



ON THE MARKET

Hickory Grove Shopping Center

Cleveland, TN



Overview

PROPERTY TYPE
Community Center

PRICE
Market To Establish

OFFERING GLA
122,709 +/- SF

ANCHOR TENANTS

- Lowe's (Shadow)
- Aldi
- T.J.Maxx
- Petco
- Goodwill

LAND AREA
18.56 +/- AC

OCCUPANCY
100%

NATIONAL/REGIONAL TENANTS

- Rack Room Shoes
- Cici's Pizza
- Sun Tan City
- Alliance Physical Therapy
- Children's Orchard

YEAR BUILT
1999

JULY 2017 ("AS-IS") NOI
\$1,018,704.00

KYLE STONIS, CCIM

Senior Vice President & Market Leader
SRS Southeast Investment Sales
678.420.1393 | kyle.stonis@srsre.com
Tn. Lic. # 317867

PIERCE MAYSON

Senior Vice President
SRS Southeast Investment Sales
404.231.4696 | pierce.mayson@srsre.com

Investment Highlights

- Anchored by Aldi, the Center provides investors with an essential necessity-based shopping component which draws customers on a daily basis and aids in making the asset recession-proof over the long term
- Bolstered by a highly advantageous national anchor base composed of Aldi, T.J.Maxx, Petco and Goodwill, which account for over 72% of the GLA - further characterized by a tenant roster comprised of over 86% national and regional tenants.
- In addition to an included national anchor line-up, the Property is also shadow-anchored by national home improvement store, Lowe's, which creates its own regional consumer draw stretching for 25+ miles in all directions.
- Positioned along Paul Huff Parkway, across from Bradley Square Mall, Hickory Grove Shopping Center is a major component of what serves as the center of Cleveland's retail market.
- Contributing to the Center's national tenant line-up and consumer draw, there are three national restaurant outparcels at the Property: Dairy Queen (NAP), Panera Bread (NAP) and Chili's (NAP).

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3400 Peachtree Road NE, Suite 1100
Atlanta, GA 30326 | 404.231.2232

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