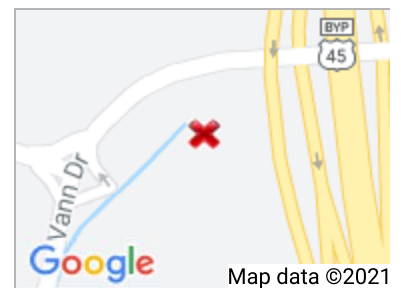


ALL FIELDS DETAIL



MLS # 209955
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	3	Dual/Variable Rate (Y/N)	No
Listing Type	Exclusive Right	Owner/Agent (Y/N)	No
Owner		Age	16
Listing Date	11/3/2021	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	03/10/2021
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	11/3/2021	Status Date	11/3/2021
HotSheet Date	11/3/2021	Price Date	11/3/2021
Input Date	11/3/2021 9:52 AM	Associated Document Count	3
VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Agent Hit Count	0	Client Hit Count	0
Original Price	\$4,575	CoOp Fee	
Office Park		Loan Type	
Price Per SqFt		SentriLock being Used	Yes
SentriLock Serial Number	1411921	Geocode Quality	
Picture Count	11	Sold Price Per SQFT	
Associated Staff Amendments		Input Date	11/3/2021 9:52 AM
Update Date	11/3/2021 9:52 AM	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. *Brochure in Associated Documents with all pertinent information. **See Associated Documents for Lease Terms & Amounts. Call 731-421-8100 Centralized showing service to set up appointment.

ADDENDUM

Addendum

ADDITIONAL PICTURES



MLS # 209955

Address: 1000-D Vann Drive



DISCLAIMER

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