



OFFERING MEMORANDUM / FOR SALE

Bradford Square Shopping Center

323 EAST MAIN STREET • BROWNSVILLE, TENNESSEE 38012

LIST PRICE

\$4,041,327

CAP RATE

9.00%

RETAIL AREA

81,570 SF

NET OPERATING INCOME

\$363,719.46

INVESTMENT OPPORTUNITY IN WEST TENNESSEE

Retail cash flow with room to grow.

PROPERTY
Bradford Square
Brownsville, TN

RETAIL AREA	POPULATION CONTEXT	LEASE STRUCTURE	CURRENT NOI
81,570 SF Grocery / retail-oriented shopping center	14,000+ As shown in the reference material	NNN Investment-oriented operating profile	\$363,719.46 Supports a 9.00% cap rate at list price

THE OPPORTUNITY

Established retail presence in Brownsville

Bradford Square is an 81,570 SF retail shopping center at 323 East Main Street in Brownsville, Tennessee. The property is positioned as a grocery / retail-oriented center with national and recognizable tenants, strong visibility, and established traffic in the market.

The offering is designed for buyers seeking immediate cash flow, potential for rent growth, and a possible outparcel opportunity. The center's NNN investment profile and tenant mix provide a practical platform for long-term ownership.

INVESTMENT HIGHLIGHTS

- 01 Immediate cash flow.** Current NOI of \$363,719.46 supports the 9.00% cap rate at the new list price.
- 02 Recognizable tenants.** Dollar Tree, Sherwin-Williams, AutoZone, and Rent-A-Center support broad retail appeal.
- 03 Upside potential.** The reference material identifies below-market rents, potential rent growth, and a possible outparcel opportunity.
- 04 Regional tailwinds.** Brownsville's West Tennessee position may benefit from broader employment and demand momentum associated with Ford Motor Company's BlueOval City investment.

ADDRESS	ASSET TYPE	OFFERING
323 East Main Street Brownsville, TN 38012	Multi-tenant retail shopping center	For sale \$4,041,327

IN-PLACE ECONOMICS

A clear income and expense bridge.

The following summary reflects the financial information provided in the reference brochure. Figures are shown exactly as provided and should be independently verified.

LIST PRICE

\$4,041,327

CAP RATE

9.00%

INCOME & OPERATING EXPENSES	AMOUNT
Scheduled Base Rent	\$416,136.84
Reimbursement Revenue — Common Area Maintenance	\$17,036.07
Reimbursement Revenue — Insurance	\$14,298.78
Reimbursement Revenue — Real Estate Taxes	\$25,329.76
Total Reimbursement Revenue	\$56,664.61
Effective Gross Revenue	\$472,801.45
Operating Expenses — Common Area Maintenance	\$35,998.49
Operating Expenses — Insurance	\$23,557.85
Operating Expenses — Real Estate Taxes	\$49,525.65
Total Operating Expense	\$109,081.99
Net Operating Income	\$363,719.46

List Price: \$4,041,327 | Cap Rate: 9.00% | NOI ÷ List Price = 9.00%

OPERATING DETAIL

Bradford Square Shopping Center — Rent Roll

Property: 323 East Main Street, Brownsville, TN 38012

Tenant	SF	Monthly Rent	Annual \$/SF	Expiration	Options Remaining
Farmers Home Furniture	22,125	\$5,992.19	\$3.25	03/31/2027	(2) 5-Year
CitiTrends (New Lease)	12,120	\$6,060.00	\$6.00	~ June 2031	(5) 5-Year
Dollar Tree	9,000	\$5,625.00	\$7.50	07/31/2029	(2) 5-Year
Rent-A-Center (RAC)	8,460	\$2,759.88	\$3.91	05/31/2029	(2) 5-Year
Wholesale Electric	8,115	\$3,000.00	\$4.44	11/30/2028	None
Gwenda Watkins (Beauty)	7,200	\$2,300.00	\$3.83	05/31/2031	Rent bump 06/2027
Sherwin-Williams	5,000	\$3,375.00	\$8.10	06/30/2030	(1) 5-Year
AutoZone	5,000	\$2,200.00	\$5.28	09/30/2028	(2) 4-Year
Puff City Inc.	3,300	\$2,266.00	\$8.24	08/31/2027	None
First Heritage Credit	1,250	\$850.00	\$8.16	12/31/2028	None
Main Source Trading Corp (Recycling Bin)	N/A	\$250.00	—	—	None
11 Line Items	81,570 SF	\$34,678.07	\$5.10 average	100% Leased	—

Rent roll figures reflect current in-place base rent. Tenant reimbursements for CAM, taxes, and insurance are passed through separately. Square footage and lease information should be independently verified.



TENANT MIX

Recognizable names. Everyday demand.

Bradford Square's tenant roster is oriented toward essential, value, home-improvement, and automotive retail uses that support recurring consumer visits.

National and recognizable tenants provide a strong foundation for an NNN retail investment.

Dollar Tree

Nationally recognized discount retailer and traffic driver. Dollar Tree offers everyday essentials, seasonal goods, party supplies, household products, and food items at value-oriented price points.

Sherwin-Williams

National paint and coatings retailer. Sherwin-Williams serves commercial, industrial, and residential customers with paints, coatings, and related products.

AutoZone

National automotive parts and accessories retailer. AutoZone provides aftermarket auto parts, tools, accessories, and diagnostic solutions for DIY customers and professional mechanics.

Rent-A-Center

National rent-to-own retailer. Rent-A-Center specializes in furniture, appliances, electronics, and computers through flexible leasing options.

Retail positioning: Grocery / retail-oriented shopping center with a complementary mix of national and recognizable brands.



BROWNSVILLE, TENNESSEE

Positioned for regional relevance.

Brownsville is located in West Tennessee, giving Bradford Square a market position within the region's established retail and employment network. At 323 East Main Street, the center benefits from clear visibility and established traffic in the Brownsville market.

Local context. 14,000+ population as shown in the reference material.

Market role. A grocery / retail-oriented center serving everyday shopping and service needs.

Regional momentum. Ford Motor Company's BlueOval City investment is a potential economic tailwind for broader West Tennessee, with possible effects on jobs, supplier activity, and consumer demand over time.

Measured upside

The BlueOval City opportunity is a regional consideration, not a guaranteed outcome. Investors should evaluate timing, scale, and local impact independently as part of their own underwriting.



BRADFORD SQUARE SITE AERIAL

PROPERTY ADDRESS

323 East Main Street
Brownsville, TN 38012

Investment positioning includes immediate cash flow, potential rent growth, and a possible outparcel opportunity.



FOR SALE

Let's discuss Bradford Square.

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BRADFORD SQUARE SHOPPING CENTER • BROWNSVILLE, TENNESSEE

