

1000 VANN DR

Multi Tenant Net-Lease

CONFIDENTIAL OFFERING MEMORANDUM



20,000 SF

Scott Beasley

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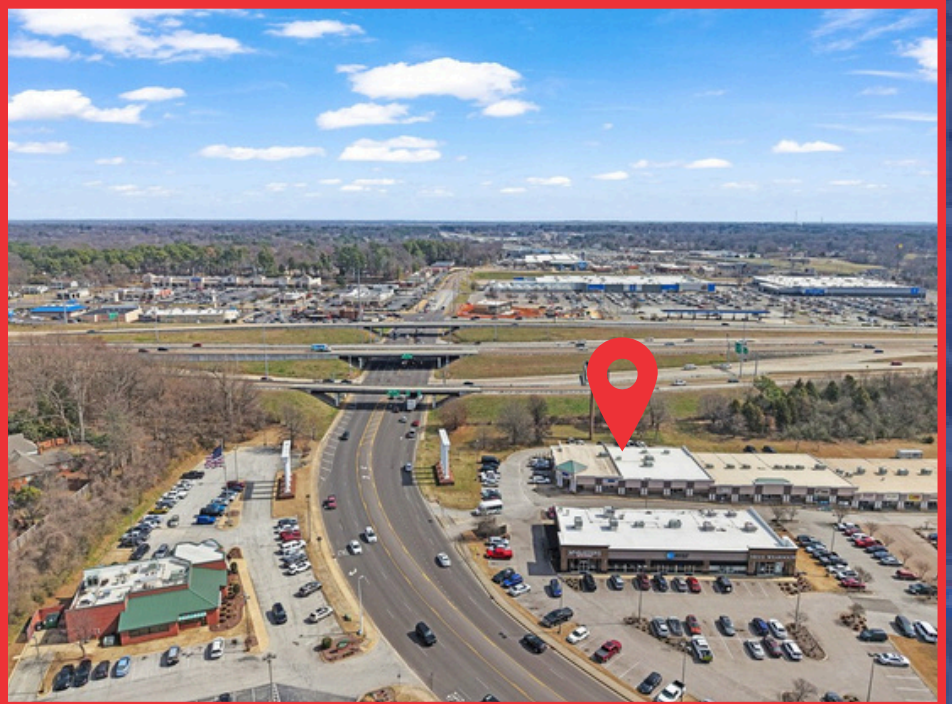
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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. MUST HAVE SIGNED PSA & BANK LETTER ACCEPTED BY SELLER.
Please Contact Scott Beasley, Hickman Realty Group, Inc for more details

INVESTMENT HIGHLIGHTS

- Strong Tenant Mix Featuring National & Government Tenancy
- Class A Condition
- 2.33 Ac Lot
- Premiere Multi-Tenant Investment Opportunity - Draw Area on 310,000 MSA + Located at Main Entry
- Located in West Tennessee Premier Regional Shopping Area - The Columns - Over 600,000 Sq Ft Retail Development
- Traffic Count 45,385 at Entrance to The Columns
- Exit 80 Interstate 40 - 60,000 ADDT





USJ TRINITY Jackson Christian



OLD NAVY Michaels Marshalls BAMI Jersey Mike's



verizon wireless Perkins



McALISTER'S DELI AT&T



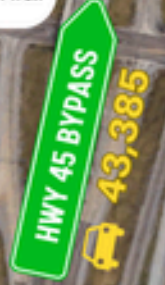
ULTA BEAUTY ROSS DRESS FOR LESS KOHL'S



Cane's



SUBJECT



HWY 45 BYPASS
43,385



Kirkland's Home



Snappy DOLLAR TREE DICK'S SPORTING GOODS



SONIC



Panera ZAXBY'S



carter's Oldemark MAURICES



THE HOME DEPOT Ashley



CARMAX



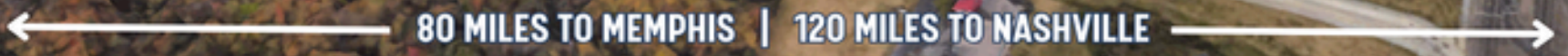
Hilton Garden Inn Howard Johnson BY WYNDHAM



BEST BUY HOBBY LOBBY



412 US INTERSTATE 40 40
50,080



← 80 MILES TO MEMPHIS | 120 MILES TO NASHVILLE →

TENANT OVERVIEW

ABOUT

- MyEyeDr. – Leading national vision care platform operating 840+ locations across 27+ states, providing comprehensive eye exams, prescription eyewear, contact lenses, and ongoing patient care. The company’s healthcare-driven model generates recurring customer visits and stable demand, supported by strong brand recognition and multi-state scale.
- Armed Services Career Center – U.S. government-operated military recruiting and career services office offering enlistment counseling, career placement, and community outreach. Government-backed tenancy provides stable occupancy, predictable use, and consistent traffic tied to federal operations.
- Suite C vacant space 1544 sq. ft. marketed at 16.10/sq. ft. NNN
- Suite D vacant space 3,600 sq. ft. marketed at \$16.10/sq. ft. NNN



PRICING DETAIL & OPERATING DATA

Sale Price	\$5,135,000
Built	Updated 2005
Gross Leasable Area	20,000
Lot Size	2.33 Acres
Tenants	MyEyeDr. Armed Service Career Center
Cap Rate	6.87 Pro Forma

RENT SCHEDULE

MyEyeDr.

CURRENT TERM
4/1/21 - 3/31/31

ANNUAL RENT
\$195,000

MONTHLY RENT
\$16,250

Armed Service Career Center

CURRENT TERM
12/1/24 - 11/30/29

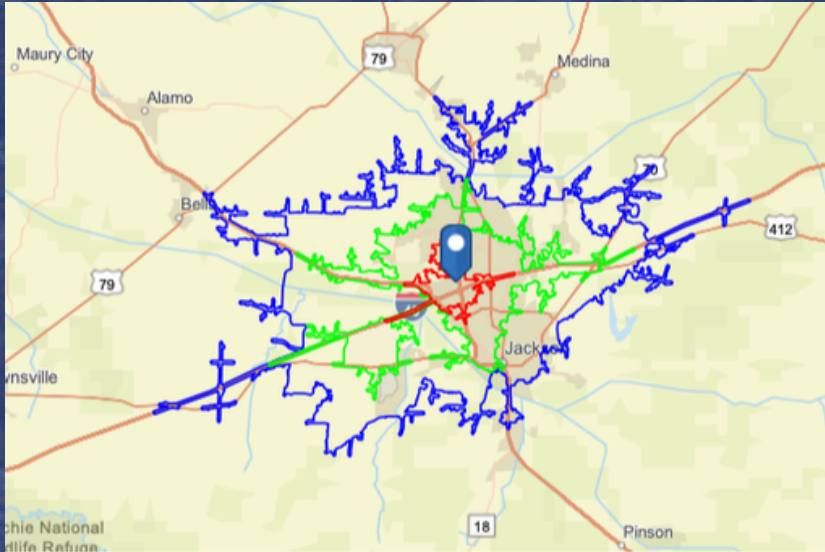
ANNUAL RENT
\$84,480

MONTHLY RENT
\$7,040



BENCHMARK DEMOGRAPHICS

Drive Time: 5 minutes, Drive Time: 10 minutes, Drive Time: 15 minutes



Age Segments	5 min drive	10 min drive	15 min drive	38305 (Jackson)	Madison County	Tennessee	United States
Population Age 0-4	5.63%	5.48%	5.89%	5.46%	5.65%	5.52%	5.39%
Population Age 5 to 9	5.04%	5.82%	6.13%	5.91%	6.00%	5.89%	5.75%
Population Age 10 to 14	4.77%	5.83%	5.97%	5.95%	5.80%	5.95%	5.98%
Population Age 15 to 19	4.99%	5.97%	6.50%	5.90%	6.21%	6.28%	6.47%
Population Age 20 to 34	37.25%	21.49%	21.19%	20.23%	20.08%	20.07%	20.33%
Population Age 35 to 54	17.85%	23.48%	23.70%	23.97%	23.65%	25.13%	25.20%
Population Age 55 to 74	17.80%	22.91%	22.68%	23.85%	24.14%	23.18%	22.82%
Population Age 75+	6.63%	8.99%	7.93%	8.76%	8.43%	7.97%	8.05%

Household Income	5 min drive	10 min drive	15 min drive	Madison County	Tennessee	United States
<\$15,000	20.5%	10.3%	13.6%	12.4%	9.1%	8.3%
\$15,000-\$24,999	11.6%	7.4%	8.4%	8.0%	6.9%	5.9%
\$25,000-\$34,999	7.0%	7.8%	8.5%	8.2%	7.1%	6.3%
\$35,000-\$49,999	8.9%	13.2%	13.5%	13.2%	11.5%	9.8%
\$50,000-\$74,999	12.6%	17.9%	17.2%	17.6%	17.0%	15.6%
\$75,000-\$99,999	14.7%	12.6%	10.9%	11.7%	13.0%	12.5%
\$100,000-\$149,999	11.7%	16.1%	15.7%	16.2%	17.7%	17.8%
\$150,000-\$199,999	4.1%	7.5%	6.3%	6.6%	7.7%	9.8%
\$200,000+	9.0%	7.2%	6.0%	6.0%	10.0%	14.0%

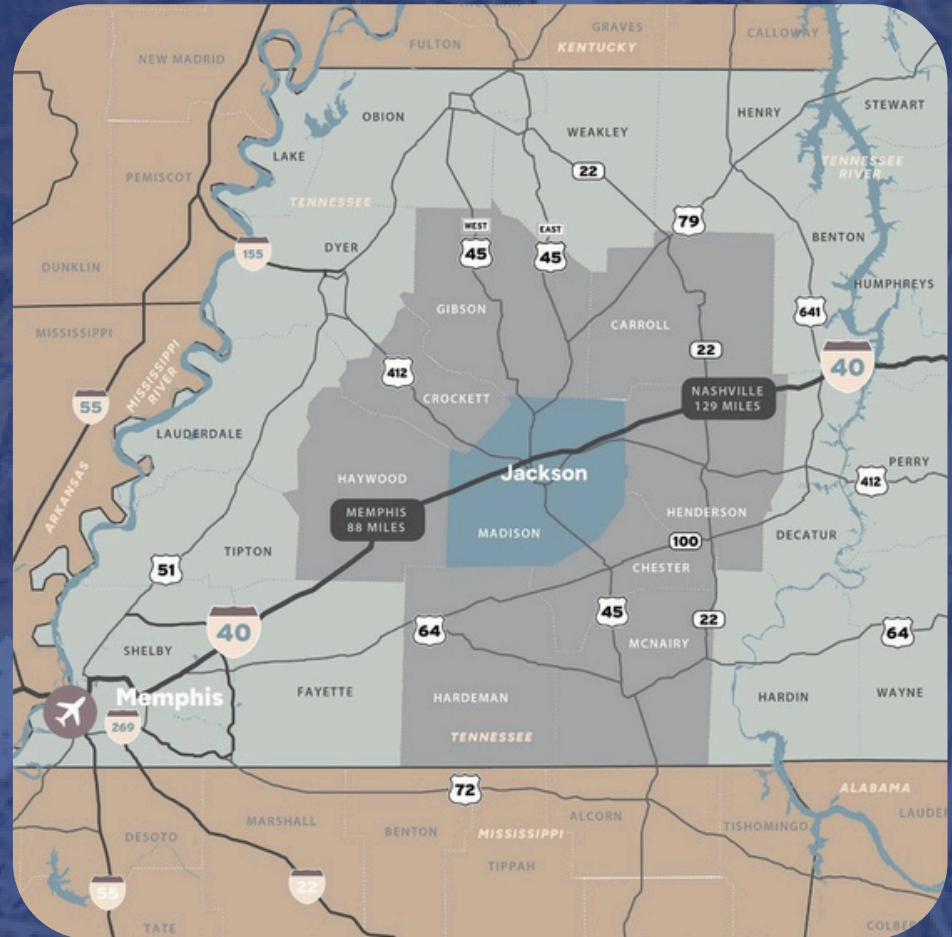
Key Facts	5 min drive	10 min drive	15 min drive	Madison County	Tennessee	United States
Population	5,660	42,558	75,592	98,588	7,245,884	339,887,819
Daytime Population	12,389	62,160	95,804	115,198	7,253,286	338,218,372
Employees	2,589	19,884	33,265	43,381	3,398,895	167,630,539
Households	2,134	17,949	30,890	40,647	2,922,711	132,422,916
Average HH Size	2.19	2.26	2.31	2.32	2.43	2.50
Median Age	28.2	39.8	38.7	40.3	39.8	39.6

Housing Facts	5 min drive	10 min drive	15 min drive	Madison County	Tennessee	United States
Median Home Value	317,669	254,965	244,528	247,943	331,079	370,578
Owner Occupied %	32.7%	58.7%	58.8%	63.9%	66.8%	64.2%
Renter Occupied %	67.3%	41.3%	41.2%	36.1%	33.2%	35.8%
Total Housing Units	2,496	19,694	34,102	44,813	3,230,934	146,800,552

Income Facts	5 min drive	10 min drive	15 min drive	Madison County	Tennessee	United States
Median HH Income	\$53,981	\$65,518	\$60,270	\$62,718	\$72,259	\$81,624
Per Capita Income	\$32,962	\$38,094	\$33,855	\$34,823	\$40,507	\$45,360
Median Net Worth	\$17,000	\$130,682	\$109,126	\$147,228	\$193,519	\$228,144

JACKSON TRADE AREA OVERVIEW

As the region anchor of West Tennessee, Jackson is at the center of a trade area that extends across nine counties and a population of nearly 310,000. Encompassing Madison, Carroll, Chester, Crockett, Gibson, Hardeman, Haywood, Henderson, and McNairy counties, the Jackson Trade Area illustrates the city's influence as a destination for employment, higher education, healthcare, retail, and entertainment. Its position at the intersection of major highways, coupled with a diverse economic base, continues to draw workers, students, shoppers, and visitors from across the region, reinforcing Jackson's role as West Tennessee's gathering point for commerce and opportunity.



■ Madison County ■ Jackson Trade Area ■ West Tennessee

2025 Estimates

POPULATION

310K

Growth 2025-2030
1.51%

2025 Estimates

HOUSEHOLDS

125K

Growth 2025-2030
2.08%

2025 Estimates

MEDIAN AGE

40.47

Growth 2025-2030
39.6%

2025 Estimates

MEDIAN HOUSEHOLD INCOME

\$56,385

U.S. Median
\$78,426

JACKSON TRADE AREA DRIVERS



Employment

Jackson is the region's employment center, with a diverse industrial and commercial base that brings more than 20,000 commuters into the city each day.



Healthcare

The West Tennessee Healthcare system, along with a wide network of specialty practices, outpatient clinics, and multi-specialty providers, makes Jackson the primary destination for medical care across the region.



Education

Jackson's colleges and training institutions, including Union University, Lane College, Jackson State Community College, UT Martin's Jackson Campus, and Tennessee College of Applied Technology, provide a steady pipeline of graduates and skilled workers who support industries and employers across the region.



Retail

Jackson serves as West Tennessee's shopping center, with a broad mix of national retailers, regional centers, and independent stores that draw customers from every surrounding county.



Entertainment

Jackson is the cultural and entertainment destination for West Tennessee, combining symphony performances, theater productions, live music, festivals, and a wide array of sporting events that attract residents and visitors from throughout the region.

JACKSON TRADE AREA DEMOGRAPHICS



Population

In 2025, the population of the Jackson Trade Area is 309,806. Over the next five years, it is projected to grow modestly to 314,472, an increase of 1.5%. The population is almost evenly split between male (49.1%) and female (50.9%). The median age is 40.5, slightly higher than the US median of 39.6.



Households

There are currently 124,673 households in the Jackson Trade Area, with an average household size of 2.38 persons. By 2030, the number of households is expected to increase by 2.1%, reaching 127,266.



Income

The 2025 median household income in the Jackson Trade Area is \$56,385, compared to the US median of \$78,426. The average household income locally is \$76,263, below the US average of \$113,181.



Race and Ethnicity

The Jackson Trade Area's population is predominantly White (67.9%) and Black or African American (23.4%). Smaller shares identify as Asian, American Indian, or other races, while 5.1% report two or more races. People of Hispanic or Latino origin name up 4.7% of the population, compared to 20.3% nationally.



Housing

The median home value in the Jackson Trade Area in 2025 is \$194,261, well below the US median of \$362,832. The trade area has 85,056 owner-occupied units and 39,617 renter-occupied units.



Employment

In 2025, the civilian labor force in the Jackson Trade Area includes 134,899 people. Unemployment is 3.1%. More than half the workers (50.7%) are employed in white-collar occupations, while about one-third (32.7%) work in blue-collar jobs. The average commute time is 26.5 minutes.



LISTED BY:



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