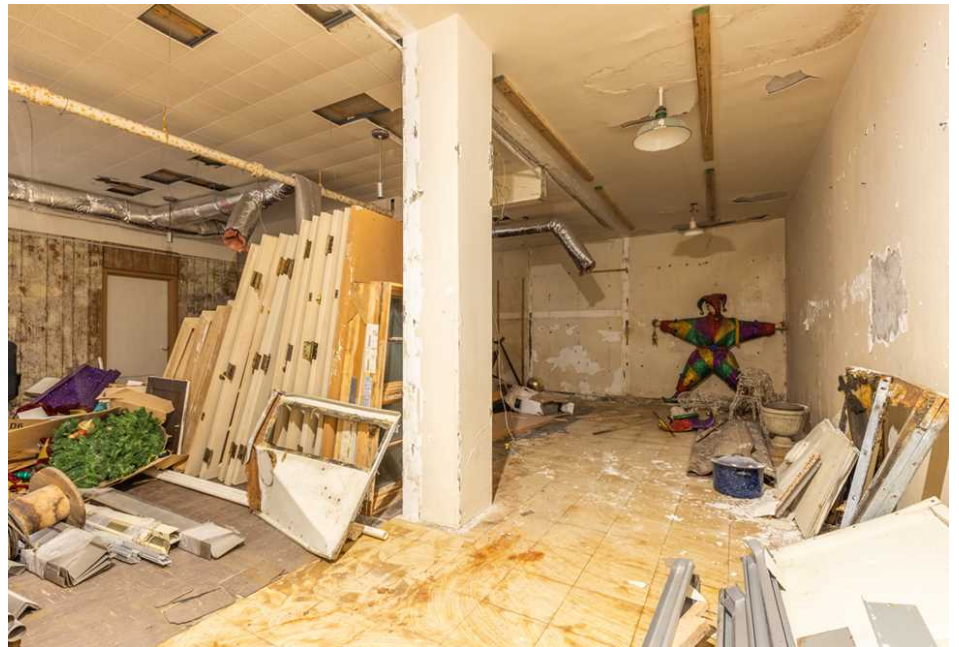
PROPERTY PHOTOS

8871 GRIFFITH ROAD



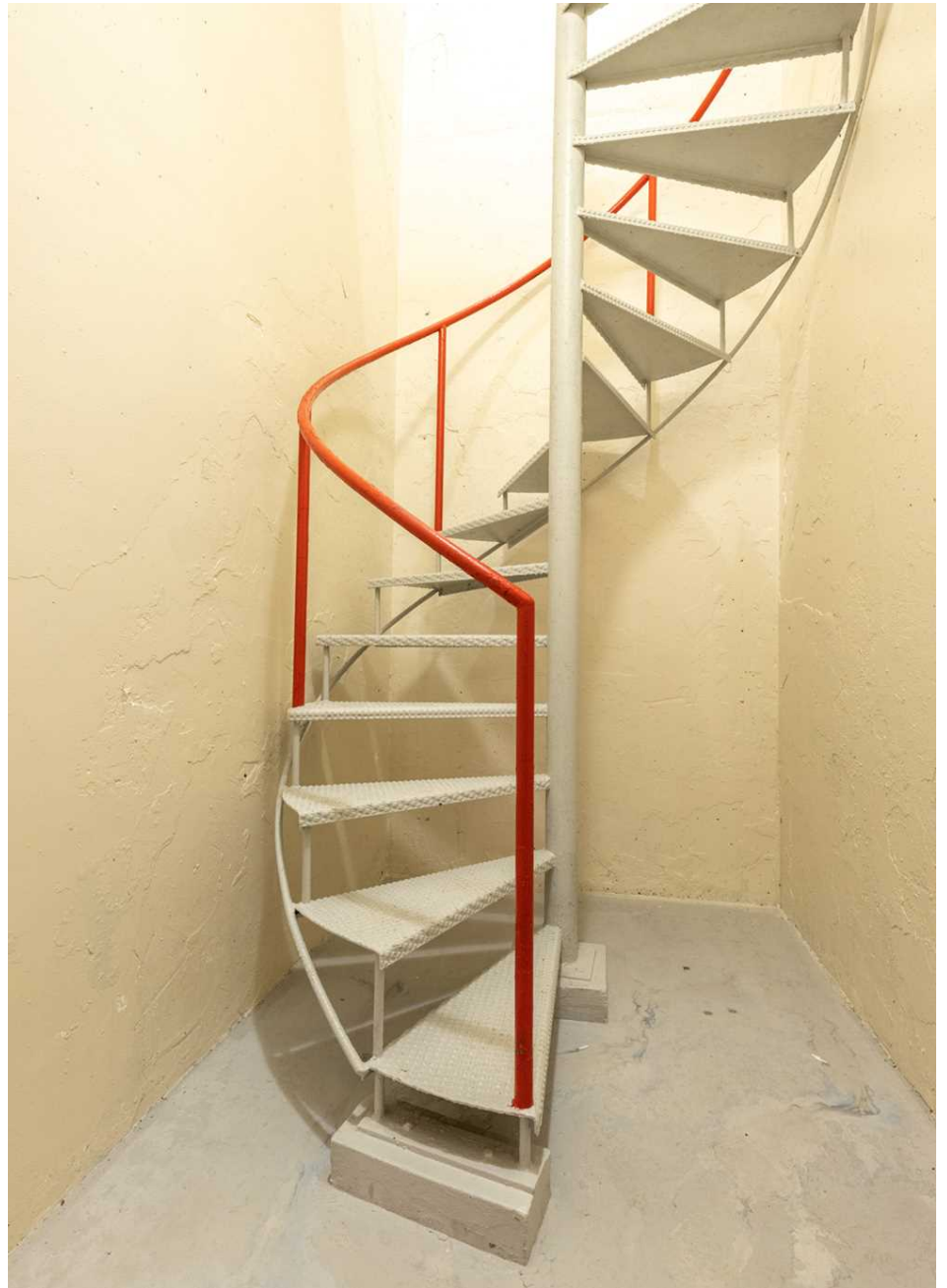
PROPERTY PHOTOS

8871 GRIFFITH ROAD



PROPERTY PHOTOS

8871 GRIFFITH ROAD



PROPERTY PHOTOS

8871 GRIFFITH ROAD



PROPERTY PHOTOS

8871 GRIFFITH ROAD



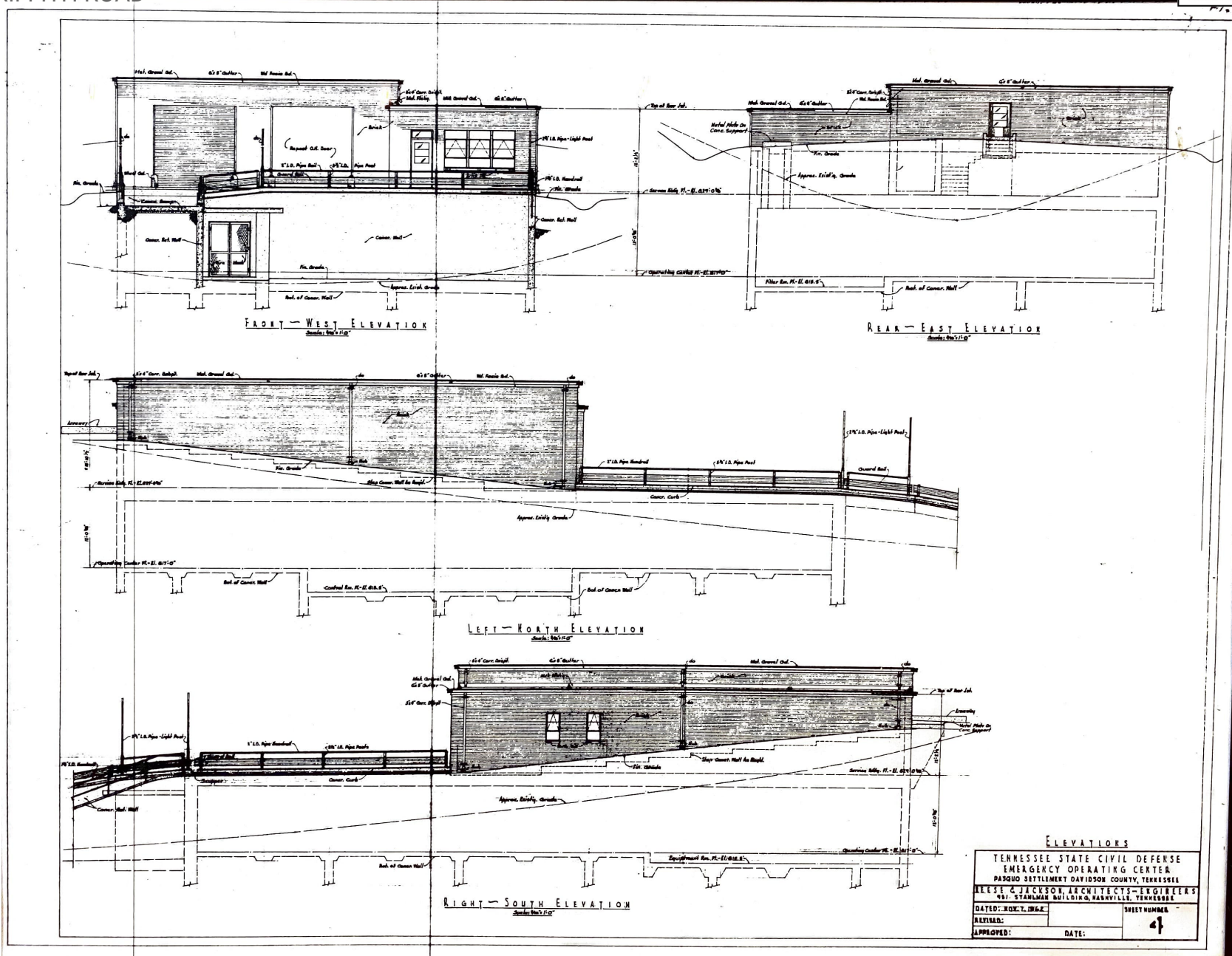
PROPERTY PHOTOS

8871 GRIFFITH ROAD



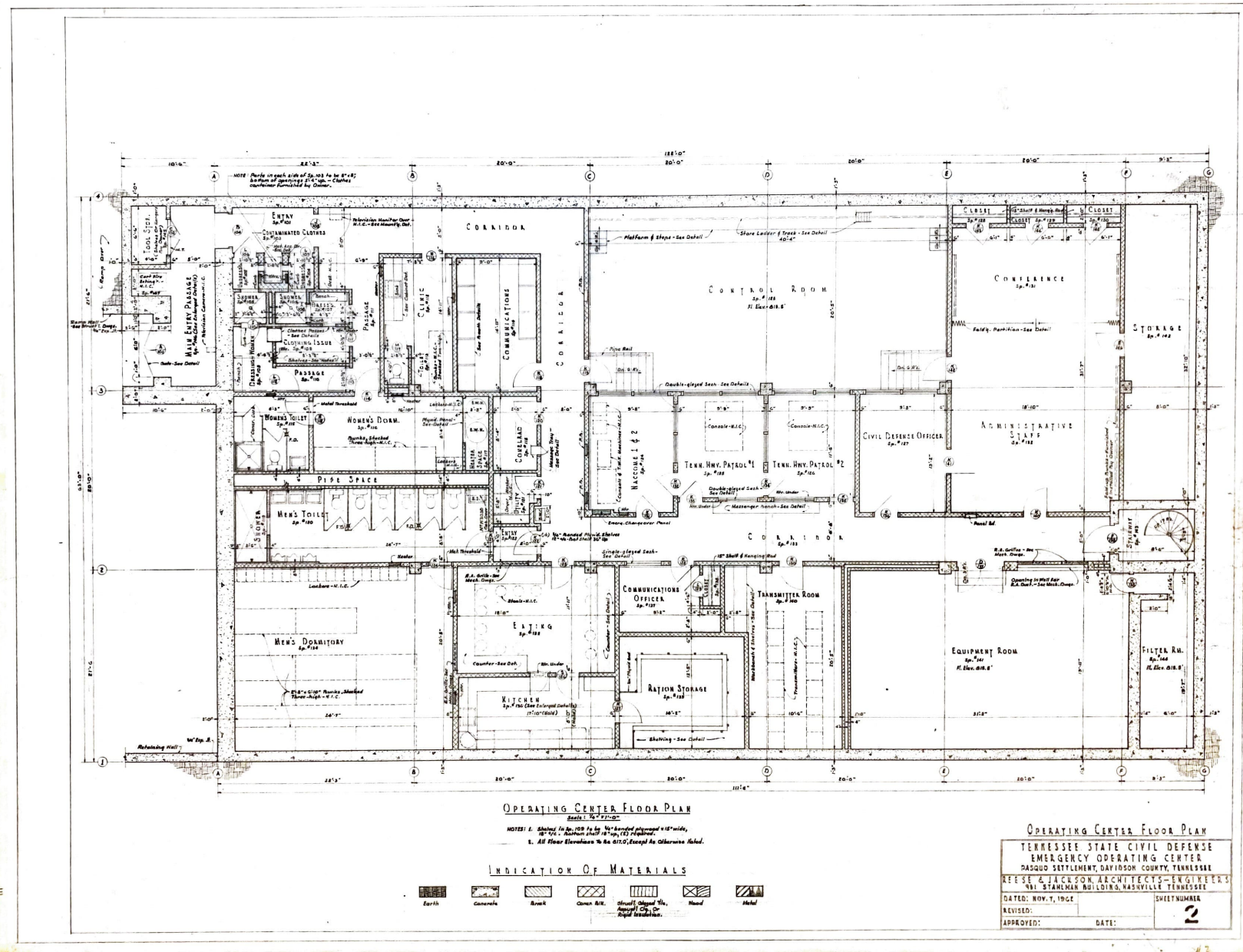
DRAWINGS

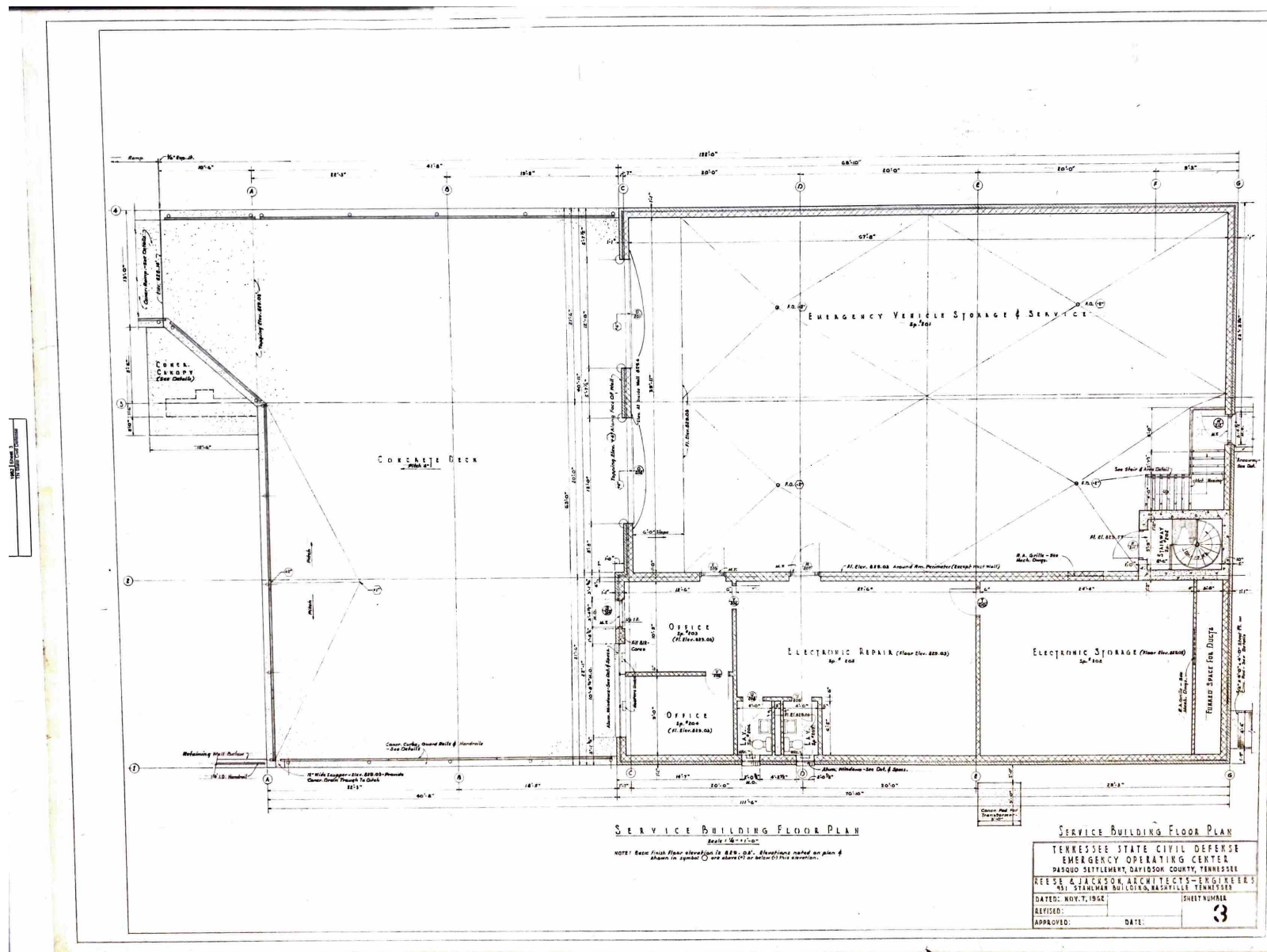
8871 GRIFFITH ROAD



DRAWINGS

8871 GRIFFITH ROAD







8871 GRIFFITH ROAD

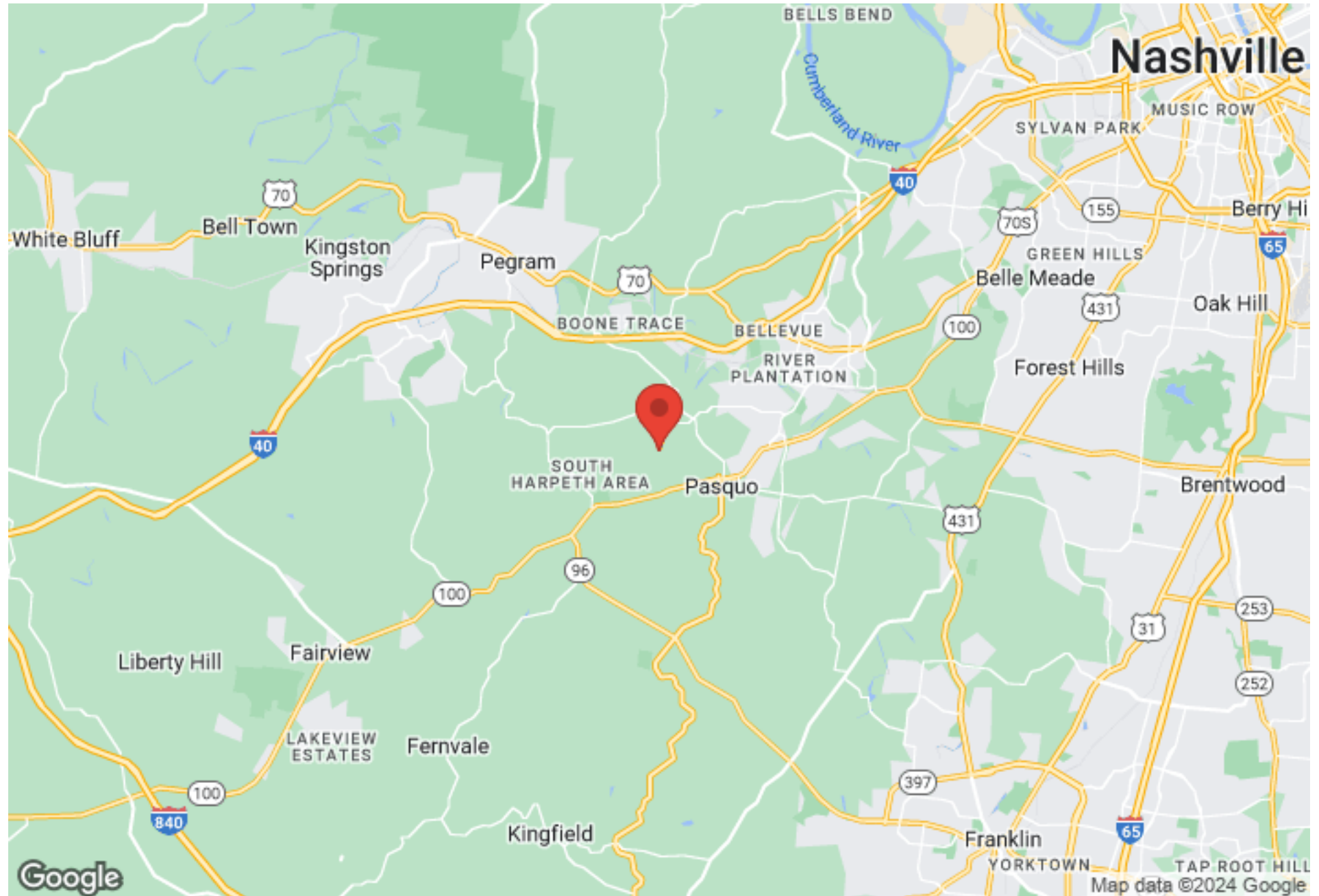
LOCATION INFORMATION

2

REGIONAL MAP	19
LOCATION MAPS	20
AERIAL MAP	21
SURVEY	22

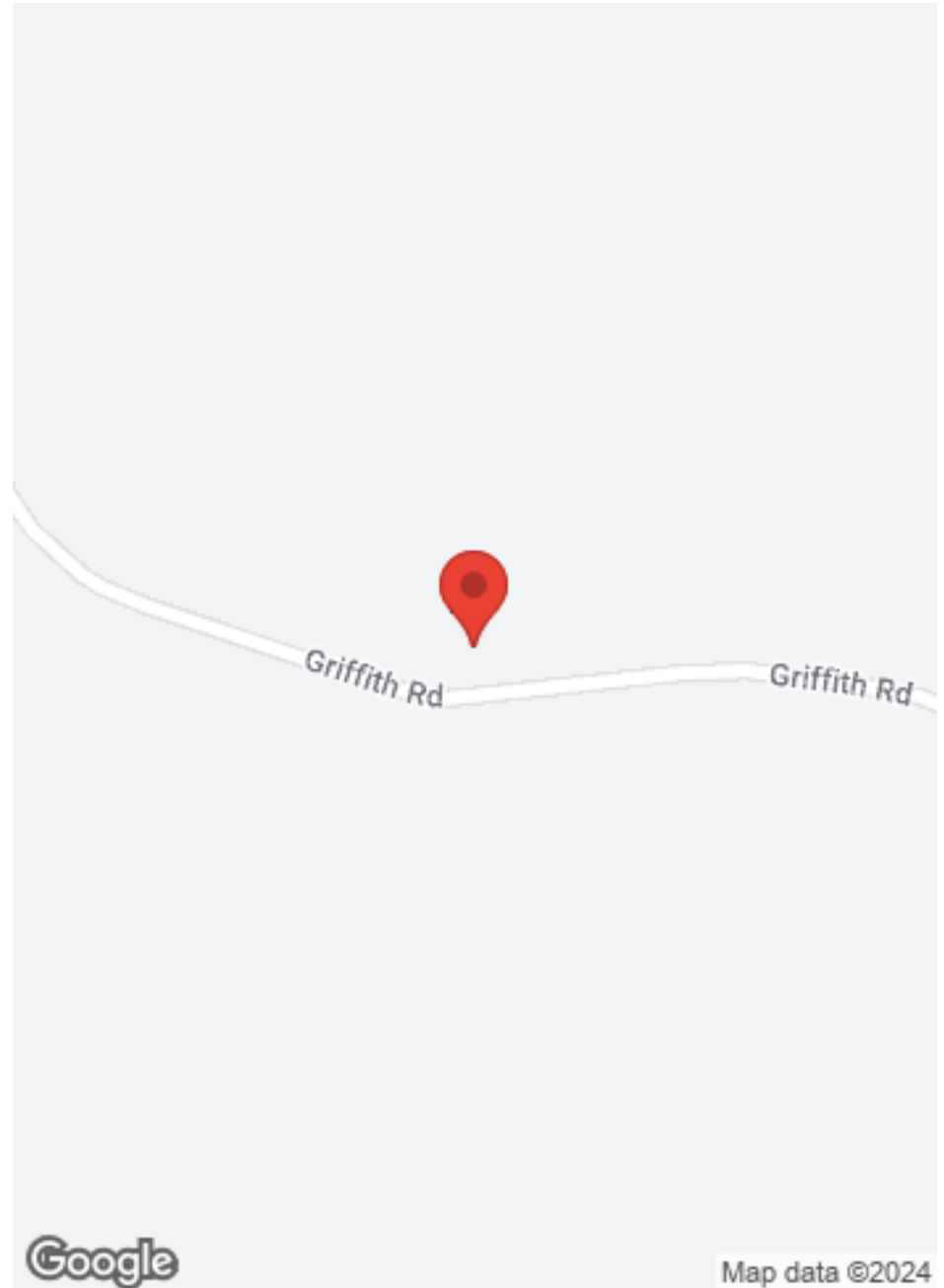
REGIONAL MAP

8871 GRIFFITH ROAD



LOCATION MAPS

8871 GRIFFITH ROAD



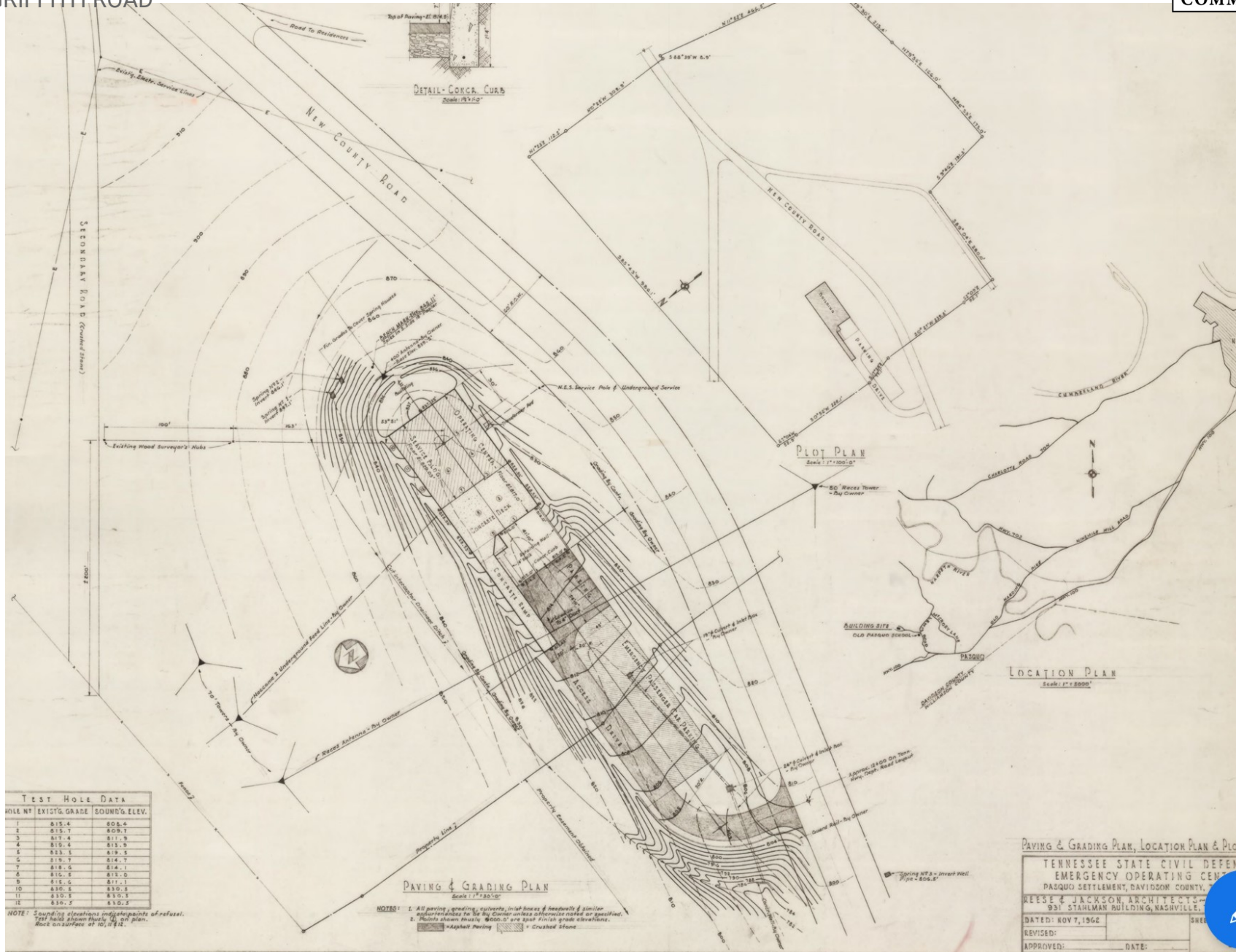
AERIAL MAP

8871 GRIFFITH ROAD



SURVEY

8871 GRIFFITH ROAD





8871 GRIFFITH ROAD

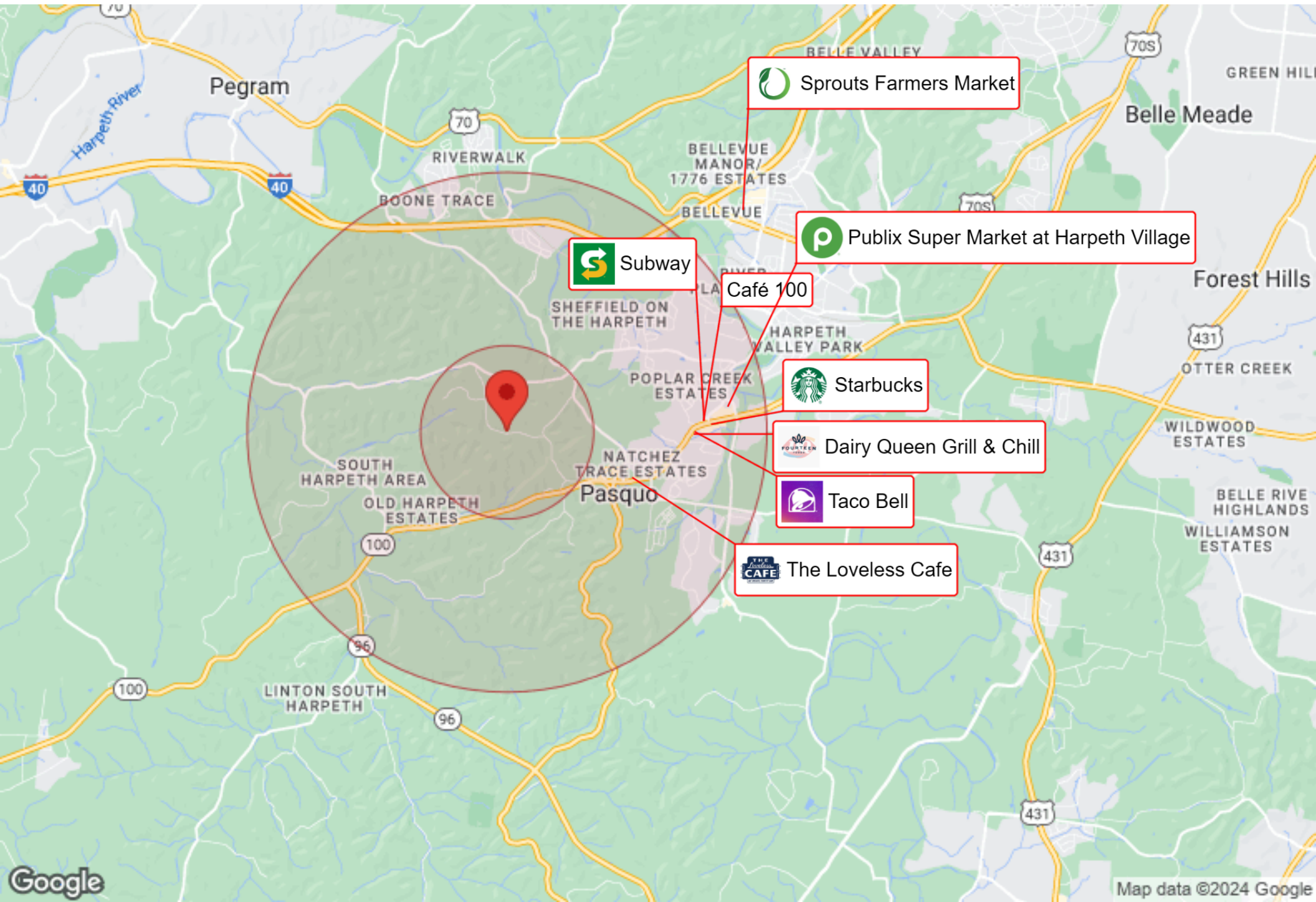
TRADE AREA OVERVIEW

3

BUSINESS MAP	24
DEMOGRAPHICS	25

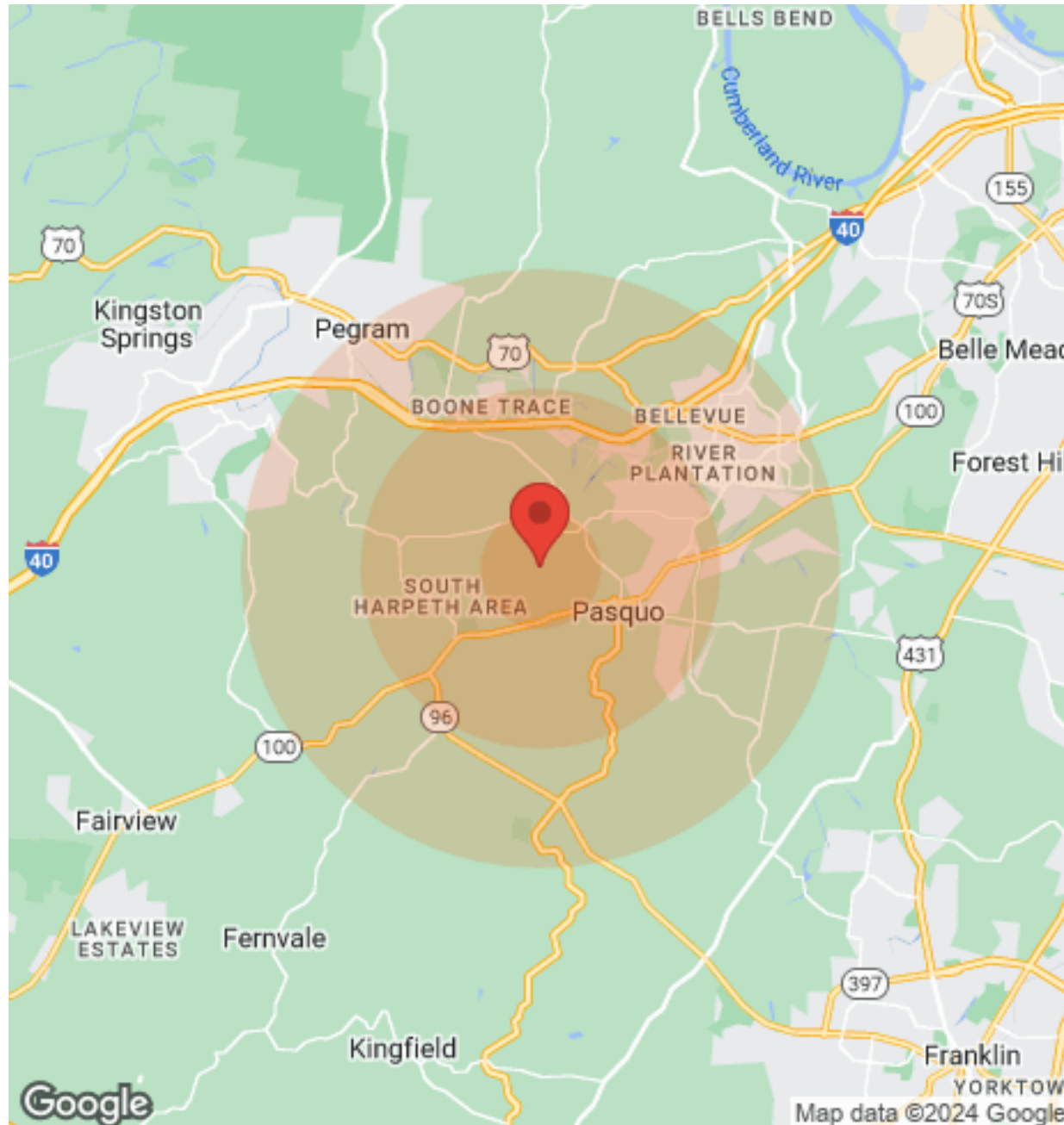
BUSINESS MAP

8871 GRIFFITH ROAD



DEMOGRAPHICS

8871 GRIFFITH ROAD



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