



GREENEVILLE COMMONS

1317-1386 TUSCULUM BLVD | GREENEVILLE, TN



224,139± SF
 Offering GLA



98.45%
 Occupancy



15.57± AC
 Land Area



MARKET TO ESTABLISH
 Price



\$2,337,594
 NOI



Investment Highlights

Market dominant asset with attractive national tenancy drawing over 3.8 million annual visitors, making it the preeminent retail center of gravity for Greeneville and the surrounding region

Attractive national tenancy comprises over 90% of GLA, which is highlighted by credit anchors including Marshalls, Five Below, Hobby Lobby, Ross Dress For Less, which all opened within the last 5 years, and the number 1 ranked bealls in the state of Tennessee out of 30 plus locations

Synergistic retailer mix with phenomenal leasing momentum since the former Kmart was redeveloped in 2019, including the addition of consumer draws such as Bath & Body Works, GNC, Xfinity, and Rack Room Shoes

High performing restaurants on site generate significant sales of over \$400 PSF, providing a high-quality mix of international dining options

±3% CAGR with a multifaceted upside opportunity via low anchor rents, mark-to-market shop opportunities, included national outparcels, and a 0.82± AC developable pad

Ability to drive long-term NOI growth by realizing outsized mark-to-market potential at lease expirations

Little Caesar's recent 10-yr renewal nearly doubled its previous rent, moving to \$40 PSF NNN

0.82± AC development pad provides densification opportunity, and additional upside for new landlord

Attractive outparcels included in the Offering count the #3 most visited Little Caesar's in Tennessee, which recently extended for 10 years, along with Hibbett Sports - which has 20 years of tenure at the Property

Regional retail location with 18,570 VPD along Tusculum Blvd (TN-107) and 27,930 VPD along E Andrew Johnson Hwy (TN-321/11), which bisects Greeneville while serving as the city's busiest east-west thoroughfare

Located within a prime super-regional shopping corridor with surrounding retail draws like Lowe's, Walmart Supercenter, Publix, and Tractor Supply; and adjacent synergistic outparcels - CVS, Walgreen's, Advance Auto, Piedmont Urgent Care, Burger King, BB&T and Wendy's

Less than a half of a mile from 140-bed Greeneville Community Hospital - the area's regional medical hub

Located only 5 minutes from Tusculum University - with 1,390 students - and Greeneville Municipal Airport

Super-regional shopping draw with a trade area radius pulling consumers from upwards of 35 miles away

Extremely strong consumer foot traffic data, according to CreditIntell Reports, underscores the high level of retail and restaurant demand that the Property attracts, defining Greeneville Commons' role as a dominant, regional retail center of gravity

#1 of 32 bealls in the state of Tennessee

#1 of 28 Workout Anytime in TN

#7 of 36 Ross in TN (Top 20%)

#6 of 31 Five Below in TN (Top 20%)

#8 of 23 Marshalls in TN (Top 34%)

#9 of 24 Belk in TN (Top 37%)

#3 of 123 Little Caesars in TN (Top 2%)

#13 of 32 Hibbett Sports in TN (Top 40%)

