

## **Subject 1: 2.15± Acres | 23,200± Sq Ft Commercial Building**

- 6 Commercial Storefront Units
- **100% Occupied – All Units Producing Income**
- Established national and regional tenants including: **Dominos Pizza, Double J Auto Repair, The Dry Cleaner, Lily's Nail Salon, Your Missing Sparkles Jewelry Store, & The Laundry Mat**

Current Income for Subject 1 - \$9,012

- Long-standing tenant base with strong customer traffic
- Metal roof construction for durability and reduced maintenance
- Excellent visibility and access from Jackson Pike

*This parcel provides stable, fully leased income with reliable tenants already in place.*

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## **Subject 2: 2.72± Acres | 11 Commercial Storefront Units**

- 11 Total Units
- **10 Currently Rented – 1 Vacancy for Immediate Upside**
- Tenant mix includes: **Subway, UPS Store, A&L Home Health, The Smoke Cave, Blended Nutrition, Storage Facility, Mane Design, AJ's Axe House, & More**

Current Income for Subject 2– \$18,550

- Rear drive-through access lane allowing easy loading, deliveries, and customer drop-off
- Metal roof construction
- Opportunity to lease the final unit for additional income growth

*Large Digital Advertising Sign providing additional exposure and potential revenue*