

Valley Plaza Shopping Center Jasper, TN

4785 Main St, Jasper, TN 37347

Listing ID: 29993002
Status: Active
Property Type: Retail-Commercial For Lease
Retail-Commercial Type: Street Retail
Contiguous Space: 900 - 3,000 SF
Total Available: 3,900 SF
Lease Rate: \$8 PSF (Annual)
Base Monthly Rent: \$600 - 2,000
Lease Type: NNN



Overview/Comments

Commercial Retail Strip Center in Jasper, TN. Center is anchored by Ingles Grocery and Farmers Furniture. Other Tenants include America's Cash Mart, Tobacco store, World Finance, and Jasper Liquor. Citizen's Tri-County Bank is located on out parcel.

Easy ingress and egress via traffic light at Main St. /Turner. Easy access to I-75 by way of U.S. Hwy 41.

Suite G contains 3,000 sf and is a NNN lease, add \$1.96/sf to the base rent of \$8.00/sf. Total Monthly rent = \$2,490.00/month.

Suite E contains 900 sf and is a NNN Lease, add \$1.96/sf to the base rent of \$8.00/sf. Total Monthly rent = \$747.00/month

Prefer 3-5 year term. Some Restrictions apply.

More Information Online

<http://commercial.gcar.net/listing/29993002>

QR Code

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General Information

Taxing Authority:	Marion County	Building Name:	Valley Plaza Shopping Center
Tax ID/APN:	058107 06603	Gross Building Area:	56,295 SF
Retail-Commercial Type:	Street Retail	Building/Unit Size (RSF):	56,295 SF
Zoning:	COMMERCIAL	Usable Size (USF):	3,000 SF

Available Space

Suite/Unit Number:	Shop E	Date Available:	03/02/2020
Suite Floor/Level:	1	Lease Term (Months):	36 Months
Space Available:	900 SF	Lease Rate:	\$8 PSF (Annual)
Minimum Divisible:	900 SF	Lease Type:	NNN
Maximum Contiguous:	900 SF	Real Estate Taxes:	\$0.54 PSF (Annual)
Space Type:	Relet	Operating Expenses:	\$1.42 PSF (Annual)

Space Description Space E contains 900 S.F. @ \$8.00 base rent + \$1.96 NNN = Total monthly rent \$747.00 including the operating expenses. Space has been newly painted and new flooring. Located next to Ingles. Small storage area with bathroom. Drop ceiling with fluorescent lighting, glass store front, and rear exit to paved area.

Available Space

Suite/Unit Number:	Space G	Lease Rate:	\$8 PSF (Annual)
Space Available:	3,000 SF	Lease Type:	NNN
Minimum Divisible:	3,000 SF	Offices:	1
Maximum Contiguous:	3,000 SF	Real Estate Taxes:	\$0.54 PSF (Annual)
Space Type:	Relet	Operating Expenses:	\$1.42 PSF (Annual)
Date Available:	03/02/2020	Rent Escalators:	Fixed Lease
Lease Term (Months):	60 Months		

Space Description Glass and brick store front with large sales area and new VCT floor tile, small finished office, 1 restroom, stock area. Open floor plan. Shop G contains 3,000 @ \$8.00 SF base rent + \$1.96 NNN charges = \$2,490 Total Monthly Rent. Shop dimensions are 30' wide x 100' deep. End cap space.

Area & Location

Retail Clientele:	General, Business	Highway Access:	TN Hwy 41
Property Located Between:	Turner St. and East Valley Rd.	Site Description:	Level site at traffic light in retail area and close to High School and Town Square of Jasper, TN.
Property Visibility:	Excellent		
Largest Nearby Street:	TN-28		

Area Description Center is located at the intersection of Main Street (Hwy 41) and Turner Ave. This is the business district in downtown Jasper. Nearby business include offices, retail, and fast food. Lots of successful retail in the area. The High School and middle school are located behind the center, as well as an apartment complex.

Building Related

Tenancy:	Multiple Tenants	Parking Type:	Surface
Total Number of Buildings:	1	Parking Description:	Level paved parking in front of shops. Paved parking behind shops for employees.
Number of Stories:	1		
Property Condition:	Good	Loading Doors:	0
Year Built:	1987	Loading Docks:	0
Year Renovated:	2016	Passenger Elevators:	0
Roof Type:	Flat	Freight Elevators:	0
Construction/Siding:	Brick	Sprinklers:	Wet
Exterior Description:	Brick Exterior walls with glass store fronts and sidewalks. Rear exits with paved area for deliveries behind center.	Heat Type:	Electricity
		Heat Source:	Heat Pump
		Air Conditioning:	Package Unit
Total Parking Spaces:	234		

Interior Description Suite G-Vanilla Box, newly renovated in 2016. New HVAC, flooring, walls painted. Suite E-Vanilla Box, newly painted, new floors in 2017.

Land Related

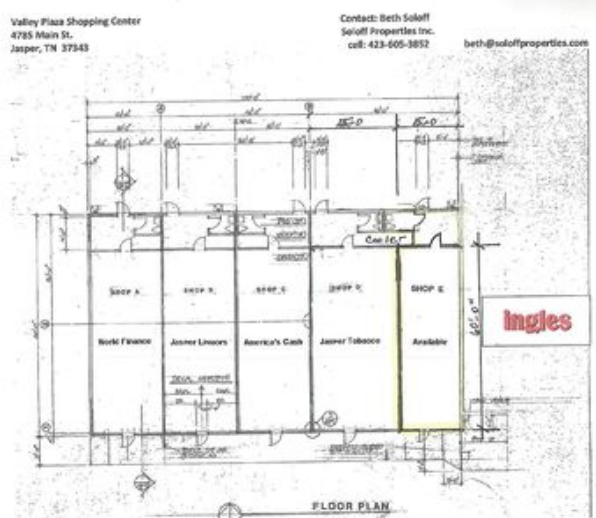
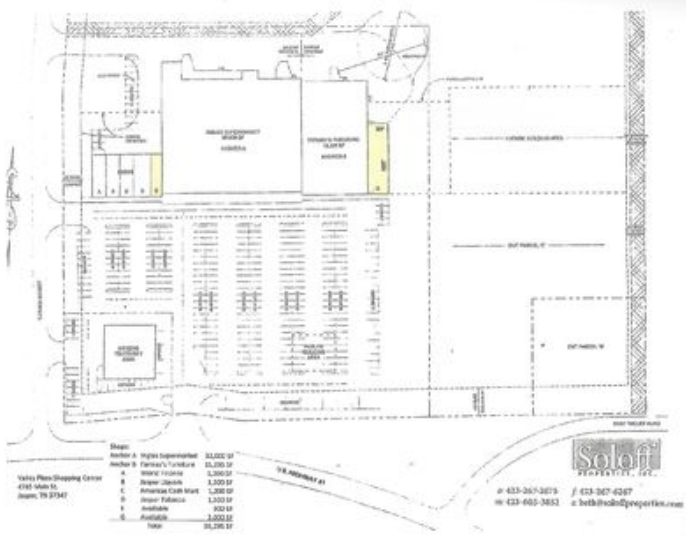
Zoning Description:	Commercial
Water Service:	Municipal
Sewer Type:	Municipal

Location

Address:	4785 Main St, Jasper, TN 37347
County:	Marion
MSA:	Chattanooga

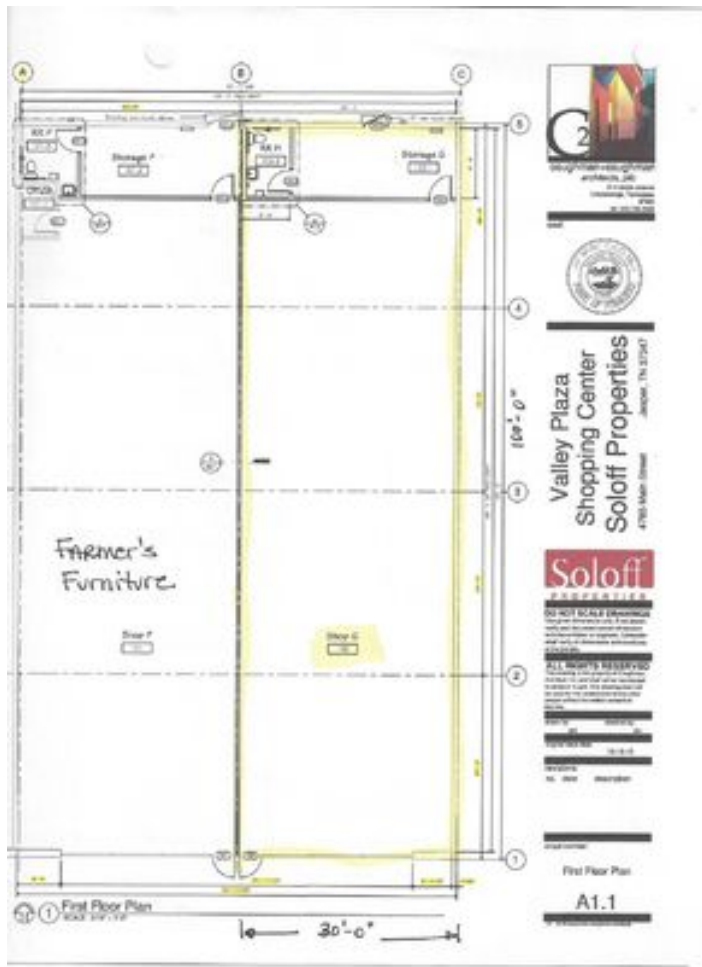


Property Images

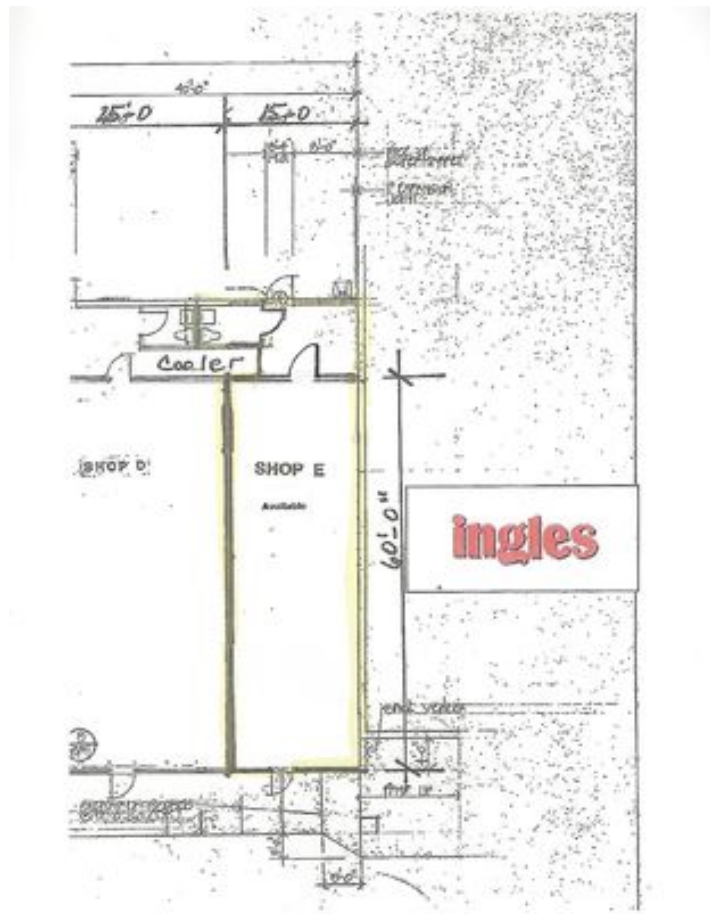


Jasper - 2018 Site Plan

Jasper - Small Shops Floor Plans 2018



Jasper - Shop G - Floor Plans



Jasper - Shop E - Floor Plan

Property Contacts



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