

# FOR LEASE

1000-D Vann Drive  
 Jackson, TN 38305  
 Located in the Columns  
 A Retail Shopping Center

Offered For Lease By:  
 Lee Godfrey  
 Coldwell Banker Barnes  
 731.343.2900 C  
 731.668.1777 O  
[lee@leegodfrey.com](mailto:lee@leegodfrey.com)

Specs	
Age of Building	19 Yrs-Built 2005
Madison Co Tax Map	Map 055, Parcel 008.40
Ceiling Height	10 Ft
HVAC	Central Gas/Elec
Restrooms	1
Offices	2
Showroom	1
Storage	1
Lease Terms (5 Years-NNN)	
Gross Lease Space (SF)	3600
Annual Rent/SF	16.10
County Taxes/SF	1.00
City Taxes/SF	.84
CAM/SF	2.50
Fire & EC Insurance/SF	.27
<b>Total Annual Rent/SF</b>	<b>20.71</b>
<b>Total Monthly Rent</b>	<b>6,213</b>



**Columns Sign**



**Entrance**



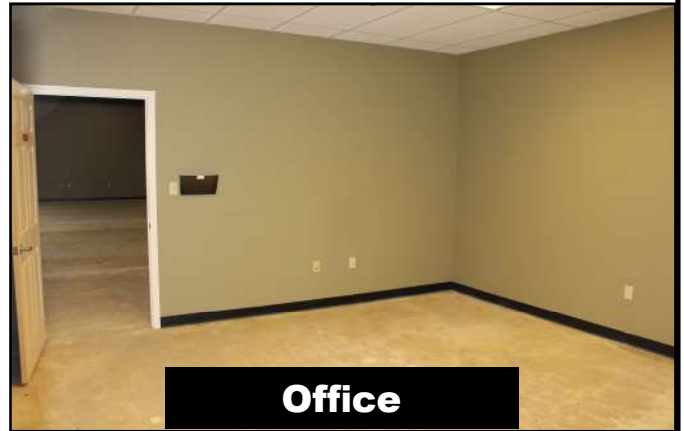
**Showroom**



**Showroom**



**Office**



**Office**



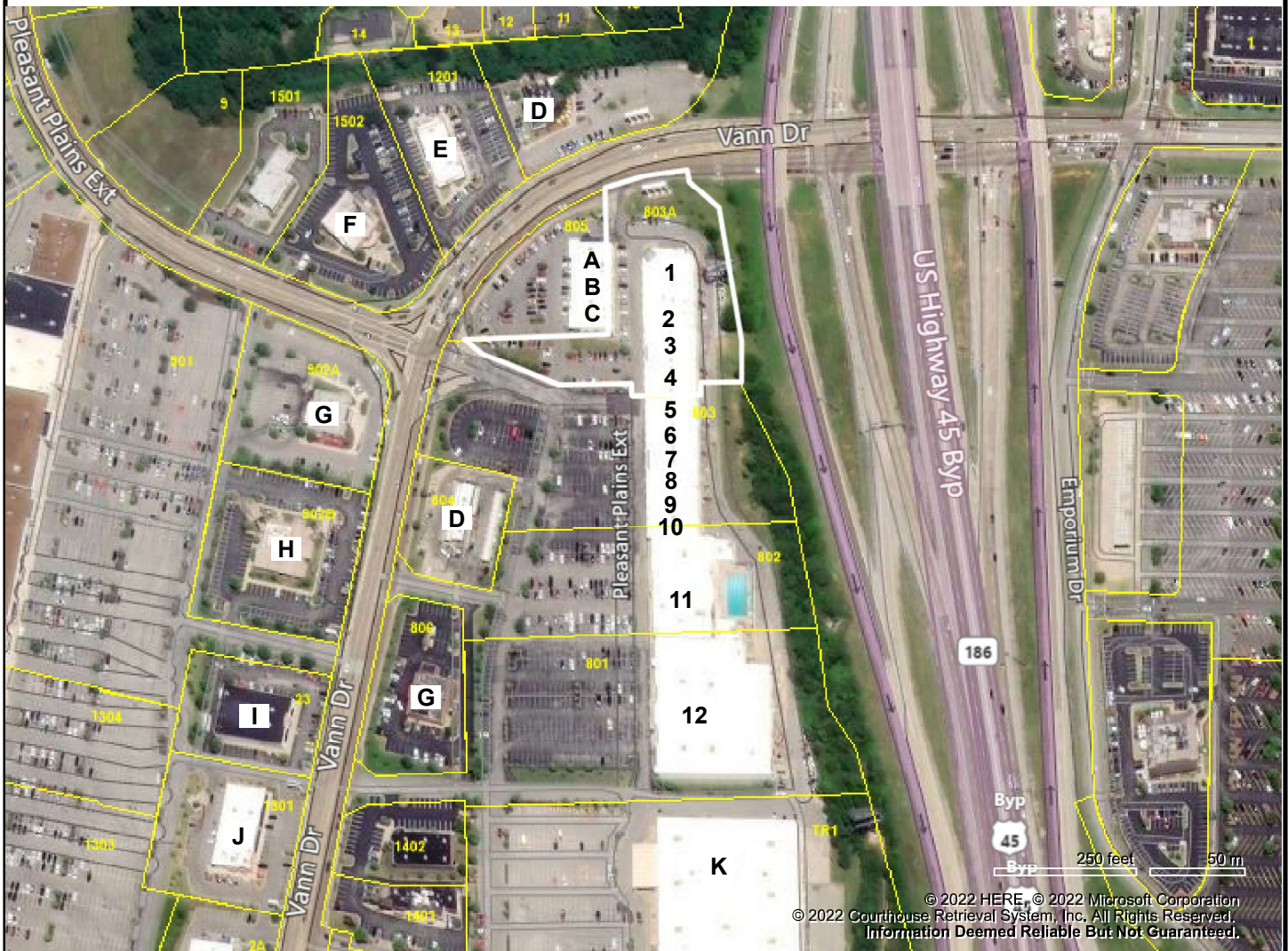
**Storage**



**Restroom**

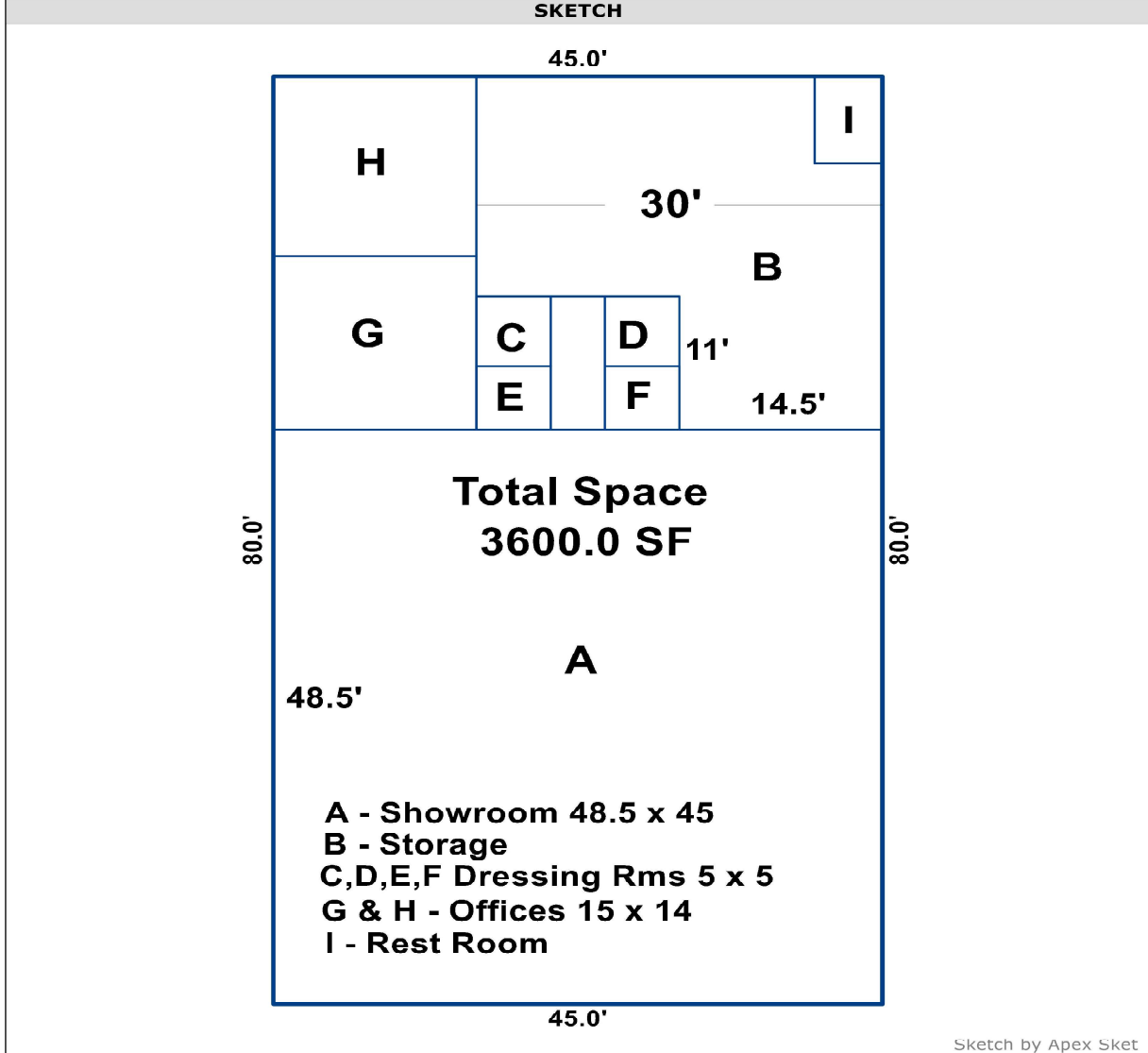
1000 Vann Dr, Jackson, TN Current Tenants as of 3-15-22		Surrounding Businesses	
1	myeyedr	A	McAlisters Deli
2	DAT Staffing Service	B	AT&T
3	Subject-1000D	C	Men's Warehouse
4	US Marines Recruiting	D	Perkins
5	Maggie Moo's Ice Cream	E	Verizon
6	Uniform Source	F	Red Robin
7	Lendmark Loans	G	TGI Friday
8	Advantage Stuffing	H	Olive Garden
9	Smoke Shop	I	Kirklands Home Place
10	Newberry Mens Clothing	J	Pandy Express, Aspen Dental, Mattress Firm
11	Golds Gym	K	Home Depot
12	Ashley Home Store		

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**SKETCH/AREA TABLE ADDENDUM**

SUBJECT INFO			
File No.: 1000-D Vann Dr	Parcel No.:		
Property Address: 1000-D Vann Drive			
City: Jackson	County: Madison	State: TN	ZipCode: 38305
Owner:			
Client:		Client Address:	
Appraiser Name: Lee Godfrey		Inspection Date: 3-18-22	



AREA CALCULATIONS SUMMARY					AREA CALCULATIONS BREAKDOWN					
Code	Description	Factor	Net Size	Perimete	Net Total	Name	Base x	Height x	Width =	Area
GLA1	First Floor	1.0	3600.0	250.0	3600.0	First Floor	80.0	x	45.0 =	3600.0
	Net LIVABLE		(rounded		3,600	1 total items			(rounded	3,600