



**LOTS OF INFO ON YOUR FLASH DRIVE      Property Checklist**  
**ABOUT THESE THREE VACANIES      Wal-Mart Strip Mall (3 vacancies)**

Item	✓	Notes			
Property Tax Data Sheet		see flash drive			
Tax total and breakdown		see flash drive			
Physical Address		15421 South First, Milan, TN			
Nickname		Wal-Mart Strip Mall			
Owner(s)		Marketplace Milan GP			
Owner Address		Wise Smith & Hunter Smith			
		P.O. Box 45			
		McFarland, WI 53558			
Listing Agent		Shopping Center Group			
Agent Contact Info		<a href="mailto:shawn.massey@tscg.com">shawn.massey@tscg.com</a>	771 Brookhaven Circle, Memphis		
Age		circa 2007			
Square Feet		avg 1,500			
Terms		unknown to city officials			
Rent Price		Unknown to city officials			
Asking Price		N/A			
Condition		Great			
Repairs Needed					
Previous Tenant					
When					
Previous Owner					
When					
Average Utility Cost					
Other					

# The Marketplace At Milan

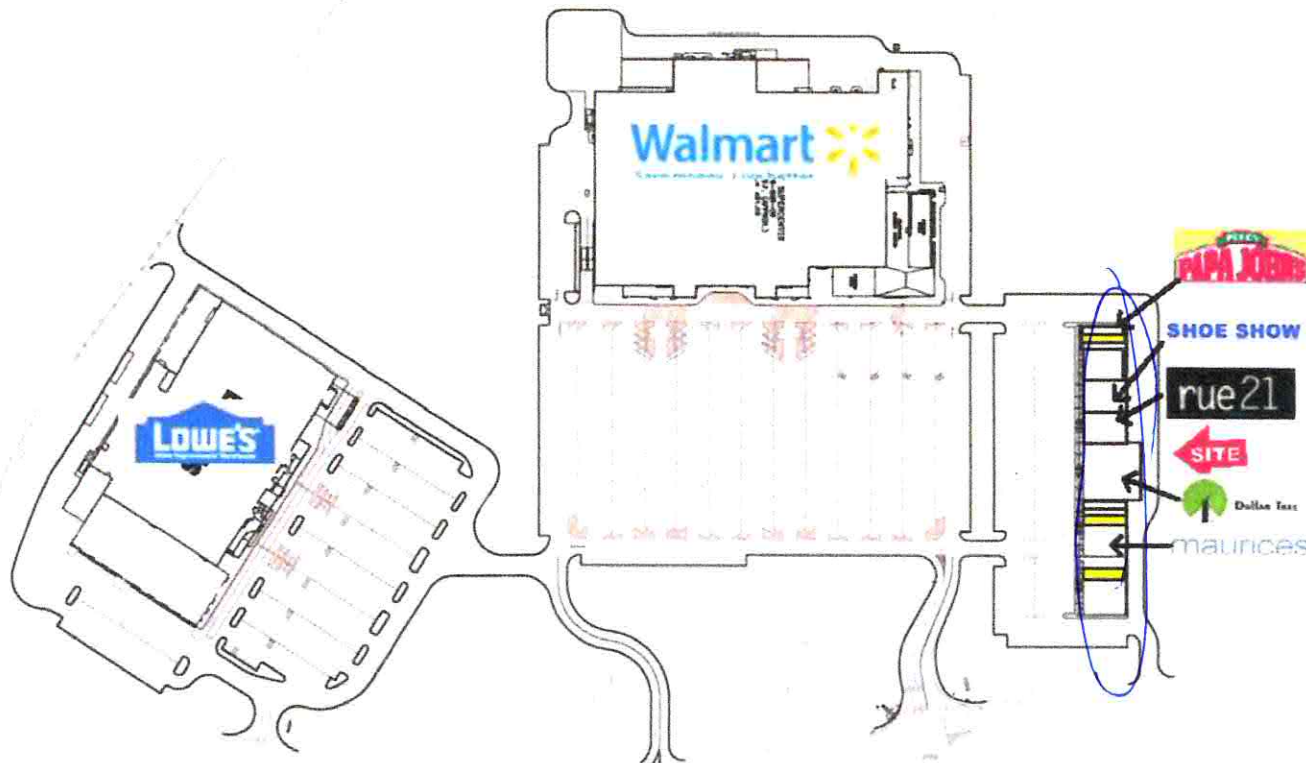
15421 S First St, Milan, TN

Gibson County | S 1st Street & Denton Fly Rd

NEW WALMART ANCHORED CENTER

THE SHOPPING CENTER GROUP

Only RETAIL  
everything RETAIL



## PROPERTY HIGHLIGHTS

- 40,000 SF Walmart anchored shopping center located on Hwy 45 East (S First St)
- 1,313 SF immediately available
- Area retailers include: Walmart, Lowe's, Sears, Radio Shack, Save-A-Lot, Fred's, Super D, AutoZone, Maurices, Dollar Tree, AT&T, El Gallero, rue21, Shoe Show, Papa John's & Dollar General
- Traffic Counts: Highway 45 East (18,180 VPD)

## DEMOGRAPHICS

	5-MILE	10-MILE	20-MILE
Population	12,808	34,570	151,289
Households	4,946	13,579	59,181
Average Household Income	\$51,911	\$52,147	\$54,019

## FOR MORE INFORMATION CALL:

Shawn Massey, CCIM, CRX, CLS 901-334-5702 Shawn.Massey@tscg.com  
Robert Sloan 901-334-5703 Robert.Sloan@tscg.com

No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability assumed for error or omissions. [theshoppingcentergroup.com](http://theshoppingcentergroup.com)

A MEMBER OF  
CHAINLINKS  
RETAIL ADVISORS



# The Marketplace At Milan

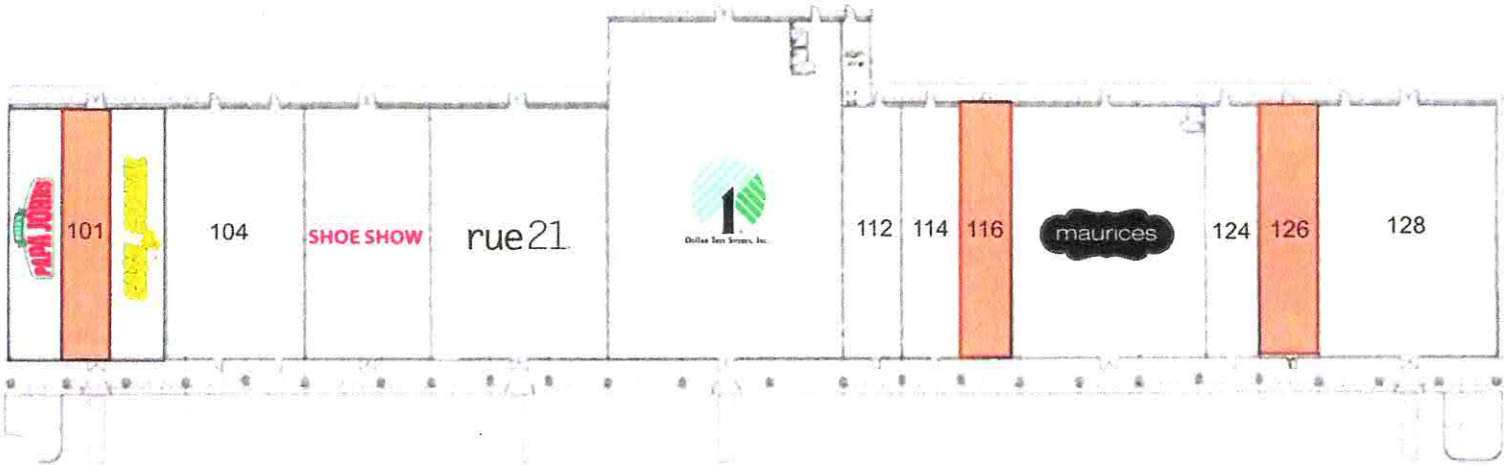
15421 S First St, Milan, TN

Gibson County | S 1st Street & Denton Fly Rd

NEW WALMART ANCHORED CENTER

THE SHOPPING CENTER GROUP

Only RETAIL  
everything RETAIL



## TENANT LIST

100 Papa John's Pizza	1,500 SF	106 Rue 21	4,500 SF	116 Available	1,313 SF
101 Available	1,375 SF	110 Dollar Tree	8,000 SF	120 Maurice's	4,875 SF
102 Cash Corral	1,125 SF	112 Dave's Deli	1,500 SF	124 Raymond's Nails	1,313 SF
104 Asian Buffet	3,500 SF	114 First State Insurance & Realty	1,500 SF	126 Available	1,500 SF
105 Shoe Show	3,225 SF			128 El Gallero Mexican Restaurant	4,500 SF

## FOR MORE INFORMATION CALL:

Shawn Massey, CCIM, CRX, CLS 901-334-5702 Shawn.Massey@tscg.com  
Robert Sloan 901-334-5703 Robert.Sloan@tscg.com

No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability assumed for error or omissions. [theshoppingcentergroup.com](http://theshoppingcentergroup.com)

A MEMBER OF  
CHAINLINKS  
RETAIL ADVISORS

**Subject:** Milan vacancy info

**From:** Chris Crider (chriscrider@bellsouth.net)

**To:** shawn.massey@tscg.com;

**Date:** Tuesday, February 3, 2015 5:26 PM

Shawn,

Tell me about this vacancy in the strip mall that has Dollar Tree and Papa Johns in it:

Rent? sf? Terms?

Sent from my iPhone

From: Lawanda Cooper lcooper@cityofmilantn.com  
Subject: MARKETPLACE MILAN INFO  
Date: February 3, 2015 at 12:01 PM  
To: Chris Crider chriscrider@bellsouth.net

Attached is copy of deed with owners names.

The link below will give you listing brokers info(Shawn Massey and Robert Sloan)  
<http://commercialsearch.realtor.com/commercial-detail/the-marketplace-at-milan>

Mailing address on taxes  
MARKETPLACE MILAN GP  
P O Box 45  
MCFARLAND WI 53558

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is \$ 587,500.00

D. P. Rye  
Affiant ATTORNEY FOR GRANTEE  
Subscribed and sworn to before me this the 22nd day of May, 2006.  
D. P. Rye  
Notary Public  
My Commission Expires: Nov. 30, 2008

THIS INSTRUMENT PREPARED BY:

THE BUTLER FIRM, PLC  
112 South Liberty Street  
Madison Place - Suite 321  
Jackson, TN 38201



WARRANTY DEED

PERSON OR AGENCY RESPONSIBLE  
FOR PAYMENT OF TAXES  
Marketplace Milan, GP  
771 Brookhaven Circle  
Memphis, TN 38117

OWNER/ADDRESS:

Same as Above

Hilda T. Patterson, Register  
Gibson County

Rec #: 64601  
Rec'd: 15.00  
State: 2173.75  
Clerk: 1.00  
EDP: 2.00  
Total: 2191.75  
Instrument #: 75052  
Recorded  
6/6/2006 at 9:49 AM  
in Record Book  
887

Pgs 181-183

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of the sum of One Hundred (\$100.00) Dollars, cash in hand paid, and other good, valuable and satisfactory considerations receipt of which is hereby acknowledged, the undersigned, **ZENA G. WESTERN**, an unmarried person, has this day bargained and sold and does hereby transfer and convey unto **MARKETPLACE MILAN, GP**, a Tennessee general partnership composed of **Wise Smith, Hunter Smith and Flop Shot, LLC** (a Mississippi limited liability company), that certain lot or parcel of land lying in the city of Milan, Tennessee, and more particularly bounded and described as follows:

**BEGINNING** at an iron pin found at the northeast corner of Wal-Mart Real Estate Business Trust, (Deed Book 843, Page 486) said point being on the west margin of Highway 45 East and being the southeast corner of the tract herein described; runs thence with the north line of Wal-Mart Business Real Estate Business Trust, south 89 degrees 09 minutes 40 seconds west, 713.28 feet to an iron pin set at the southwest corner of the tract herein described; runs thence with a new severance line through the Haywood Western and wife Zena (Deed Book 131 Page 463) north 00 degrees 50 minutes 20