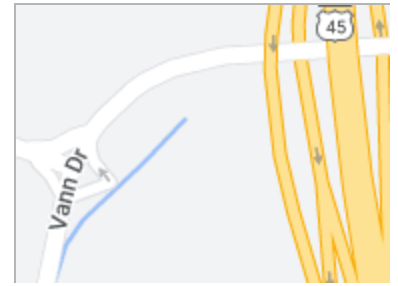


ALL FIELDS DETAIL



MLS # 241916
Class COMMERCIAL /INDUSTRIAL
Type Strip Center
Area JACKSON NORTH W
Asking Price \$4,830
Address 1000-D Vann Drive
Address 2
City Jackson
State TN
Zip 38305
Status Active
Sale/Lease For Lease
IDX Include Y

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



GENERAL

Annual Lease Price per SQFT	\$16.10	Lease Price per Month	\$4,830.00
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 - Office: 731-668-1777	ListAgent Cell Phone	Cell: 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		Dual/Variable Rate (Y/N)	No
Listing Type	Exclusive Right	Owner/Agent (Y/N)	No
Owner		Age	19
Listing Date	5/1/2024	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	-	Road Frontage	-
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	Approx. Gross Annual Income	-
Approx. Gross Operating Income		Vacancy	
Maintenance		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	5/1/2024
Status Date	5/1/2024	HotSheet Date	5/1/2024
Price Date	5/1/2024	Input Date	5/1/2024 9:41 AM
Associated Document Count	4	VOW Include	Yes
VOW Address	Yes	VOW Comment	Yes
VOW AVM	Yes	Agent Hit Count	6
Client Hit Count	2	Original Price	\$4,830
CoOp Fee	*3	Loan Type	
Price Per SqFt		Retail Sqft	
Lease Price Per Sqft		Sentrilock being Used	Yes
Sentrilock Serial Number	2307481	Location Park	
Capitalization Rate		Geocode Quality	
Picture Count	11	Sold Price Per SQFT	
Buyers/Leasing Agent CoOp Details		Input Date	5/1/2024 9:41 AM
Update Date	5/1/2024 1:34 PM	Deed	
Page #		Video Count	0

FEATURES

AIR CONDITIONING **ELECTRICITY PHASE** **LOADING** **PRESENT TENANT**

FEATURES

Electric	1 Phase	Ground Level Door	Vacant
AVAILABLE TRANSPORTATION	HEAT	LOCATION	PRESENT USE
City Street	Central Gas	Strip Center	Retail
CONSTRUCTION	HEATING (FUEL)	LOCATION-PARK	ROOF SYSTEM
Concrete Block	Natural Gas	See Remarks	Built Up
Brick	INCLUSIONS	POSSESSION	TO SHOW
EIFS	Display Window	At Closing	Call Appt Center 421-8100

FINANCIAL

Syndication	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 = \$4,830/Month (NNN). Total Lease Amount = \$6,213/Month including CAM, Taxes & Insurance.	Type of Sale	Normal Sale
Remarks		Taxes - City	1.00
Taxes - City	1.00	Taxes - County	1.00

SOLD STATUS

How Sold		Contract Date	
Closing Date		Sold Price	
Seller / Leasing Agent		Selling Office 1	
Sell Team		Seller / Landlord Concessions	
Legal Sellers Name	-	Additional Comments	

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 = \$4,830/Month (NNN). Total Lease Amount = \$6,213/Month including CAM, Taxes & Insurance.

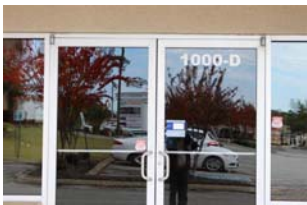
AGENT ONLY REMARKS

Agent Only Remarks This property is for lease only on Triple Net Lease for a minimum of 5 years. *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 # 241916

Address: 1000-D Vann Drive



DISCLAIMER

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