

THE SHOPPES OF WALDEN RIDGE

2305 North Gateway Avenue, Rockwood, TN 37748

The Shoppes of Walden Ridge

GLJ ENTERPRISES LLC



4,920 Square Feet
\$8.00/ SF - NNN

Unit 103	Unit 5	Unit 8	Unit 9	Unit 10A	Warehouse
8,647 Square Feet \$ 4,936 / Month	1,800 Square Feet \$ 1,253 / Month	1,200 Square Feet \$ 835 / Month	3,600 Square Feet \$ 2,355 / Month	1,200 Square Feet \$ 835 / Month	6500+ Square Feet Negotiable

Property Highlights

- Harbor Freight Tools Anchored Neighborhood shopping center of 61,507sqft.
- Ample Parking | Excellent Visibility | Major Thoroughfares
 - Site has an attractive parking ratio with about 329 Surface Parking Spaces.
 - Site enjoys excellent visibility along North Gateway Ave., a major east/west thoroughfare averaging 13,600 VPD.
 - Designated turn lanes into the subject property.
 - 2.2 miles west of the on/off ramps to Interstate 40, averaging an additional 33,000 VPD providing easy access.
- Dense Retail Corridor | Strong National Tenant Presence
 - Site is positioned within a dense retail corridor with national/credit Tenants including Walmart Supercenter, Burke's Outlet, Big Lots and more.
 - Strong tenant synergy promotes crossover store exposure to the site and increases consumer draw to the site.
- Demographics in 5-mile Trade Area
 - More than 16,000 residents and nearly 8,000 employees support the trade area.
 - \$57,000 average household income.

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Unit 103

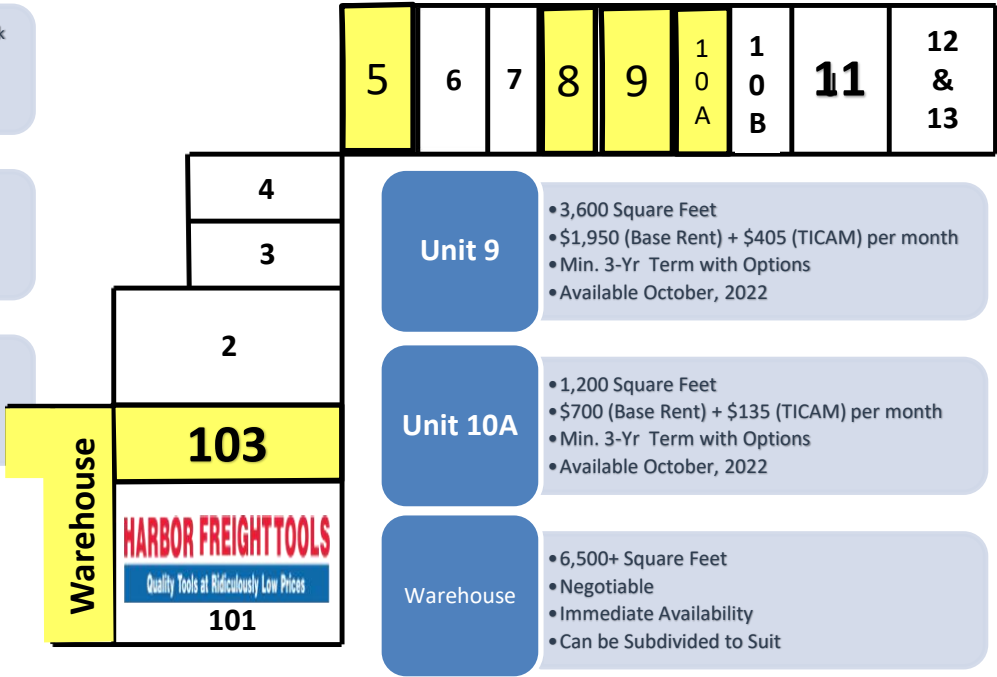
- 8,647 Square Feet with Loading Dock at the back
- \$3,963 (Base Rent) + \$973 (TICAM) per month
- Min. 5-Yr Term with Options
- Immediate Availability

Unit 5

- 1,800 Square Feet
- \$1,050 (Base Rent) + \$203 (TICAM) per month
- Min. 3-Yr Term with Options
- Available November, 2022

Unit 8

- 1,200 Square Feet
- \$700 (Base Rent) + \$135 (TICAM) per month
- Min. 3-Yr Term with Options
- Available October, 2022



Unit 9

- 3,600 Square Feet
- \$1,950 (Base Rent) + \$405 (TICAM) per month
- Min. 3-Yr Term with Options
- Available October, 2022

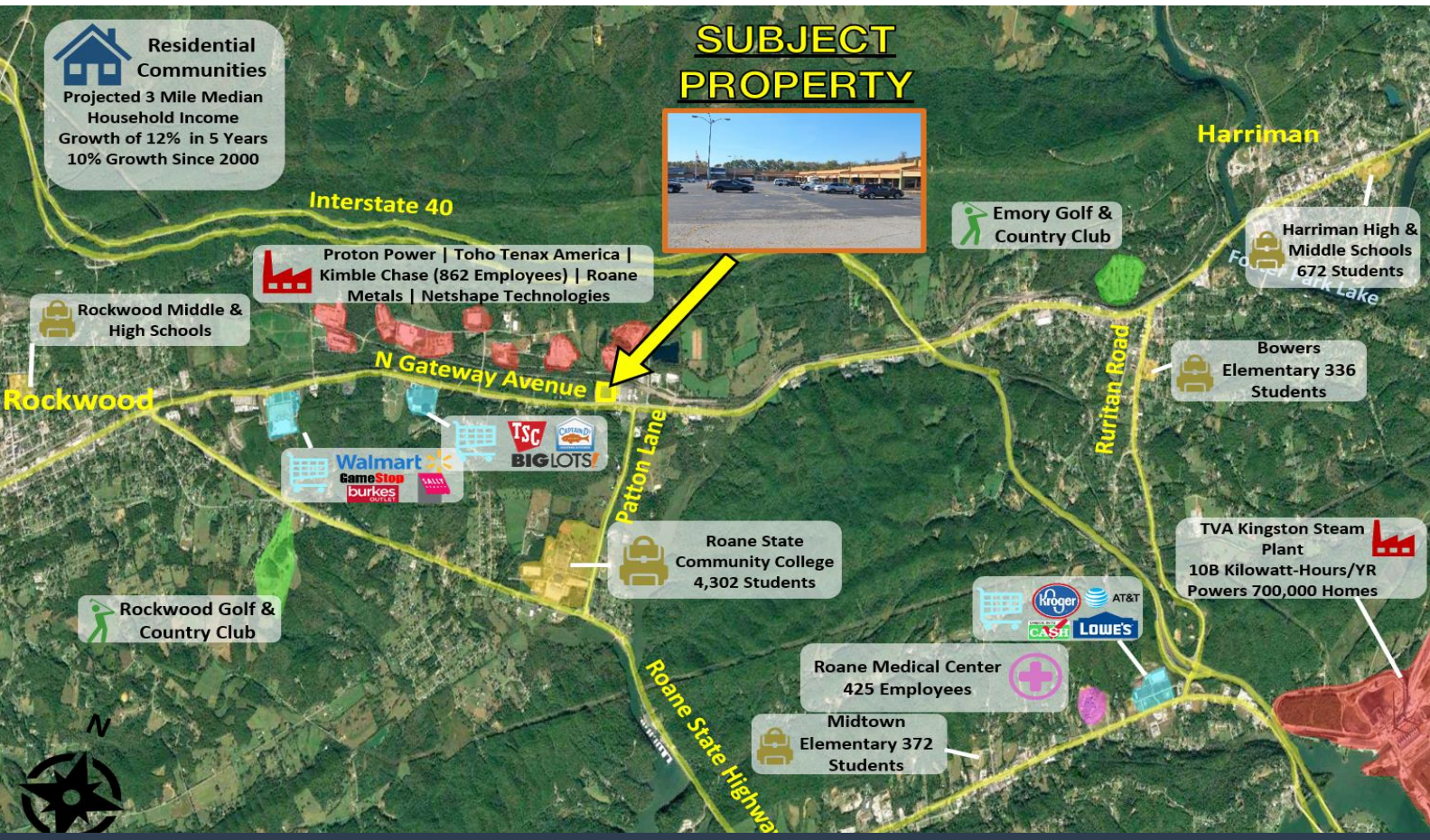
Unit 10A

- 1,200 Square Feet
- \$700 (Base Rent) + \$135 (TICAM) per month
- Min. 3-Yr Term with Options
- Available October, 2022

Warehouse

- 6,500+ Square Feet
- Negotiable
- Immediate Availability
- Can be Subdivided to Suit

101 – Harbor Freight Tools	2 – Valor – VA Clinic	5 – Available	8 – Available	10B – ETHRA
Warehouse – Available	3 – Crossroads Health	6 – World Finance	9 – Available	11 – The Reptile Shack
103 – Available	4 – Crossroads Health	7 – Aaron Consulting	10A – Available	12 & 13 – Jakes Sports Bar & Grill



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