



BUCHANAN  
REALTY  
GROUP

INVESTMENTS | MANAGEMENT | BROKERAGE | DEVELOPMENT

An aerial photograph of the Bradford Square Shopping Center in Brownsville, TN, taken at sunset. The sky is a mix of orange, yellow, and blue. A tall water tower stands on the left side of the image. The shopping center is a long, single-story building with various storefronts, including 'AutoZone', 'RAC Rent-A-Center', 'Rite Aid', and 'Rite-Vet-Center'. A large parking lot in the foreground contains several cars and a white van. A large 'FOR SALE' sign is overlaid on the bottom left of the image.

# FOR SALE

323 EAST MAIN STREET BROWNSVILLE, TN 38012

BRADFORD SQUARE SHOPPING CENTER



**81,570 SF**



**14,000 +**

Vehicles Per Day



**NNN+**

## **BRADFORD SQUARE SHOPPING CENTER | Investment Opportunity in Brownsville, TN**

Exceptional 81,570 SF retail shopping center in Brownsville, TN — a high-energy center with below-market rents and potential for an out-parcel opportunity. Anchored by a strong mix of national credit tenants delivering steady income, the center offers immediate cash flow and significant leasing and rent-growth potential. Positioned in a market accelerating from Ford Motor Company's multi-billion-dollar investment, this property stands to benefit from rising jobs, population tailwinds, and stronger consumer demand. Rare chance for investors to capture immediate returns and long-term appreciation.

LIST PRICE  
**\$4,850,000**

# **PROPERTY OVERVIEW**

323 EAST MAIN STREET BROWNSVILLE, TN 38012

*BRADFORD SQUARE SHOPPING CENTER*

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE END
215 E. Main St	Sherwin Williams	5,000 SF	6.13%	\$8.10	\$40,500	6/30/2030
233 E. Main St	First Heritage Credit Union	1,250 SF	1.53%	\$8.16	\$10,200	12/31/2028
321 E. Main St	Dollar Tree	9,000 SF	11.03%	\$7.50	\$67,500	7/31/2029
323 E. Main St	CitiTrends	12,120 SF	14.86%	\$6.00	\$72,720	5/31/2031
325 E Main St	K & B Beauty Supply	7,200 SF	8.83%	\$3.83	\$27,600	5/31/2031
333 E. Main St	AutoZone	5,000 SF	6.13%	\$5.28	\$26,400	9/30/2028
337 E. Main St	Farmer's Home Furniture	22,125 SF	27.12%	\$3.25	\$71,906	3/31/2027
337 E. Main St Ste B	Rent A Center	8,460 SF	10.37%	\$3.91	\$33,118	6/31/2029
339 E. Main St Ste B	Wholesale Electric Supply	8,115 SF	9.95%	\$4.44	\$36,000	11/30/2028
339 E. Main St Ste A	Puff City Inc.	3,300 SF	4.05%	\$8.00	\$27,192	8/31/2027
Recycling Bin	Main Source Trading Corp	-	-	-	\$3,000	-
<b>TOTALS</b>		<b>81,570 SF</b>	<b>100%</b>	<b>\$58.47</b>	<b>\$416,136</b>	
<b>AVERAGES</b>		<b>8,157 SF</b>	<b>10%</b>	<b>\$5.85</b>	<b>\$37,831</b>	

# RENT ROLL

323 EAST MAIN STREET BROWNSVILLE, TN 38012  
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SCHEDULED BASE RENT	\$416,136.84
REIMBURSEMENT REVENUE	
COMMON AREA MAINTENANCE	\$17,036.07
INSURANCE	\$14,298.78
REAL ESTATE TAXES	\$25,329.76
TOTAL REIMBURSEMENT	\$56,664.61
EFFECTIVE GROSS REVENUE	\$472,801.45
Operating Expenses	
COMMON AREA MAINTENANCE	\$35,998.49
INSURANCE	\$23,557.85
REAL ESTATE TAXES	\$49,525.65
TOTAL OPERATING EXPENSE	\$109,081.99
NET OPERATING INCOME	\$363,719.46

# FINANCIALS

323 EAST MAIN STREET BROWNSVILLE, TN 38012  
BRADFORD SQUARE SHOPPING CENTER



### Sherwin-Williams

Founded in 1866, Sherwin-Williams is a global leader in paints, coatings, and related products for residential, commercial, and industrial applications. With over 4,000 retail locations worldwide, the company serves professional contractors, property managers, builders, and DIY customers. Sherwin-Williams is widely recognized for its premium-quality products, strong brand loyalty, and consistent national advertising presence.

### AutoZone

AutoZone is one of the largest automotive parts and accessories retailers in North America, operating over 6,000 locations. The company provides aftermarket auto parts, tools, accessories, and diagnostic solutions for both DIY customers and professional mechanics. Known for its strong brand recognition and consistent foot traffic, AutoZone is a long-standing anchor tenant in many retail corridors.

### Dollar Tree

Dollar Tree is a nationally recognized discount retailer operating more than 15,000 stores across the United States and Canada. The company offers a wide assortment of everyday essentials, seasonal goods, party supplies, household products, and food items at value-oriented price points. Dollar Tree is a strong traffic driver and serves a broad demographic base, making it a consistent performer in retail centers nationwide.

### Rent-A-Center

Rent-A-Center is a leading rent-to-own retailer specializing in furniture, appliances, electronics, and computers. With thousands of locations across the United States, the company provides flexible leasing options that allow customers to obtain essential household products without traditional financing. Rent-A-Center serves a broad consumer base and remains a recognized national brand in the lease-to-own sector.



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# TENANT OVERVIEW

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BRADFORD SQUARE SHOPPING CENTER



PRESENTED BY:

**Stan Clampitt**

Executive Broker / Sales & Leasing  
TN #352651  
731.225.3330  
sclampitt.brg@gmail.com



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