

AVAILABLE FOR LEASE

Northgate Mall

1600 North Jackson Street Tullahoma, TN 37388

5,000 - 20,000+
TOTAL SQ. FT.



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Summary & Demographics

ADDRESS

1600 North Jackson Street
Tullahoma, TN 37388

PRICE

NEGOTIABLE

PROPERTY TYPE

REGIONAL POWER CENTER

LEASE TYPE

NNN

TOTAL SQUARE FEET

5,000 - 20,000 +



DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES	25 MILES
2026 Population	21,221	26,040	46,998	188,535
2026 Average HouseHolds	8,668	10,544	18,870	72,797
2026 Average HH Income	\$89,484	\$92,246	\$95,816	\$92,659

HIGHLY DESIRABLE LOCATION

- ▶ 2.4 MM visitors annually. The Northgate Mall is the dominate retail shopping destination for Tullahoma and the Southern Middle Tennessee regional trade area.
- ▶ #1 Micropolitan statistical area for Economic Strength Factors in Tennessee; #7 Nationally
- ▶ Home to Arnold’s Air Force Base and Arnold Engineering Development Complex on 40,000 acres and serving nearly every United States of America aerospace program and the Department of Defence since 1951
- ▶ 201,323 + population in polygon trade area with Ave Household Income above \$92,000 annually
- ▶ 1,500 new homes platted for development

Northgate Mall Redevelopment History



Redevelopment efforts commence with a new traffic signal at William Northern Boulevard making a significant vehicular connections to the regional airport, regional hospital, and improved access for neighboring communities directly to the property.

2017

After opening, Publix remains today the only Publix serving the Southern Middle Tennessee region

PlacerAI demonstrates it outperforms areas of Nashville and other more densely populated stores having more than 656,000 visitors annually.

2019-2022

The Northgate Mall is the dominate retail shopping destination for Tullahoma and the Southern Middle Tennessee trade area.

2026

2015

Outparcel tenants were relocated and the redevelopment began to take shape with rumors abound that Publix was coming

2018

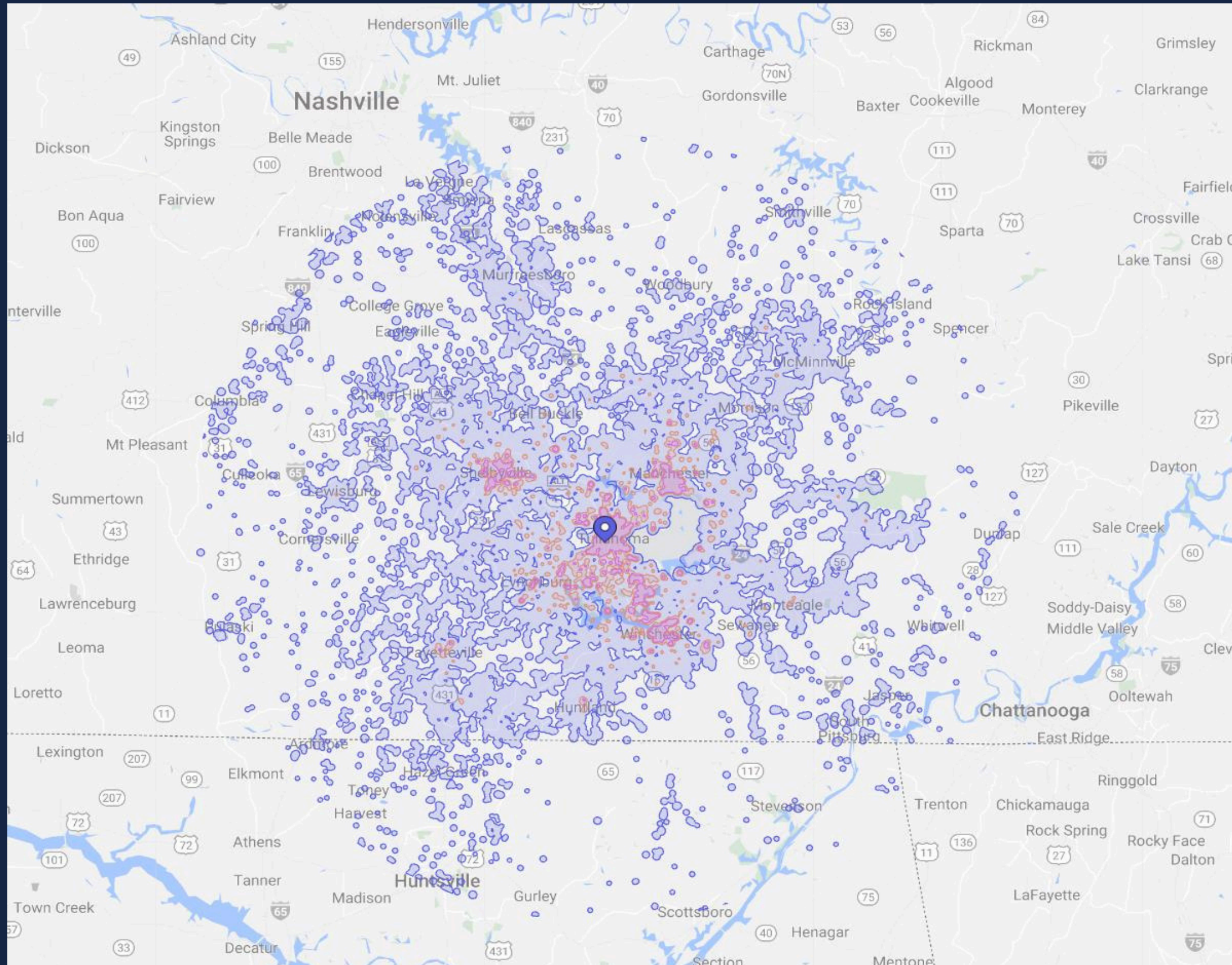
Publix Super Markets joins Northgate Mall & recognized as the only Publix to open in Tennessee that year. It was also remarkable as Tullahoma was the smallest city Publix had ever opened.

Grand openings continue for Northgate Mall including Marshalls, Ulta Cosmetics, Old Navy, and Five Below.

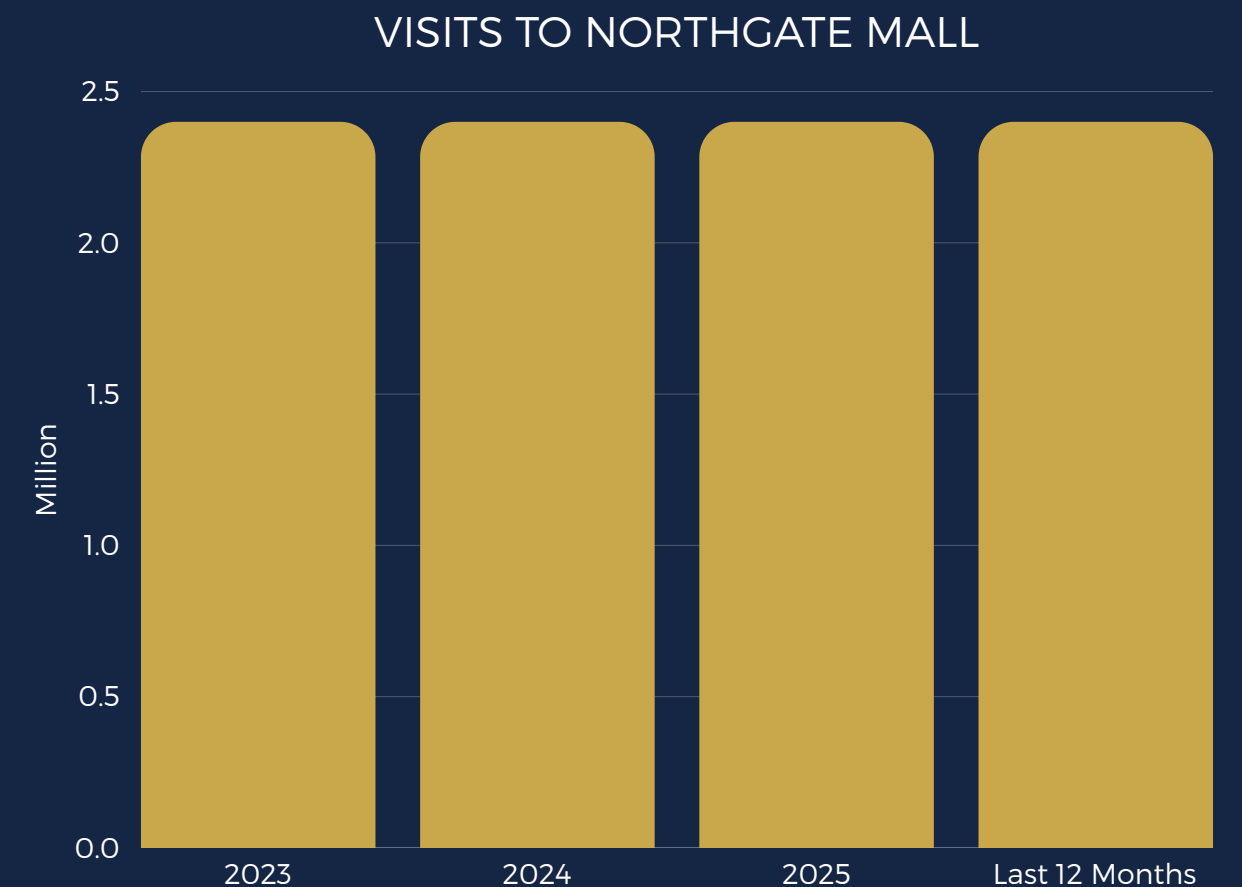


Compelling Trade Area Data: PlaceAI

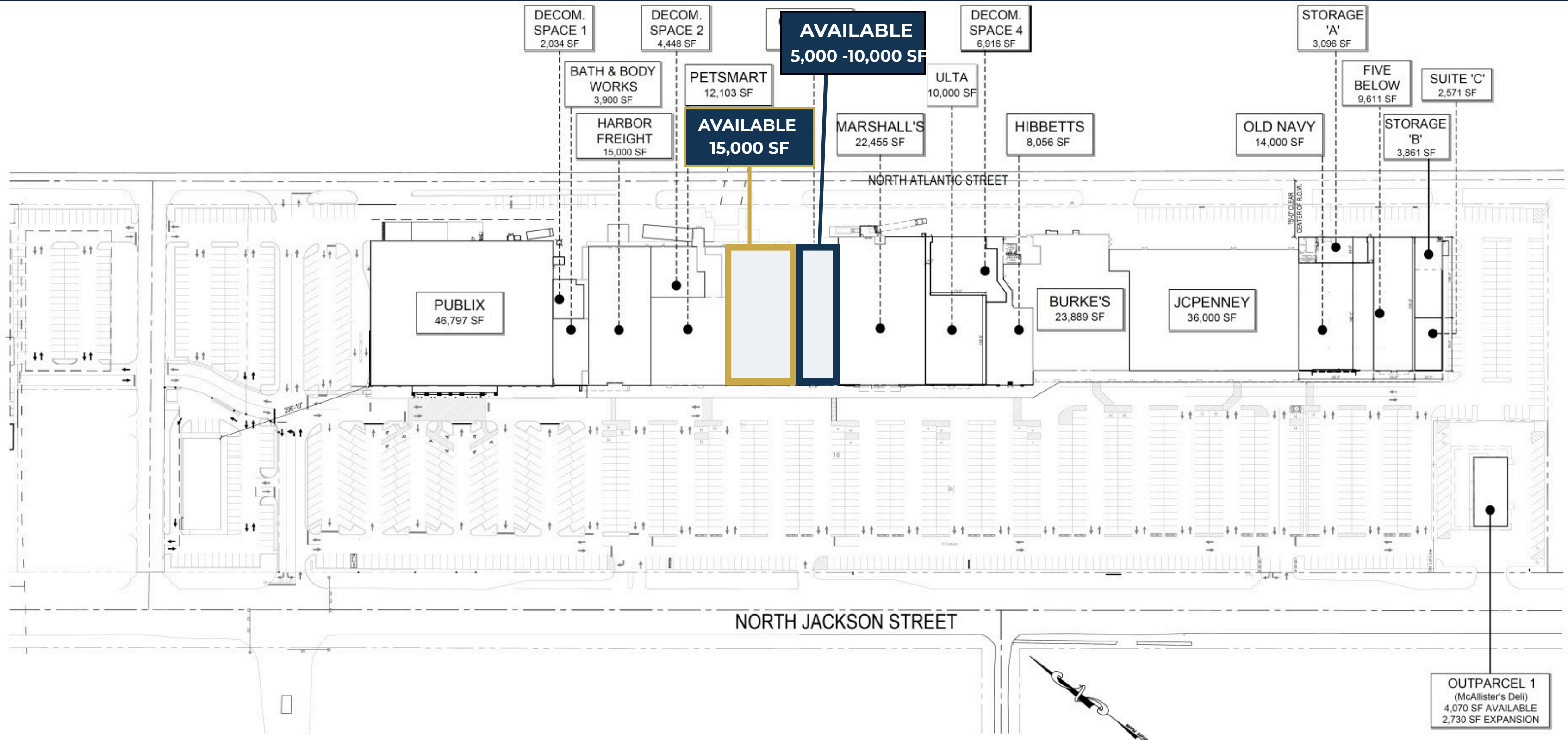
Captured Market- True Trade Area



- 2.4 Million annual visitors in each of the past three (3) years (PlacerAI)
- #1 destination for visits of any community shopping center in Tullahoma.
- Visitors come from 50 miles or further demonstrating its appeal to the region.
- 50% - 70% of visits are within 25 Miles



Northgate Mall- Available Space



Northgate Mall

COMING SOON
 Marriott Townplace Suites &
 Hilton LivSmart Studios Hotel

Big City Amenities, Small Town Lifestyle
 Tullahoma is the retail & medical hub for the Tullahoma Micropolitan Statistical Area. Major retailers Publix, Walmart, Lowes & others draw traffic counts on state Highway 41A of 22,000+ vehicles per day.

Jacobs Engineering
 300+ Employees
 Ascend Federal Credit
 Union Corporate
 337 Employees

Kroger TRACTOR SUPPLY CO.
 DOLLAR GENERAL ROSS
 Great Clips SALLY BEAUTY
 SHOE sensation Applebees
 SUBWAY SONIC Hardee's

OfficeMax
 Dunkin' Donuts
 Dunkin'

Starbucks
 Mattress Firm

HOBBY LOBBY BIG LOTS!
 Dunham's BURGER KING TACO BELL
 SportClips

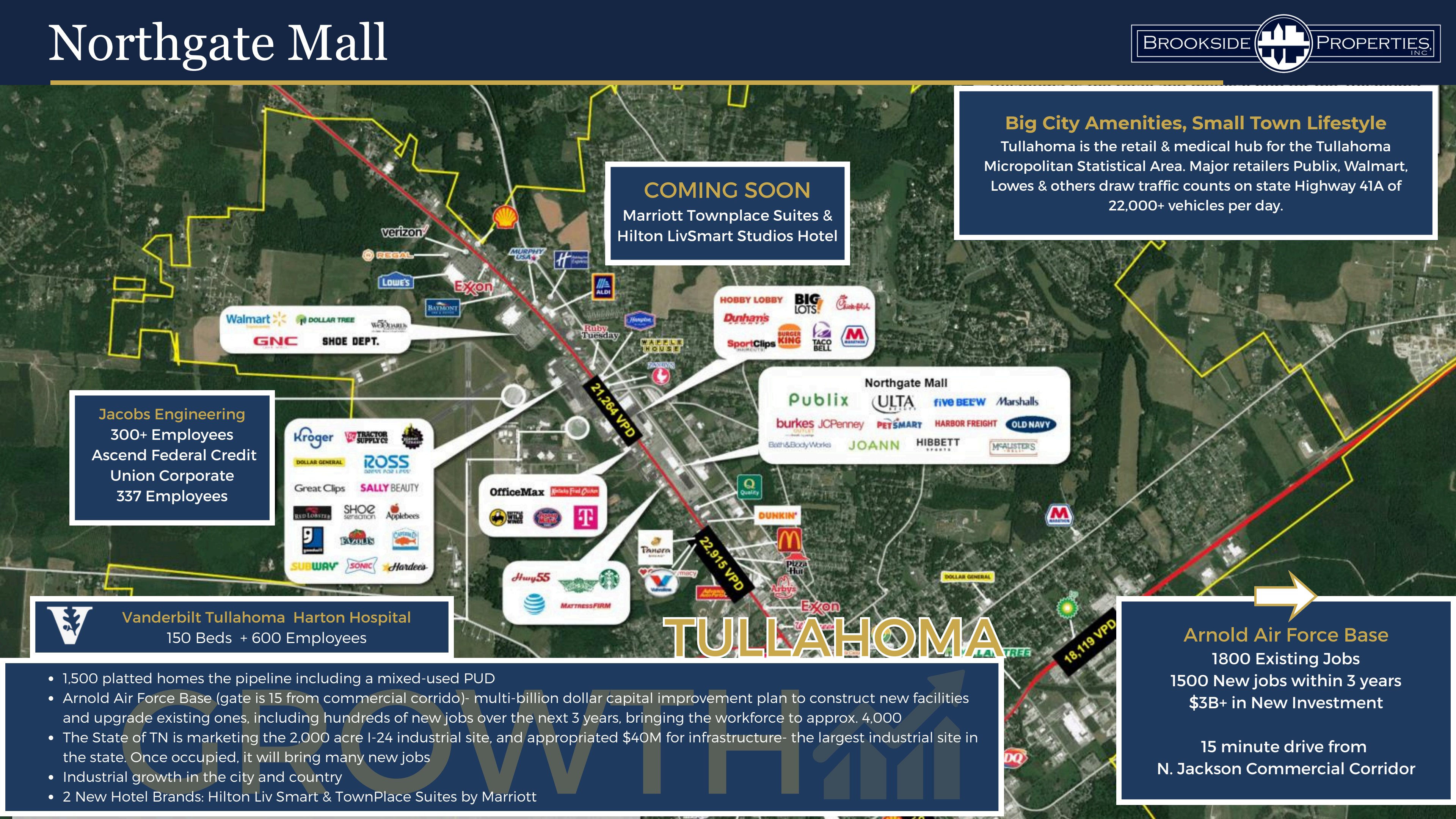
Northgate Mall
 Publix ULTA five BELOW Marshalls
 burkes JCPenney PETSMART HARBOR FREIGHT OLD NAVY
 Bath&BodyWorks JOANN HIBBETT M&M'S

Vanderbilt Tullahoma Harton Hospital
 150 Beds + 600 Employees

Arnold Air Force Base
 1800 Existing Jobs
 1500 New jobs within 3 years
 \$3B+ in New Investment
 15 minute drive from
 N. Jackson Commercial Corridor

- 1,500 platted homes the pipeline including a mixed-used PUD
- Arnold Air Force Base (gate is 15 from commercial corrido)- multi-billion dollar capital improvement plan to construct new facilities and upgrade existing ones, including hundreds of new jobs over the next 3 years, bringing the workforce to approx. 4,000
- The State of TN is marketing the 2,000 acre I-24 industrial site, and appropriated \$40M for infrastructure- the largest industrial site in the state. Once occupied, it will bring many new jobs
- Industrial growth in the city and country
- 2 New Hotel Brands: Hilton Liv Smart & TownPlace Suites by Marriott

TULLAHOMA



Northgate Mall- Location & Economy

Tullahoma- The Retail Destination for Southern Middle TN



Tullahoma, Tennessee is the **Southern Middle Tennessee regional destination for shopping**, employment, healthcare, and aviation. The Tullahoma-Manchester statistical area is the **#1 Micropolitan city in the state of TN** for Economic Strength Factors and the Heartland Forward Foundation ranked it 7th nationally in 2021. The trade area consists of the surrounding five counties in a 25-mile radius drawing 188,535 people with Average Household Incomes north of \$92,659. Tullahoma is located 75 miles southeast of Nashville, TN, and 60 miles north of Huntsville, AL. The median home sold price in Tullahoma is \$290,000; Nashville's is \$533,000 making Tullahoma a financially attractive place to live in an income tax free state. Today, 1,500 new homes have recently been platted for development in Tullahoma.

Tullahoma in 2023 had **\$1.44 Billion in retail sales** according to the TN Dept of Revenue and The Northgate Mall is a huge contributor. Tullahoma enjoys 47% of all retail trade in the five county trade area. The Northgate Mall has more than **2.4 MM visitors annually** and is centrally located in the heart of Tullahoma at the intersection of N. Jackson Street and William Northern Blvd. Historically, the Northgate Mall has always been a destination for the region and integral fabric to the community. Through the years the mall has been home to Castner Knott/McClures Department Stores (\$17 MM annual sales), followed by Dillard's before commencing our redevelopment in 2015. Today, the redevelopment of the enclosed mall is home to Publix, Marshalls, Ulta Cosmetics, Old Navy, Five Below, Bath & Body Works, Harbor Freight, PetSmart and many other fine national credit retailers. **The Northgate Mall is the dominate retail shopping destination for Tullahoma and the Southern Middle Tennessee regional trade area.**

As is true with Nashville's success, **Tullahoma's impressive diverse economy** is dynamic with industries of military, manufacturing, logistics, retail/hospitality, education, finance, engineering, aviation, and healthcare. The military sector leads the way as the largest and most advanced Air Force Installment in the world - Arnold's Air Force base & Arnold Engineering Development Complex (AEDC). AEDC, is the **world's largest and most advanced flight simulation test facility** along with the Arnold's Air Force Base campus on 40,000 acres support military personnel from the Air Force, Army, Navy, National Aeronautics and Space Administration (NASA), Space Force, and the Federal Aviation Administration (FAA). Since 1951, AEDC has contributed to the development of **nearly every national aerospace program for the US Military**. The employment impact of the base exceeds 5,000 employees either directly or indirectly contracted personnel. The recent **\$3 Billion federal investment** over the next three years will expand the employee base expecting an additional 2,000 jobs.

Manufacturing has many champions in the trade area, but the largest impact is **Nissan North America's 1.2MM SF Engine Plant** located 21 miles east on 968 acres in Dechard. Nissan employs more than 2,000 people and competes with the military for the largest employment impact for the region. While Nissan's employment alone is impressive, its employment impact is easily doubled with its servicing & contracting partners in engineering, distribution, and manufacturing. Nissan's output at the plant has an annual capacity of **1.4 Million Engines, 1.4 Million crankshafts**, and 456,000- cylinder clock castings.

As impactful as military and manufacturing are, other industries contribute to the diverse economy of Tullahoma. Engineering firms such Bechtel, Jacobs and others contracted with the **Department of Defense** and Nissan and many logistical/distribution companies comprise the 13.4 MM SF of occupied Industrial space within the trade area. 4.3MM SF in the Tullahoma/Manchester area and both have The Tullahoma Regional Airport is ranked the **6th busiest airport** for general aviation in TN with three runways including one 5,500 feet-capable of handling all types of corporate jet aircraft **essentially no vacancy at 0.1%**. Education is represented by The University of the South – Sewanee (25 miles away), Motlow State, the University of TN Aerospace Institute, and the TN College of Applied Technology nearby in Winchester and Shelbyville. Tullahoma High School was recently named one of the "Ten Great Schools in Tennessee," one of four schools so named across the state. Regarding finance, Tullahoma is home to the Advance Financial Credit Union headquarters awarded the 2015 Credit Union of the Year nationally. Countywide deposits in 2021 were \$1.6 Billion. Healthcare is mentioned last but not least in Tullahoma as the Harton-Vanderbilt Regional Medical Center has 135 beds, 165 doctors, 600 employees, and recent **\$37.7MM facility improvements**. The regional hospital's central location acutely serves the regional health care needs equipped with Vanderbilt's Lifelight Helicopter transportation.

Northgate Mall- Current Tenants

Marshalls



Publix



PETSMART



five BELOW



HIBBETT
SPORTS

burkes
OUTLET

Bath
& Body
Works

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

JCPenney

1600 North Jackson Street - Tullahoma, TN 37388

GALLERY





1600 North Jackson Street - Tullahoma, TN 37388

GALLERY

AVAILABLE NOW
15,000 SQ FT

PRE-LEASING-COMING SOON

The Shoppes at Northgate Mall

- 5,000 - 10,000 SF Available
- 25,000 ADT/Cars per day
- Positioned between Marshalls & Publix
- 46,097 population within 10 miles; Average Household income: \$95,816

COMING
SOON

Northgate Mall & The Shoppes at Northgate

1600 North Jackson Street Tullahoma, TN 37388



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