

FORREST GALLERY

1905 N. Jackson Street
Tullahoma, TN 37388

WHLR

WHEELER REAL ESTATE COMPANY
a subsidiary of Wheeler Real Estate Investment Trust

Size:
214,450 s.f.

Co-Tenants:



Traffic Counts:
19,884 AADT
on N. Jackson Street

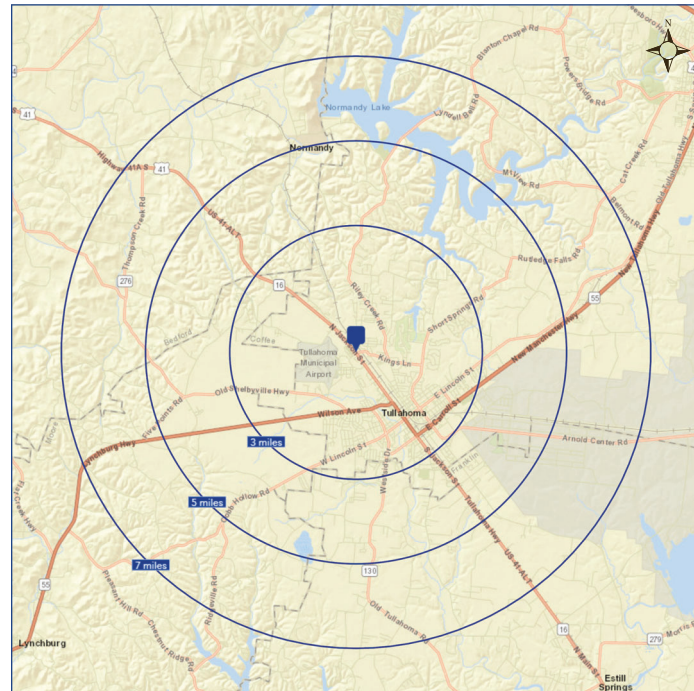
Additional Info:
2,135 - 10,680 s.f.
available

Tullahoma is ranked as
the #1 "micropolitan"
city in the state of
Tennessee
based on economic
strength factors.

Demographics*:

3 Miles	5 Miles	7 Miles
Population		
18,375	24,679	29,325
Households		
7,670	10,199	12,034
Average Household Income		
\$71,564	\$72,116	\$72,906

* Based on 2010 Census & 2021 Estimates



www.wheelerrec.com

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Raymond Hicks
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Wheeler Real Estate Company, a subsidiary of WHLR REIT, is a full service commercial real estate firm which specializes in leasing and managing grocery anchored shopping centers in the Northeast, Mid-Atlantic, Southeast and Midwest regions. Our current portfolio includes almost 6 million square feet of gross leasable area and is comprised of nearly 800 tenants located in 11 states. This broad exposure regularly brings Wheeler Real Estate Company into contact with national, regional, and local tenants such as Walmart, Kroger, Publix, Harris Teeter, Food Lion, BI-LO, SHOP 'n SAVE, Big Lots, T.J. Maxx, Hobby Lobby, Starbucks, and Verizon.

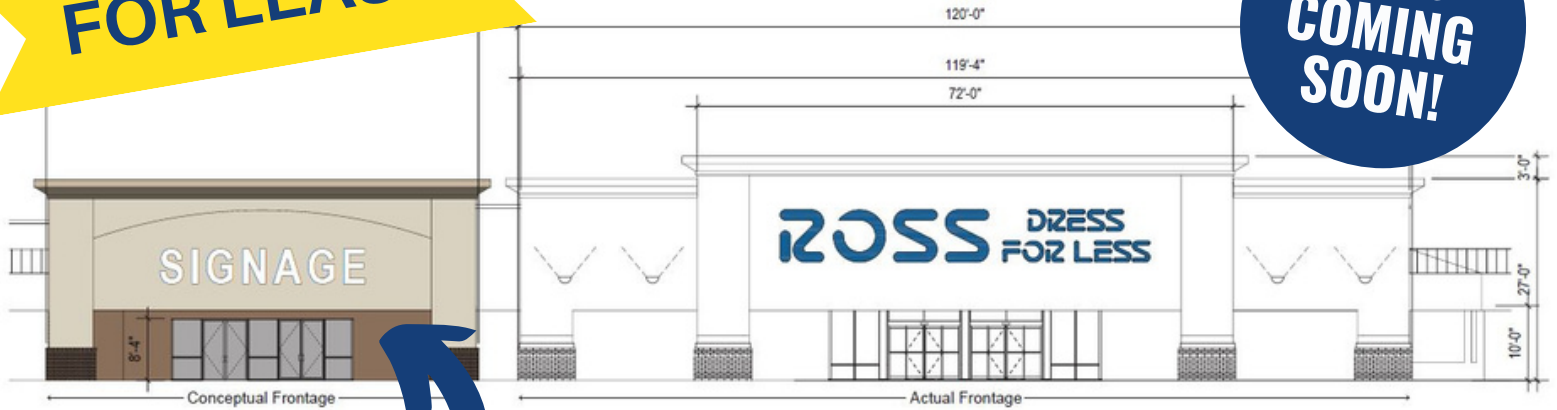
The information contained herein was furnished to us by sources we deem to be reliable, but no warranty or representation is made to the accuracy thereof.
This offering is subject to correction or errors and omissions, change of price, prior to sale/lease or withdrawal from the market, without notice.

FORREST GALLERY

1905 N. JACKSON STREET, TULLAHOMA, TN 37388

FOR LEASE

**ROSS
COMING
SOON!**



SUITE 300A

• **10,680 SF**



\$5,000 BROKER BONUS

****Broker Bonus for the full 10,680 SF: Provided (i) a LOI with a qualified retailer (minimum 10-year initial term) is fully executed prior to 6/1/2022 and (ii) a lease is fully executed within 45 days of the signed LOI.**

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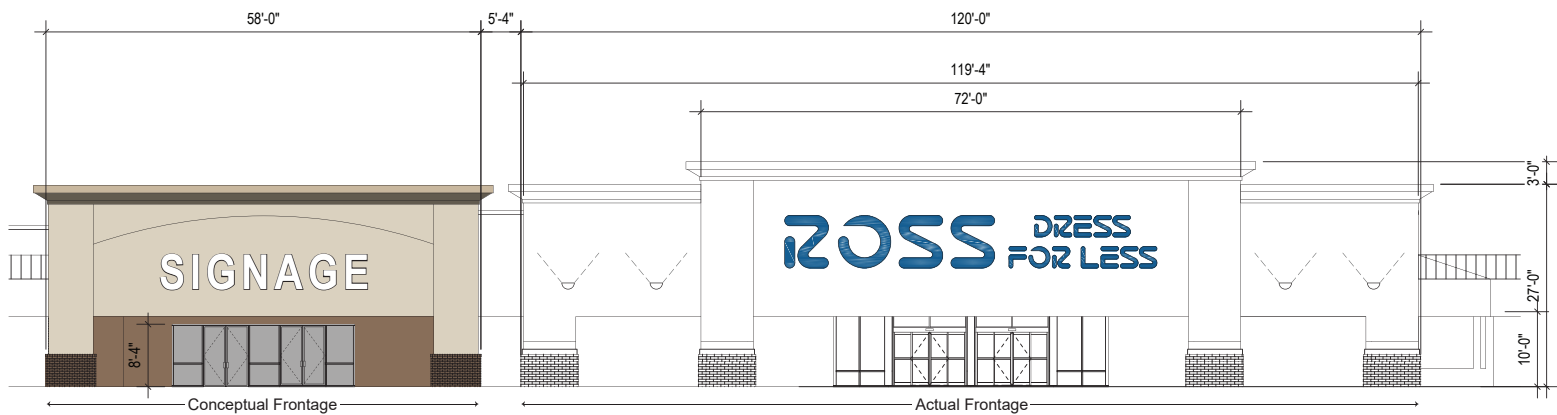
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3D VIEW

JUNIOR ANCHOR SPACE OPPORTUNITY - NEXT TO ROSS

Forrest Gallery

1905 N. Jackson Street | Tullahoma, TN 37388

10,680 Square Feet

Frontage

58'

Dimensions

58' Width x 188' Depth (approx.)

Ceiling Heights

24' - Front of Space

Utilities

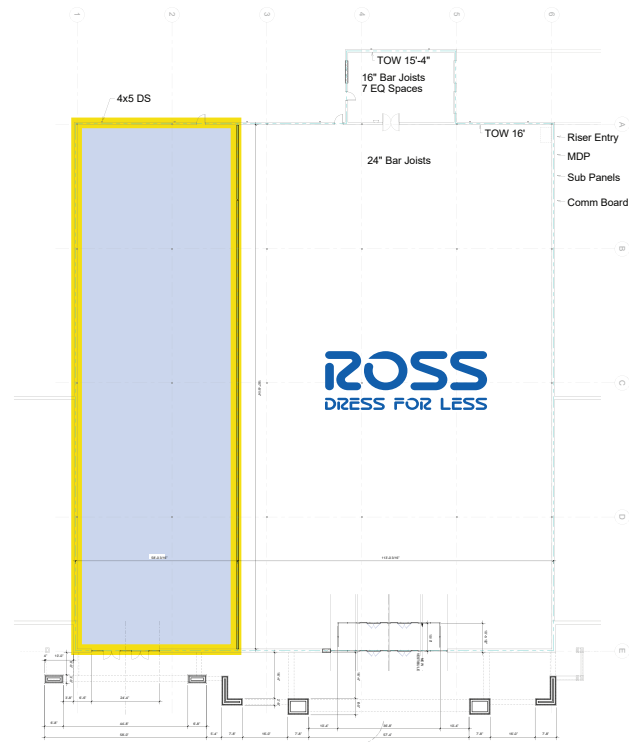
Submetered

Zoning

B-3C Business District (Conditional)

Sprinklered

Yes



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For More Information:

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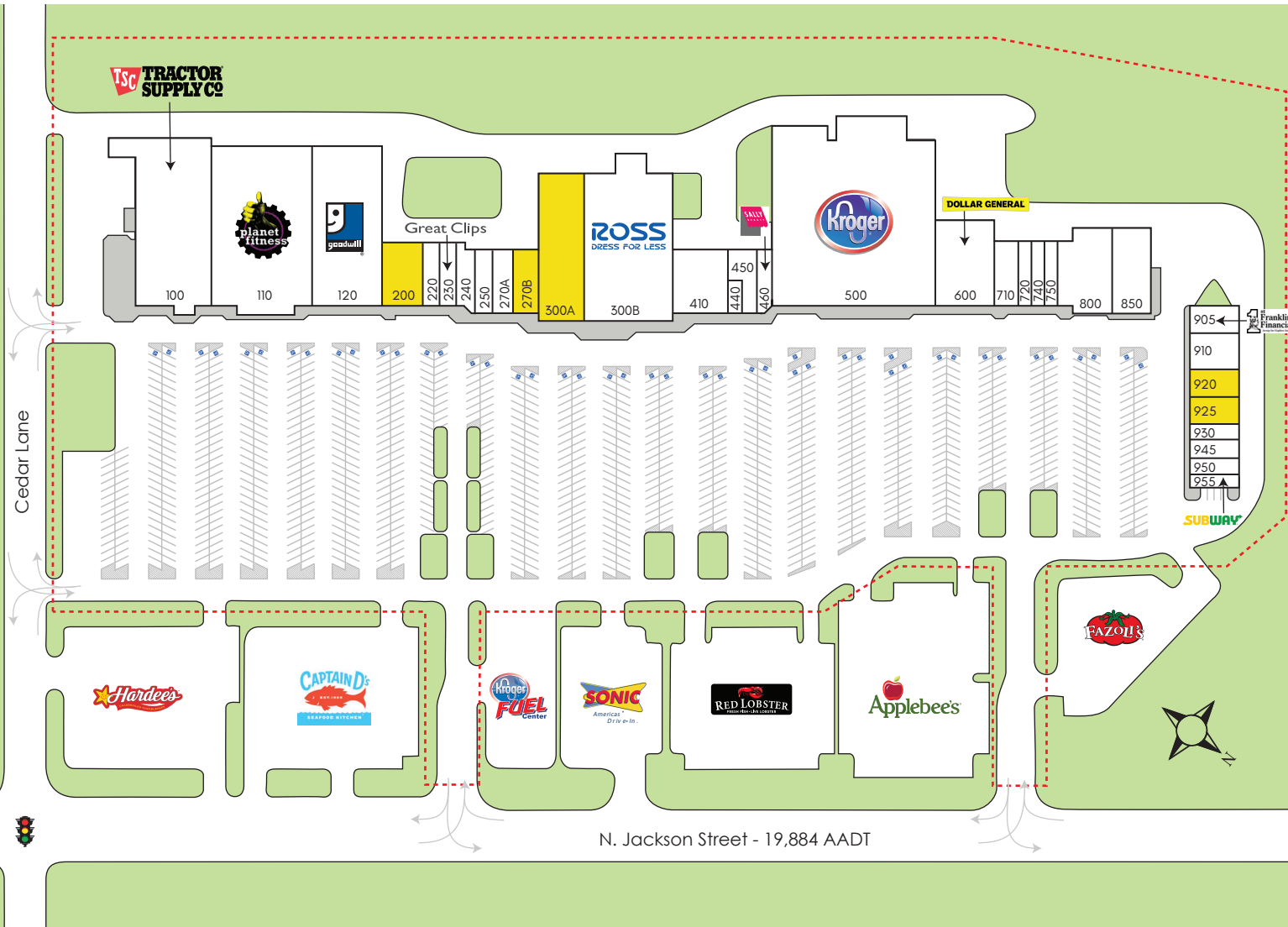
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Suite	Tenants	S.F.
100	Tractor Supply	25,709
110	Planet Fitness	24,945
120	Goodwill	15,277
200	AVAILABLE	4,400
220	Belton	1,200
230	Great Clips	1,200
240	Herbal Life	1,600
250	Credit Central Loans & Taxes	1,600
270A	Cosmo Prof	2,182
270B	AVAILABLE	3,818
300A	AVAILABLE	10,680
300B	Ross Dress for Less	22,000
410	Factory Connection	5,600
440	Dr. Phillip Patterson	750
450	Sushi Thai	1,900
450B	Storage	150
460	Sally Beauty	1,550
500	Kroger	48,780
600	Dollar General	8,470
710	Marti & Liz Shoes	2,800
720	Nail First	1,200
740	Security Finance	1,200
750	People Link Staffing	1,200
800	El Costal Mexican Restaurant	6,800
850	Shoe Sensation	5,206
905	1st Franklin Financial	2,100
910	China Wok Buffet	2,735
920	AVAILABLE	2,185
925	AVAILABLE - medical office ready	2,135
930	Nature's Elite	1,165
945	Sun Credit	1,500
950	All Things E-Cigs	1,200
955	Subway	1,020
TOTAL CENTER SIZE		214,450



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