

**\$5,000
BROKER
BONUS!**

Forrest Gallery

**TOTAL
VISITORS
204.9K
(12 MONTHS)**

Tullahoma, the outstanding "micropolitan" city in Tennessee, claims the top spot in economic strength factors. This bustling center, anchored by the highly successful Kroger, offers not only excellent visibility but also exciting co-tenancy options. Alongside Kroger, you'll find other renowned retailers such as Dollar General, Planet Fitness, Tractor Supply, and Subway, just to name a few. With an impressive visit frequency of 8.79 visits per person, Forrest Gallery truly excels in serving their most dedicated customers.

OVERVIEW

**1905 N. Jackson Street
Tullahoma, TN 37388**

For Lease
Type: Retail
Total SF: 214,450

RETAILERS INCLUDE



Great Clips
IT'S GONNA BE GREAT™

LEASING ASSOCIATE



Raymond Hicks
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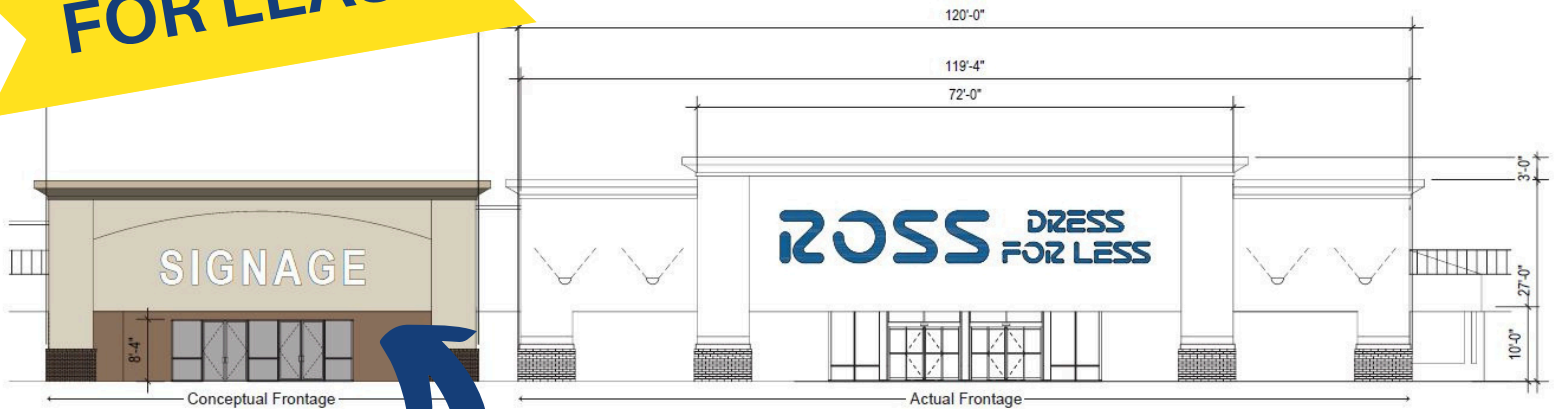
DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION	16,234	23,158	38,886
HOUSEHOLDS	6,719	9,644	15,555
AVG. HH INCOME (\$)	\$67,967	\$68,842	\$69,906
MEDIAN AGE	41	42	43

FORREST GALLERY

1905 N. JACKSON STREET, TULLAHOMA, TN 37388

FOR LEASE



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 12/31/2024 and (ii) a lease is fully executed within 45 days of the signed LOI.

WHLR

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



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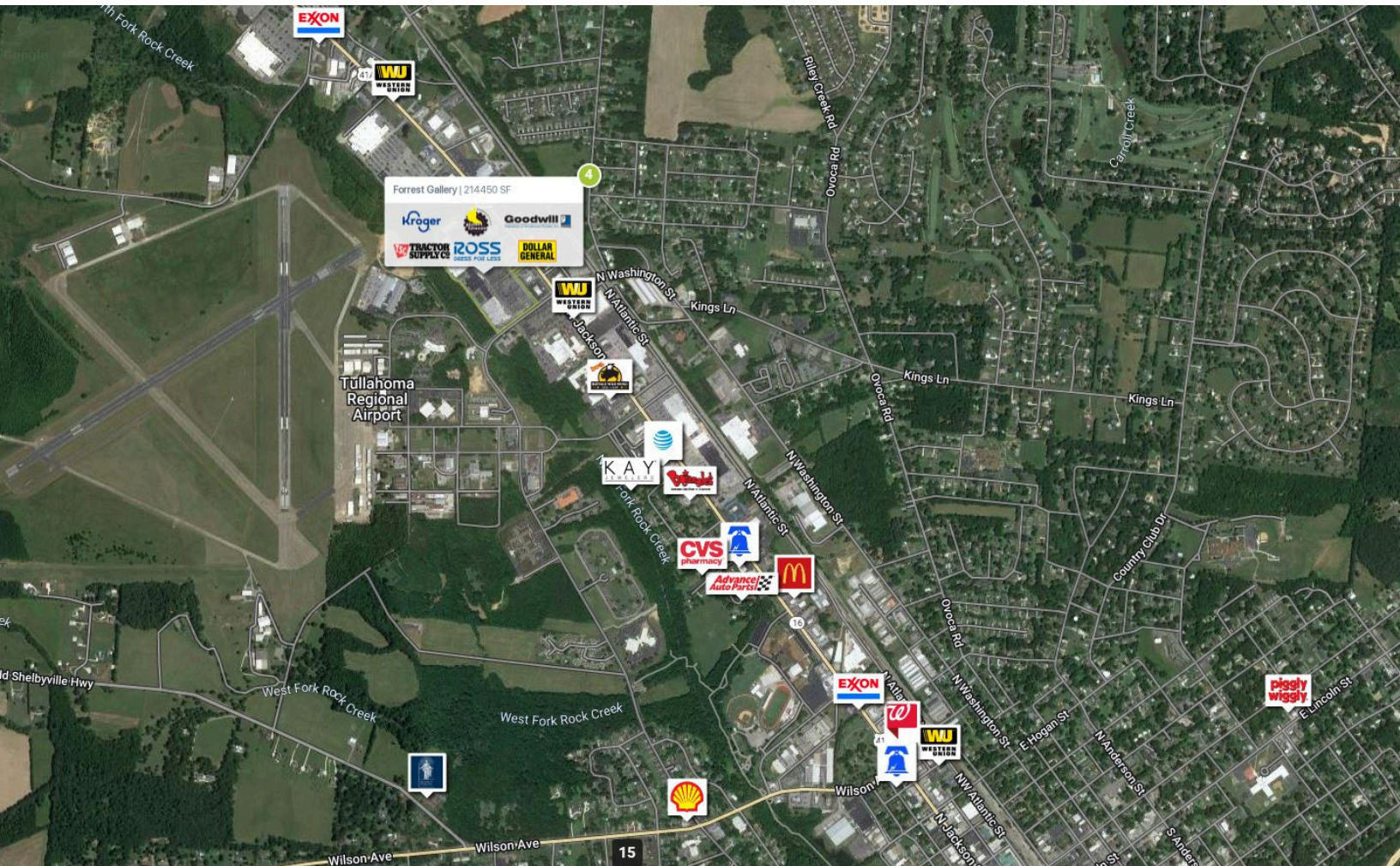


**SUITE 410
COMING AVAILABLE
9/30/2024**

SUITE	TENANTS	S.F.	SUITE	TENANTS	S.F.
100	Tractor Supply	25,709	500	Kroger	48,780
110	Planet Fitness	24,945	600	Dollar General	8,470
120	Goodwill	15,277	710	Marti & Liz Shoes	2,800
200	AVAILABLE	4,400	720	Nail First	1,200
220	Beltone	1,200	740	Security Finance	1,200
230	Great Clips	1,200	750	People Link Staffing	1,200
240	Herbalife	1,600	800	El Coastal Mexican Restaurant	6,800
250	Credit Central Loans & Taxes	1,600	850	Shoe Sensation	5,206
270	Cosmo Prof	2,182	905	1st Franklin Financial	2,100
280	LifeAid Medical Equipment	3,818	910	China Wok Buffet	2,735
300A	AVAILABLE	10,680	920	AVAILABLE	2,185
300B	Ross Dress for Less	22,000	925	Glam Room Salon & Spa	2,135
410	Factory Connection - COMING AVAILABLE 9/30/2024	5,600	930	Monster Jewelry	1,165
440	Sushi Thai	750	945	Sun Credit	1,500
450	Sushi Thai	1,900	950	All Things E-Cigs	1,200
455	Storage	150	955	Subway	1,020
460	Sally Beauty Supply	1,550			

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1905 S. Jackson Street
Tullahoma, TN 37388



AADT: 20,586 (N. Jackson Street)
Avg. Hourly Traffic: 1,443 (N. Jackson Street)

DISCLAIMER

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