

Cherokee Square



1802 N. JACKSON STREET
TULLAHOMA, TN



- 73,963 SF Shopping Center Space
- Available: 1,200sf | 3,600sf | 5,611sf
- 21,000+/- N. Jackson St. Ave. Daily Traffic
- New Access Road connecting Publix and Cherokee Square

Current Tenants include:

Dunham Sports, Chick-fil-a, Horner-Rausch Optical, PetSense, Staffing Solutions, Urgent Team Urgent Care, Check Into Cash, Taco Bell, Ultra Nail , Ironworks Salon, Cricket Wireless, and Game Exchange.

Demographics	3 miles	5 miles	10 miles	25 miles
2019 Population	19,521	25,673	41,160	166,174
2019 Average Household Income	\$58,737	\$60,582	\$61,752	\$58,000



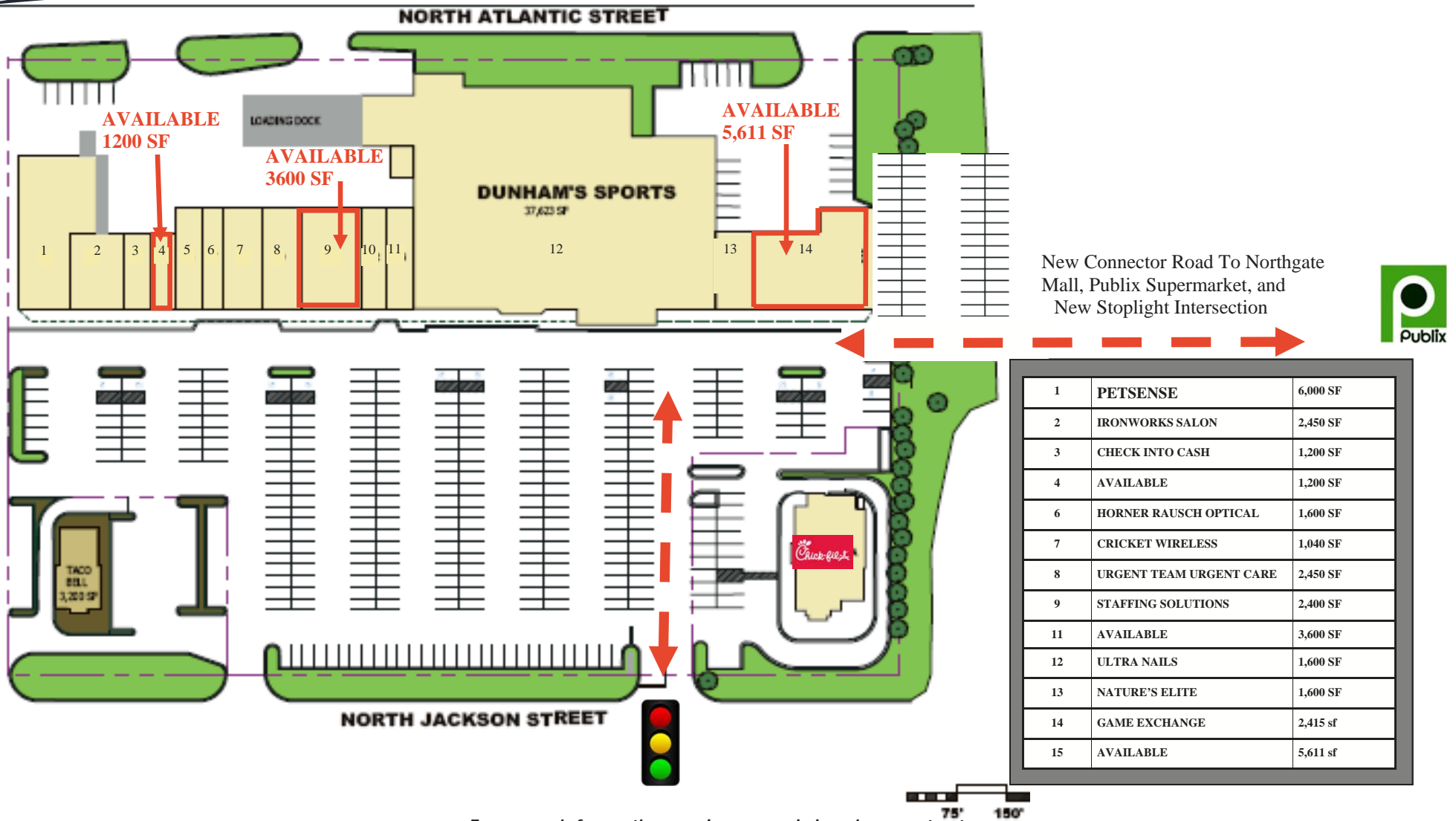
Exclusively Offered By:

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Cherokee Square



1	PETSENSE	6,000 SF
2	IRONWORKS SALON	2,450 SF
3	CHECK INTO CASH	1,200 SF
4	AVAILABLE	1,200 SF
6	HORNER RAUSCH OPTICAL	1,600 SF
7	CRICKET WIRELESS	1,040 SF
8	URGENT TEAM URGENT CARE	2,450 SF
9	STAFFING SOLUTIONS	2,400 SF
11	AVAILABLE	3,600 SF
12	ULTRA NAILS	1,600 SF
13	NATURE'S ELITE	1,600 SF
14	GAME EXCHANGE	2,415 sf
15	AVAILABLE	5,611 sf

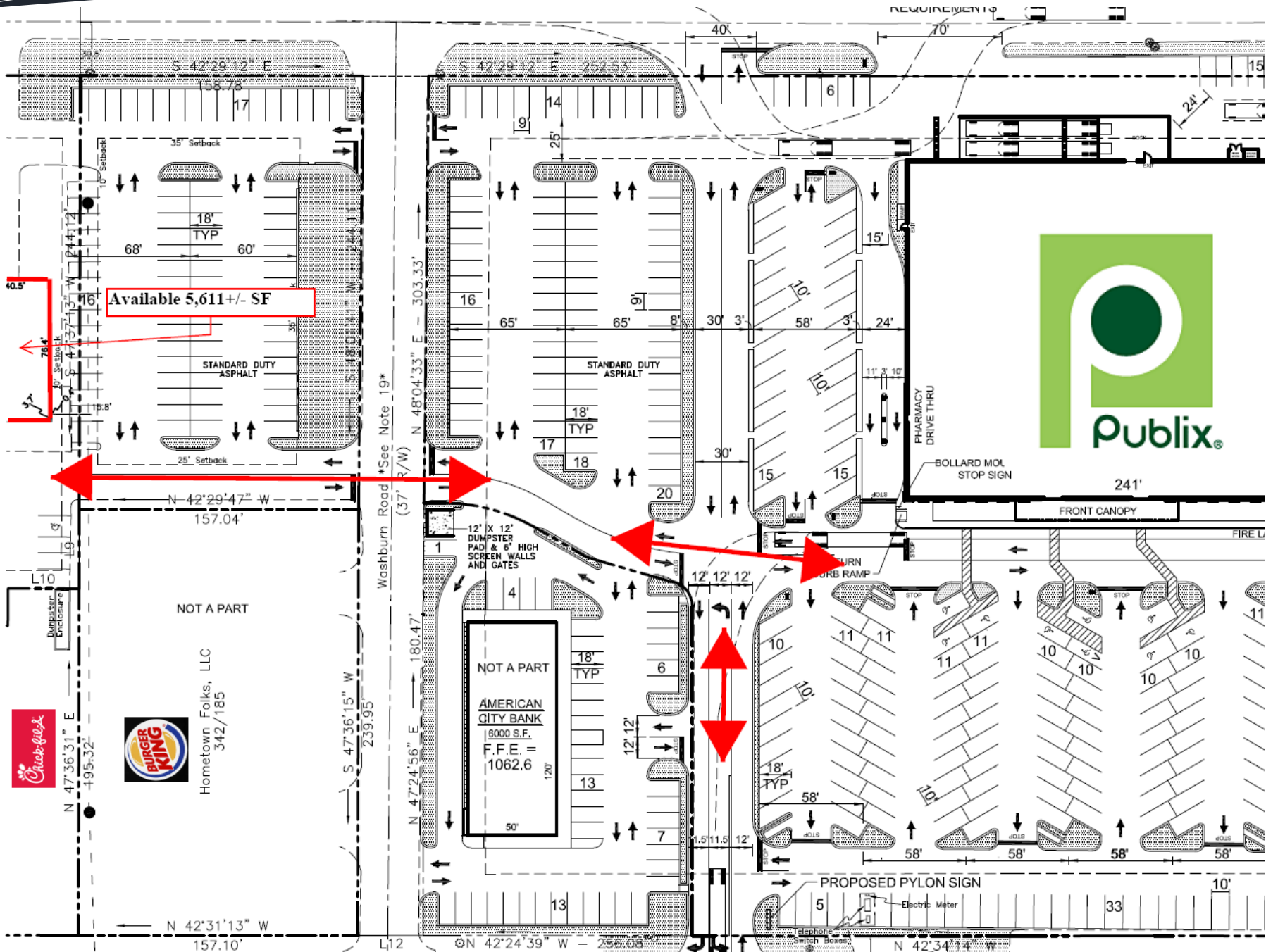
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Cherokee Square



Available 5,611+/- SF



Hometown Folks, LLC
342/185

MAT T

Disclaimer
Any information regarding

Cherokee Square



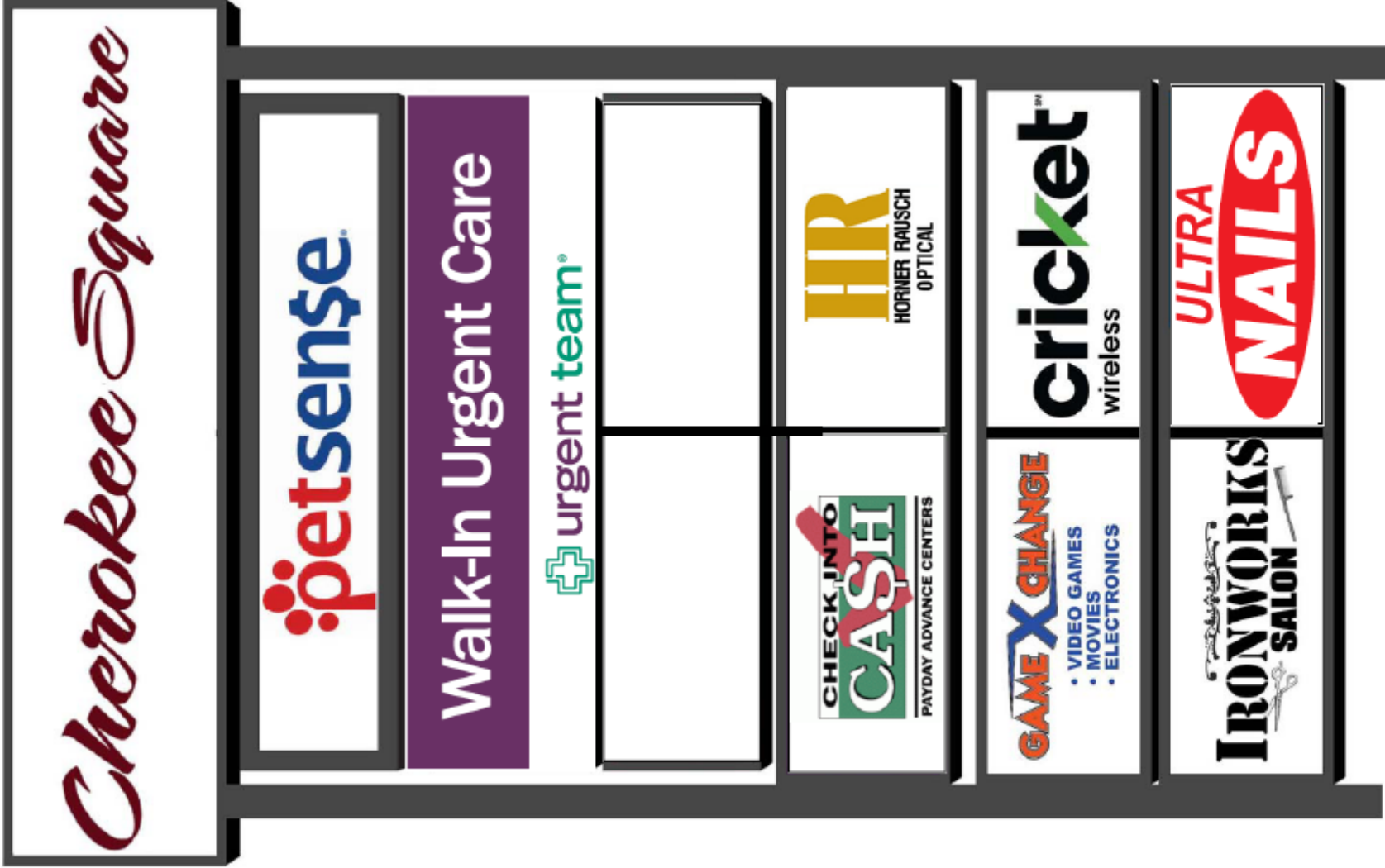
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Proposed Pylon Sign Renovation



Tullahoma Major Employee Base



Market Overview (Major Employees Only by county: Coffee, Franklin, Lincoln, Moore, and Warren)	18,686 Employees	
Arnold's Air Force Base Engineering Development Comple	2,500	Coffee
Kasai N.A.—Interior Auto Trim	1,115	Coffee
Batesville Caskets Co., Inc.—Steel Caskets	452	Coffee
Great Lake Cheese—Pkg. of cheese	364	Coffee
Viam (TN) LP—Auto Floor Mats	354	Coffee
Cubic Transportation Systems—Auto Revenue Collection Devices	341	Coffee
Wisco Envelopes Co., Inc.—Envelopes and Letterhead	265	Coffee
Kirchhoff Van-Rob Manchester—Metal Stampings	250	Coffee
TE Connectivity—Electrical Connectors for Aircraft	248	Coffee
Fischer, USA—Stainless steel tubing	170	Coffee
JSP International—Engineered Plastic Foam	170	Coffee
Sonoco Corporation— Custom Moulded Packaging	150	Coffee
Schmiede Corporation—Precision Machinery	140	Coffee
Coco-Cola Bottling Works—Soft Drink Bottling Services	115	Coffee
Subtotal	6,634	

ATA—Government contracts	1,800	Franklin
Nissan North America, Plant 1—Engines & trans axles	1,370	Franklin
Yates Services—Automotive	1,022	Franklin
Tepro, Inc.—Automotive weather-strips	540	Franklin
Nissan North America, Plant 2—Infiniti & Mercedes power trains	274	Franklin
Baxter Enterprises LLC—Plastic injection molded products	216	Franklin
CST Storage—Welded storage tanks	145	Franklin
Subtotal	5,367	
Goodman Company, LP—Air Conditioners & Furnaces	1,800	Lincoln
Frito Lay, Inc.—Snack Foods	725	Lincoln
TMD (Toledo Molding & Die) —Automotive plastics	248	Lincoln
Franke Foodservice Systems, Inc.—Stainless Steel Kitchen Equipment	200	Lincoln
Subtotal	2,973	
Jack Daniel's Distillery Whiskey	450	Moore
Subtotal	450	
*Voroza—Metal Stamping	1,600	Warren
Bridgestone Radial—truck & bus tires	1,125	Warren
Jarden Con.—Pet & human hair clippers	296	Warren
Morrison Industries—Welding & Fabrication	136	Warren
Cumberland Lumber—Hardwood strip flooring	105	Warren
Subtotal	3,262	

TULLAHOMA SALES TAX COLLECTIONS



City of Tullahoma	Note: Local Option Sales Tax collections by situs						
	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
JULY	896,597	891,322	921,142	986,343	1,013,044	1,041,478	1,099,814.18
AUGUST	780,439	809,039	855,054	904,945	936,805	950,169	984,675.45
SEPTEMBER	776,094	809,613	843,866	871,087	920,300	916,786	1,012,017.56
OCTOBER	771,206	816,913	903,640	919,538	961,148	998,151	990,460.64
NOVEMBER	778,055	805,396	901,976	895,767	898,213	931,979	983,855.01
DECEMBER	820,911	840,130	827,933	927,247	984,436	1,059,727	
JANUARY	1,070,316	1,257,218	1,224,693	1,316,524	1,340,190	1,274,497	
FEBRUARY	728,159	719,870	790,085	811,984	870,369	865,213	
MARCH	774,261	817,328	800,264	881,797	837,130	898,555	
APRIL	877,798	819,232	940,491	1,006,771	1,040,047	1,056,381	
MAY	821,171	820,801	886,246	898,910	955,747	947,026	
JUNE	842,911	885,233	926,715	922,450	986,874	1,029,027	
TOTAL	9,937,917	10,292,096	10,822,106	11,343,363	11,744,303	11,968,988	5,070,822.84
% Annual Change		3.56%	5.15%	4.82%	3.53%	1.91%	
% Overall Increase since 2012-2013 each annum		3.56%	8.59%	13.66%	16.69%	17.91%	

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