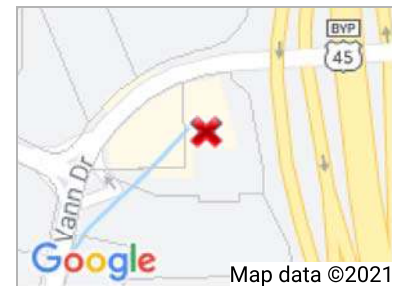


ALL FIELDS DETAIL



MLS # 206003
Class COMMERCIAL /INDUSTRIAL
Type Strip Center
Area JACKSON NORTH W
Asking Price \$4,575
Address 1000-D Vann Drive
Address 2
City Jackson
State TN
Zip 38305
Status Active
Sale/Rent For Sale
IDX Include Y

City Limits Yes
Sale/Lease For Lease
of Parking Spaces 20



GENERAL

Lease Price per SQFT	\$15.25	Lease Price per Month	\$4,575.00
Net Lease (Y/N)		# of Stories	1.00
Number of Acres		Agent	Lee W Godfrey - Cell: 731-343-2900
Listing Office 1	Coldwell Banker Barnes - Main: 731-668-1777	ListAgent Cell Phone	731-343-2900
List Agent Email	lee@leegodfrey.com	List Team	Lee Godfrey Team
Listing Agent 2		ListAgent 2 Cell Phone	
ListAgent 2 Email		Listing Office 2	
Consession Seller Offer	0	Dual/Variable Rate (Y/N)	No
Listing Type	Exclusive Right	Owner/Agent (Y/N)	No
Owner		Age	13
Listing Date	3/8/2021	County	MADISON COUNTY
Map #	055	Group	
Parcel #	008.40	Lot Size	n/a
Electric Voltage	110	Electric Amps	
Total SQFT	3,600	Warehouse SQFT	0
Office SQFT	0	Ceiling Height	10
RE Taxes	-	Personal Property Tax	-
# of Docks	-	Front Footage	-
Year Built	2005	Building Sprinklers (Y/N)	No
Rail Siding (Y/N)	No	Zoned Historical (Y/N)	No
Traffic Count		Entry Date	11/09/2018
Zone	PLANNED COMM DV	Gross Annual Income	
Gross Operating Income		Vacancy	
Maintenance		RE Taxes	
Debt Service		Net Operating Income	
Other Expenses		Cash Flow	
Off Market Date		Search By Map	
Lender Req Proof of Funds	Yes	Tax ID	
Update Date	3/10/2021	Status Date	3/10/2021
HotSheet Date	3/10/2021	Price Date	3/10/2021
Input Date	3/10/2021 2:41 PM	Associated Document Count	1
VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Agent Hit Count	0	Client Hit Count	0
Original Price	\$4,575	Days On Market	2
CoOp Fee	3	Office Park	
Loan Type		Price Per SqFt	
SentriLock being Used	Yes	SentriLock Serial Number	1411250
Geocode Quality		Picture Count	11
Sold Price Per SQFT		Associated Staff Amendments	
Input Date	3/10/2021 2:41 PM	Update Date	3/10/2021 2:41 PM
Deed		Page #	

FEATURES

AIR CONDITIONING	ELECTRICITY PHASE	LOADING	PRESENT TENANT
Electric	1 Phase	Ground Level Door	Vacant

FEATURES

AVAILABLE TRANSPORTATION City Street	HEAT Central Gas	LOCATION Strip Center	PRESENT USE Retail
CONSTRUCTION Concrete Block Brick EIFS	HEATING (FUEL) Natural Gas	LOCATION-PARK See Remarks	ROOF SYSTEM Built Up
	INCLUSIONS Display Window	POSSESSION At Closing	TO SHOW Call Appt Center 421-8100

FINANCIAL

Syndication Remarks	3600 SF retail space available in Columns on Vann Drive next to Eye Clinic. Jackson's busiest commercial development just off I-40 @ Exits 79 & 80. Base Rent = \$4,575/Month (NNN). Total Lease Amount = \$5,958/Month including CAM, Taxes & Insurance.	Type of Sale	Normal Sale
Taxes - City	1.00	Taxes - County	1.00

SOLD STATUS

How Sold		Contract Date	
Closing Date		Sold Price	
Selling Agent 1		Selling Office 1	
Sell Team		Seller Concessions	
Legal Sellers Name	-	Additional Comments	
Home Warranty (Y/N)			

DIRECTIONS

Directions From I-40 (Exit 80) take Vann Drive Exit, go West on Vann Drive, left at Pleasant Plains Extended into the Columns, Drive straight back (East) to building.

PUBLIC REMARKS

Brochure Comments 3600 SF retail space available in Columns on Vann Drive next to Eye Clinic. Jackson's busiest commercial development just off I-40 @ Exits 79 & 80. Base Rent = \$4,575/Month (NNN). Total Lease Amount = \$5,958/Month including CAM, Taxes & Insurance.

AGENT ONLY REMARKS

Agent Only Remarks This property is for lease only on Triple Net Lease for a minimum of 5 years. Rent \$4,575/month. **See Associated Documents for Lease Terms & Amounts.

ADDENDUM

Addendum

ADDITIONAL PICTURES



MLS # 206003

Address: 1000-D Vann Drive



DISCLAIMER

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