



Property Checklist
Wal-Mart 2.0

| Item | ✓ | Notes | |
|-------------------------|---|--|---------------|
| Property Tax Data Sheet | | On Flash Drive | |
| Tax total and breakdown | | On Flash Drive | |
| Physical Address | | 6025 S. First St., Milan, TN 38358 | |
| Nickname | | Wal-Mart 2.0 | |
| Owner(s) | | The Kreonke Group | |
| Owner Address | | 211 North Stadium | |
| | | Columbia, MO 65203 | |
| | | | |
| Listing Agent | | Jennifer Fox of WalMart Realty | |
| Agent Contact Info | | jennifer.fox@walmart.com | 479-204-2002 |
| Age | | 1992 | |
| Square Feet | | 54,633 | 340'w x 206'd |
| Terms | | Unknown to city officials | |
| Rent Price | | Unknown to city officials | |
| Asking Price | | N/A | |
| Condition | | Great condition | |
| Repairs Needed | | Aware of none | |
| Previous Tenant | | Wal-Mart holds lease til 2017 | |
| When | | | |
| Previous Owner | | N/A | |
| When | | | |
| Average Utility Cost | | approx. \$5,000 per month | |
| Other | | | |



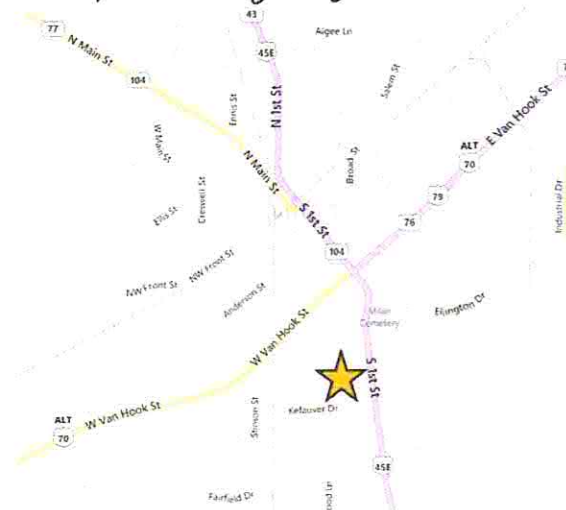
Building Size: \pm 72,113 S.F.
Available: \pm 54,633
Parcel Size: \pm 8.91 Acres
Building Dimensions: 340' Wide x 206' Deep
Year Built: 1992

Building/Site Configuration: Free Standing

2011 Population: 5-mile Radius..... 11,958
 10-mile Radius..... 28,498
2011 Median Income: 5-mile Radius.....\$34,771
 10 mile Radius.....\$37,071

FOR MORE INFORMATION CONTACT:

Dick Sammer, Real Estate Broker
 (615) 371-3303
dsammer@pridebrokerage.com




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Showing results 1 - 1 of 1 | City (A-Z)

[1] Selected

Address

Property Details

Property Info

Contact



Available

MILAN, IN
 10,000 sq ft
 Building

10,000 sq ft
 10,000 sq ft
Marketing Package

10,000 sq ft
 10,000 sq ft
 10,000 sq ft

479-204-2002
Jennifer.Fox@walmart.com

Showing results 1 - 1 of 1 | City (A-Z)

[Shop At Walmart.com](#)[Shop At Sam's Club.com](#)[Visit WalmartStores.com](#)

The information contained herein is provided as a courtesy only and is not offered with representation or warranty as to the financial or physical condition of the property. All properties are offered "as is" and interested parties must satisfy themselves that the financial and physical condition of the property is satisfactory for intended uses. Offers, letters of intent, and negotiations regarding terms and conditions pertaining to specific properties are non-binding upon Wal-Mart Stores, Inc., its affiliates, employees or agents, and are subject to change. Furthermore, all Agreements are subject to Walmart Realty Committee Approval, and the execution by said parties of mutually acceptable documents thereafter.

Subject: FW: Walmart - Milan, TN
From: City Hall (cityhall@cityofmilantn.com)
To: chriscrider@bellsouth.net; jgriggs@cityofmilantn.com;
Date: Monday, February 23, 2015 8:19 AM

From: Nicholas Goodner [mailto:Nick.Goodner@walmart.com]
Sent: Friday, February 20, 2015 2:38 PM
To: cityhall@cityofmilantn.com
Cc: Jennifer Fox
Subject: Walmart - Milan, TN

Mayor Crider:

I received your message a moment ago. Sorry I missed you. Jennifer Fox (copied) handles subleasing our dark stores and can fill you in on rental rates for our former store in Milan that we lease. She's out today but we'll be in touch next week.

Thanks,

Nick

Nick Goodner, CCIM

Director

Asset Management & Building Disposition

Walmart Realty
Phone 479-204-0467 Fax 479-204-9634
nick.goodner@walmart.com

From: **David Scarbrough** dscarbrough@mpu1.com
Subject: RE: WMT 2.0
Date: **February 4, 2015 at 9:21 AM**
To: **Chris Crider** chriscrider@bellsouth.net

Wal Mart estimate \$7,000 per month – current average Tractor Supply \$3,277 per month

From: chriscrider@bellsouth.net [<mailto:chriscrider@bellsouth.net>]
Sent: Tuesday, February 03, 2015 6:01 PM
To: David Scarbrough
Subject: WMT 2.0

David,

What do you estimate the utility costs were for Walmart while at 6025 S. 1st?

What are the utility costs for Tractor Supply now?

Thanks!

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Walmart Realty Contact Information

Below are contacts within Walmart Realty's Disposition Team

If you are interested in submitting a property for consideration of a new store location, please view the link below for instructions:

<http://www.walmartrealty.com/NewStores/PropertySubmissionProcess.aspx>

Or contact the New Store Real Estate Director for your region:

<http://www.walmartrealty.com/NewStores/MapofNewStoreContacts.aspx>

For Operating Stores Only:

For issues with Landlords/Lease Questions, Common Area Maintenance, City Meeting Notes, Neighbor Issues, Property Management, Remodel Information, DOT Issues, Parking Lot Signage, Outside Sales, Code Violations, Condemnations, Easement Requests, Compliance and Parking Lot Events, please refer to [Map of Operating Store Contacts](#).

For general contractors and/or sub-contractors interested in working with Walmart:

All projects are bid to Walmart approved general contractors.

To become an approved contractor, go to the [Apply To Be A Supplier](#) section on Walmart's corporate website.

For non-real estate inquiries, please view the following page:

[Walmart Stores Contact Webpage](#)

[Shop At Walmart.com](#)

[Shop At Sam'sclub.com](#)

[Visit Walmartstores.com](#)

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| City | State | Store_Number | Address | Zip | Latitude | Longitude | Type |
|-------|-------|--------------|-------------------------|-------|-----------|------------|----------|
| Milan | TN | 104 | 6025 South First Street | 38358 | 35.907223 | -88.754149 | Building |

| Status | Lease_Sell | Bldg_Size | Outlot_Nbr | Lot_Size | Asking_Price | Contact_Name | Email |
|-----------|------------|-----------|------------|----------|--------------|--------------|--------------------------|
| Available | Sublease | 54633 | | 8.9 | 0 | Jennifer Fox | Jennifer.Fox@walmart.com |