

# MILLAN ENTERPRISES

**FOR LEASE**

**WHITFIELD STATION**

**1,260 - 5,412 SF AVAILABLE TODAY**





# PROPERTY OVERVIEW

## ADDRESS

- 933-939 TRACY LN.

## YEAR BUILT

- 2011

## AVAILABLE UNIT SIZES

- 1,260 - 3,912 SQ. FT.

## POTENTIAL USE

- RETAIL, OFFICE, FLEX

## LEASE DURATION

- 3-YEAR MINIMUM

## PARKING

- 82 SPACES

## HIGHLIGHTS

- TWO BUILDINGS COMPRISING THE SHOPPING CENTER
- OFF OF 101ST AIRBORNE PKWY
  - EST. 40,000+ VPD (PER TDOT)
- PYLON SIGNAGE OFFERS GREAT VISIBILITY
- 2ND GENERATION SPACES BUILT OUT AS:
  - INSURANCE OFFICES
  - LOGISTICS OFFICES
  - SALON/SPA SUITE
- ALREADY-DIVERSE TENANT MIX ACROSS BOTH BUILDINGS



# TENANT EXPENSE BREAKDOWN

## UNIT PRICING

UNITS	SQUARE FOOTAGE	PRICE/SF/YR	MONTHLY RENT
933 TRACY - SUITE A	1,260	\$17.00	\$4,089
933 TRACY - SUITE C	2,652	\$17.00	\$1,943
933 TRACY - SUITE D	2040	\$17.00	\$2,890
939 TRACY - SUITE F	1,500	\$18.00	\$2,250

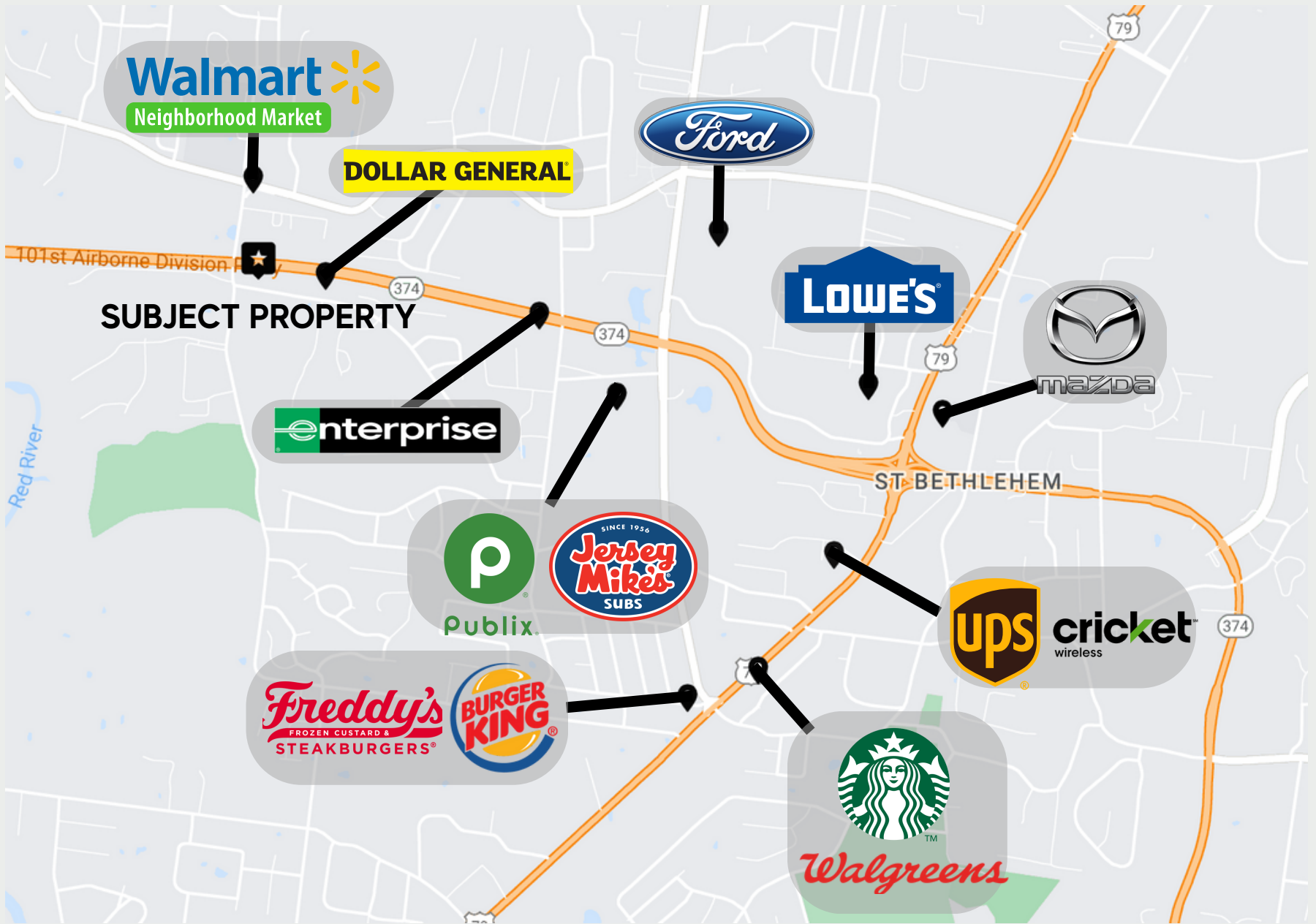


## ADDITIONAL EXPENSE INFORMATION

- TRIPLE NET EXPENSES APPROXIMATELY \$4.81/SF/YR
  - ADDITION TO BASE RENT
  - RECONCILIATION COMPLETED ANNUALLY
- TENANT RESPONSIBLE FOR UTILITIES
- SPACES DELIVERED PARTIALLY/FULLY BUILT OUT



# NEIGHBORING BUSINESSES



# ABOUT

ONE OF THE OLDEST CITIES OF TENNESSEE, CLARKSVILLE IS AN ACTIVE COMMUNITY THAT IS CONTINUALLY GROWING. CLARKSVILLE MAKES ITSELF AN IDEAL CANDIDATE FOR ANY NUMBER OF POTENTIAL BUSINESSES AS THE HOME TO FORT CAMPBELL - THE SECOND LARGEST U.S MILITARY BASE BY POPULATION - AND AUSTIN PEAY STATE UNIVERSITY - A PUBLIC COLLEGE WITH OVER 10,000 STUDENTS ENROLLED.



NOT ONLY IS THE PAST RICH WITH HISTORY, BUT THE FUTURE IS LOOKING BRIGHT AS WELL FOR THIS CITY. WITH AN INCREASING NUMBER OF DEVELOPMENTS BREAKING GROUND THROUGHOUT THE AREA, PROJECTIONS FOR GROWTH ARE OPTIMISTIC TO SAY THE LEAST.

INDUSTRIAL PARKS AND DISTRIBUTION CENTERS FROM AMAZON, LG, FEDEX, HANKOOK, BRIDGESTONE, AND GOOGLE ARE QUICKLY COMING TO THE AREA, AND OTHERS ARE CERTAINLY SOON TO FOLLOW.

# STATISTICS



#1 BEST PLACE TO LIVE IN AMERICA



#1 BEST PLACE TO RETIRE IN TENNESSEE



#1 YOUNGEST COUNTY IN TENNESSEE



#1 PLACE WHERE MILLENNIALS OWN HOMES



#2 HIGHEST TOURISM GROWTH



#4 NATIONAL TALENT ATTRACTION

\*STATISTICS & PROJECTIONS FROM MONEY.COM, INVESTMENT U, LEAF CHRONICLE, CLARKSVILLE NOW, AND LIGHTCAST



# ABOUT MILLAN ENTERPRISES

FOUNDED IN 1999, MILLAN ENTERPRISES IS A PRIVATELY-HELD FULL SERVICE INVESTMENT DEVELOPMENT COMPANY THAT MANAGES A DIVERSE COMMERCIAL, RESIDENTIAL, AND MULTIFAMILY HOUSING PORTFOLIO. OUR COMPANY IS GENUINELY INVESTED IN THE QUALITY AND PROFICIENCY OF OUR WORK. HIGH STANDARDS, HARD WORK, AND INTEGRITY ARE WHAT MAKE MILLAN ENTERPRISES SUCH A SUCCESSFUL, TIGHT-KNIT COMPANY.

# ABOUT OUR COMMERCIAL TEAM

OUR COMMERCIAL TEAM IS ONE THAT IS DEDICATED TO PUTTING THE RIGHT TENANTS IN THE RIGHT SPACES AND MAKING SURE THEIR NEEDS ARE MET TO THE BEST OF OUR ABILITIES. THE MILLAN MODEL DIFFERENTIATES ITSELF FROM MOST REAL ESTATE COMPANIES IN THE ASPECT THAT EVERY PROPERTY IS OWNED, LEASED, AND MANAGED BY THE SAME ENTITY. MAINTAINING OVER 2,000,000 SQUARE FEET OF SPACE, WE ARE HIGHLY MOTIVATED TO HELP YOU WITH ANY OF YOUR COMMERCIAL REAL ESTATE NEEDS.



# MEET THE MILLAN COMMERCIAL TEAM



**SARAH HAMILTON**  
DIRECTOR OF COMMERCIAL



**BRITTANI GRAENING**  
SENIOR PROPERTY MANAGER



**MCKENZIE SOLIS**  
PROPERTY MANAGER



**RYLAN KEAN**  
DIRECTOR OF BUSINESS DEVELOPMENT



**TAYLOR PEÑA**  
COMMERCIAL LEASING PROFESSIONAL

# CONTACT US

FOR ANY FURTHER INFORMATION ON THIS PROPERTY OR ANY OF OUR COMMERCIAL PROPERTIES, PLEASE CONTACT OUR  
OFFICE LINE AT (931) 538-6049, EXT. 2



## **LISTING AGENT**

**TAYLOR PEÑA**

COMMERCIAL LEASING PROFESSIONAL

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**MILLAN**  
ENTERPRISES

*Building Great Projects by Building Great People First*