



RETAIL PROPERTY FOR SUBLEASE

FORMER BIG LOTS

1806 N Jackson St, Tullahoma, TN 37388

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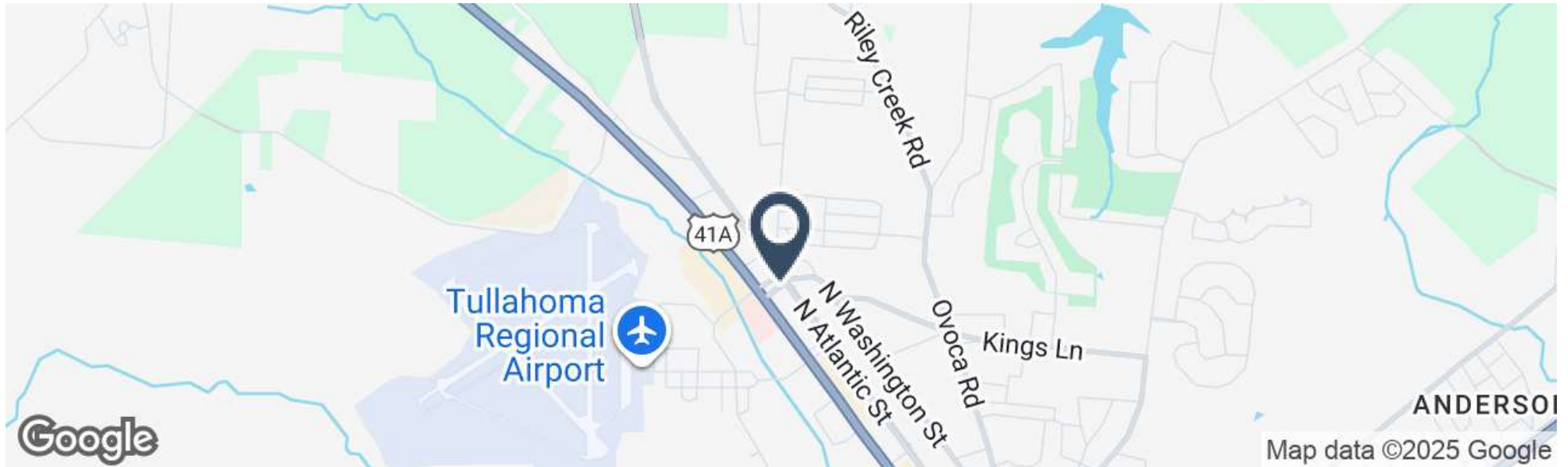
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**Baker Storey McDonald
Properties**

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PROPERTY DESCRIPTION

High-Profile Former End Cap Big-Box Site Adjacent to Cherokee Square in Tullahoma's Retail Hub

PROPERTY HIGHLIGHTS

- ±37,558 SF former big-box building on a 6.39-acre pad site with ample parking
- High traffic exposure — approximately 20,480 VPD along N. Jackson Street
- Surrounded by key retailers including Walmart, Aldi, Kroger, Ross, Planet Fitness, Tractor Supply, Marshalls, Five Below, Old Navy, Chick-Fil-A, and more
- Household income exceeds \$90K within 1 mile
- Strategic location one mile from Tullahoma Municipal Airport and midway between Nashville and Chattanooga (approx. 50–60 miles)



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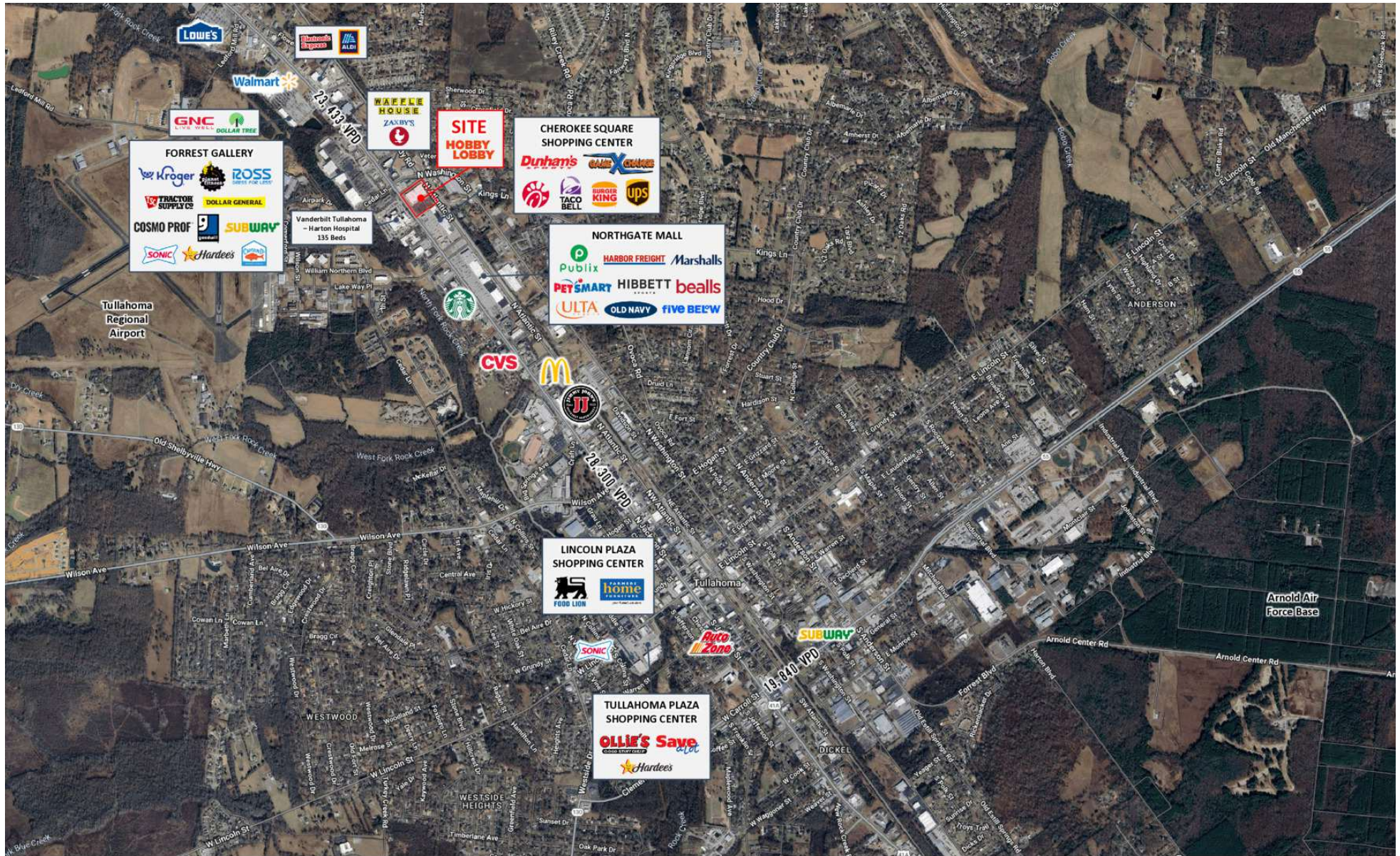
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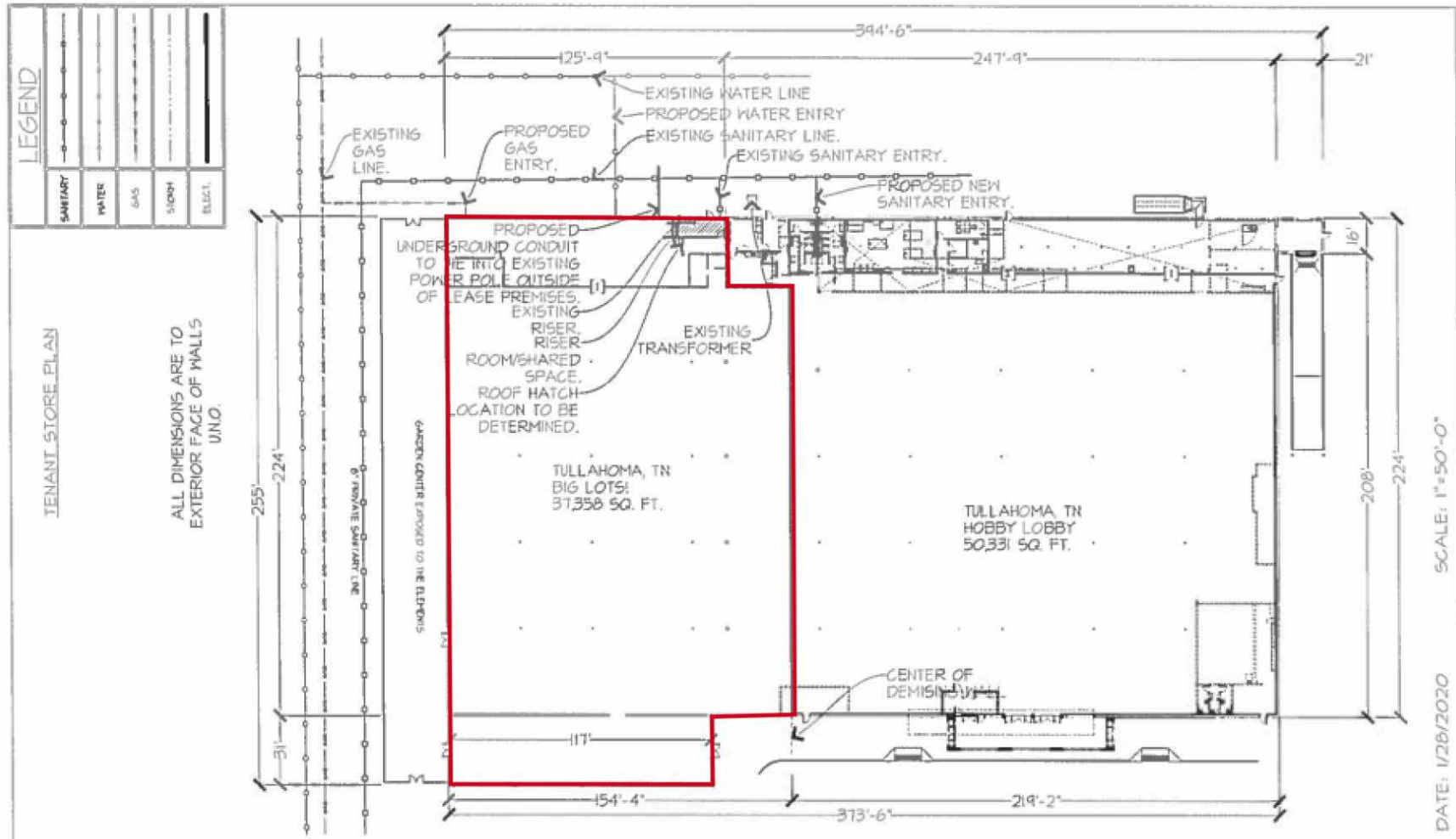
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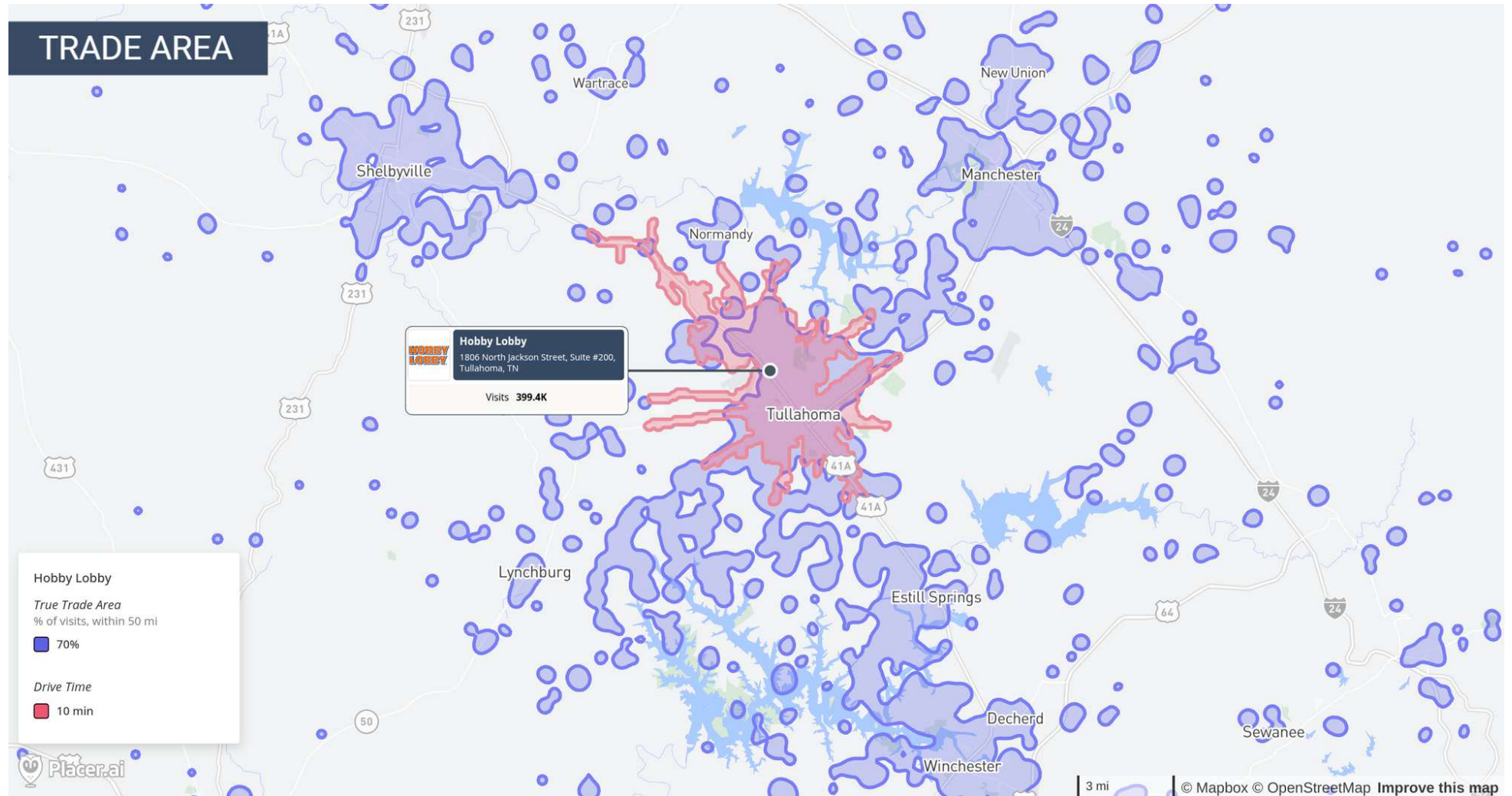
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POPULATION	5 MINUTES	15 MINUTES	30 MINUTES
Total Population	3,751	24,175	104,093
Average Age	44	42	41
Average Age (Male)	41	40	40
Average Age (Female)	46	43	42

HOUSEHOLD & INCOME	5 MINUTES	15 MINUTES	30 MINUTES
Total Households	1,581	9,854	40,585
Persons per HH	2.4	2.5	2.6
Average HH Income	\$82,450	\$83,515	\$81,085
Average House Value	\$259,459	\$252,748	\$280,921
Per Capita Income	\$34,354	\$33,406	\$31,186

Map and demographics data derived from AlphaMap

