



701 PRESIDENT PLACE

Smyrna, Tennessee

701 PRESIDENT PLACE

Smyrna, Tennessee

701 President Place is a retail shopping center located in the heart of the Smyrna, Tennessee commercial corridor. The center is situated at the southwest corner of President Place and Potomac Place and fully visible from the most heavily trafficked thoroughfare through Smyrna via Sam Ridley Parkway. The Property being offered is a five-bay condo regime (21,117 sf) of a total seven-bay center (24,991 sf). The offered space is occupied by four long-standing retail businesses and one vacancy.



Investment Highlights

Diverse Tenant Mix - Diverse restaurant tenant mix with great mix of lunch/dinner and bar concepts

Strong Remaining Lease Term - Over seven years collectively with tenants that have been in the center for well over 15 years

Excellent Submarket Stats - Submarket occupancy consistently above 95% and currently at 98%

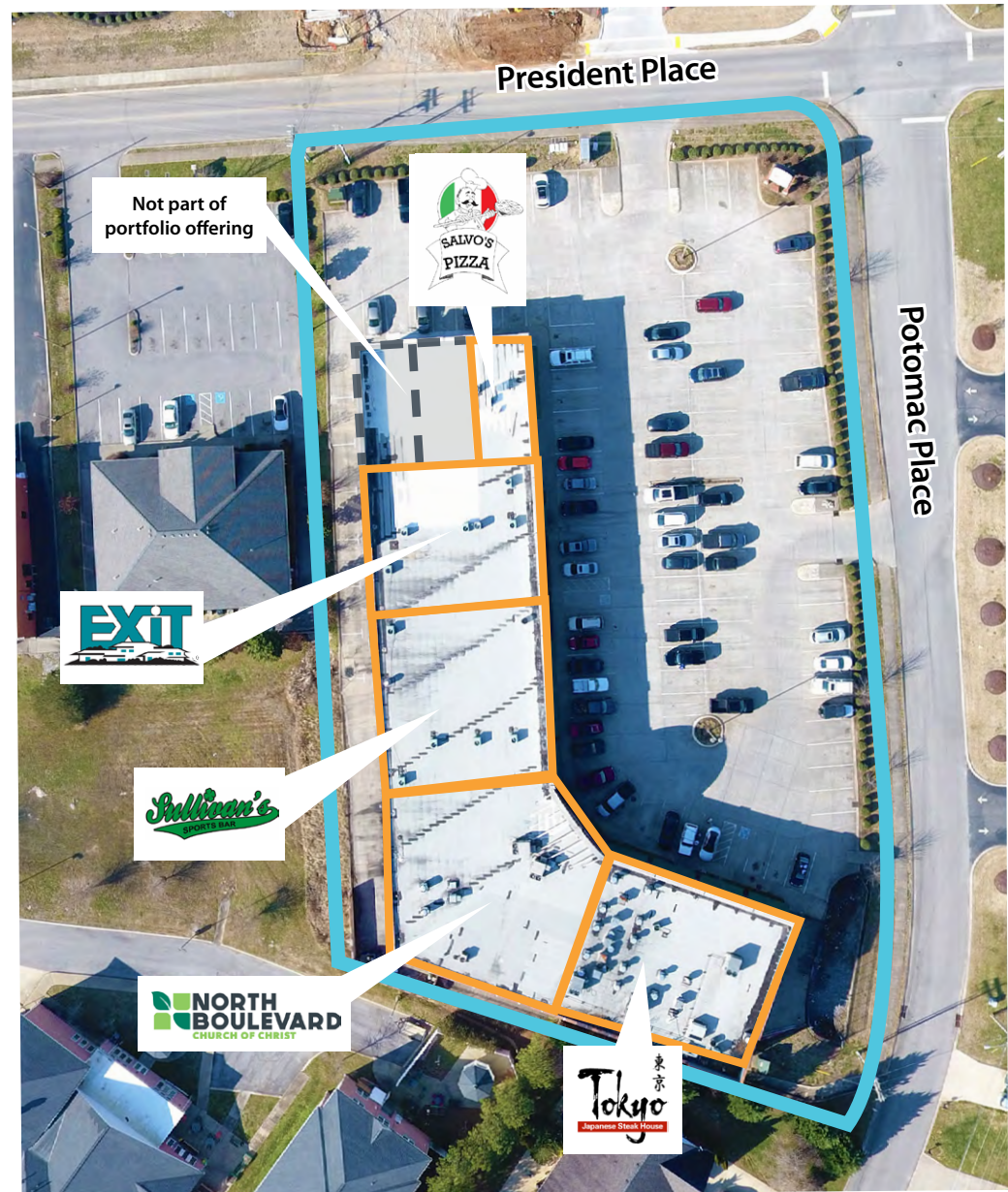
Great Access and Visibility - Located in the heart of Smyrna's most prominent retail corridor, Sam Ridley Parkway

Below Market Rental Rate - Current rents nearly 15% below market rental rate

Tenant Build Out - Tenants have spent extensive money on buildouts over the years of occupancy

Property Summary

Address	701 President Place Smyrna, TN
Year Built	2007
Building Size	21,117 sf
Current Occupancy	100%
Current Number of Tenants	Five Tenants





701 PRESIDENT PLACE

Smyrna, Tennessee

Investment Contacts

Mike Jacobs, CCIM

Senior Vice President, Capital Markets
615.727.7415
mike.jacobs@avisonyoung.com

Lisa Maki

Senior Vice President, Capital Markets
615.727.7411
lisa.maki@avisonyoung.com

Executive

Warren Smith

Principal, Managing Director
615.727.7409
warren.smith@avisonyoung.com

Debt and Equity

Todd Friedenberg

President | Principal
Q10 Vista Commercial Mortgage Group, LLC
615.279.1631
todd@vistacmg.com