

Now Leasing

The Cove at Candies Creek

Opens Summer 2027

Phase 2



Georgetown Rd NW — ±17,900 VPD

60

Retail • ±1,340–6,260 SF

Georgetown Road NW • Cleveland, TN 37312



Prime Retail Suites

The Cove at Candies Creek is a new 10,340 SF retail development delivering in the summer of 2027 along the newly widened Georgetown Road (TN-60) in Cleveland, Tennessee. The five-suite center offers $\pm 6,260$ SF of available space, divisible from 1,340 SF, with a drive-thru end cap and one inline suite currently under negotiation with national tenants. The second end cap offers the option for a patio. Designed to accommodate a broad range of retail and service users, the development features 81 parking spaces, an exceptional 7.8 spaces per 1,000 SF, and flexible delivery conditions and TI allowance options. CG zoning provides a broad range of permitted uses.

The development is directly adjacent to the new Candy's Creek Cherokee Elementary School, providing built-in weekday traffic from parents, faculty, and school events. A new 50,600 SF Food City, located less than 0.25 miles away, serves as the primary grocery anchor for the corridor and includes a Starbucks, pharmacy, and Gas 'N Go fuel center. The site also offers convenient access to I-75 via Paul Huff Parkway, less than 1.5 miles away, while adjoining Phase 2 development further reinforces the area's continued investment and growth. Traffic currently averages approximately 17,900 VPD, with volumes projected to exceed 30,000 VPD.

Preleasing
Retail Suites

$\pm 10,340$ SF
Retail Center

Phase 1
Georgetown Rd NW

Summer 2027
Delivery

FOR LEASE

Rental Rate	\$38 PSF NNN
NNN Expenses	\$6.50 PSF
Lease Term	± 10 Years

AVAILABLE SPACES

Suite 3	1,879 SF	Available
Suite 4	2,267 SF	Available
Suite 5	2,114 SF	Available

CONTIGUOUS COMBINATIONS:

Suite 3 + 4	4,146 SF
Suite 4 + 5	4,381 SF
Suite 3 + 4 + 5	6,260 SF





3RD

BEST CITY TO LIVE
IN TENNESSEE



23,800

POPULATION
3 MILE RADIUS



\$91,600

AHHI
3 MILE RADIUS



17,900

VPD ON
GEORGETOWN RD
(SR-60)

PROPERTY HIGHLIGHTS

PRELEASING FLEXIBLE SUITES

- ±6,260 SF available, divisible from 1,340 SF
- End cap offers optional patio for qualifying users

HIGH VISIBILITY & CONVENIENT ACCES

- ±17,900 VPD along Georgetown Rd (TN-60)
- Less than 1.5 miles from I-75 via Paul Huff Pkwy

NATIONAL TENANT ACTIVITY

- Drive-thru end cap and one inline suite currently under negotiation with national tenants

DIRECTLY ADJACENT TO NEW ELEMENTARY SCHOOL

- Built-in weekday traffic from students, parents, faculty, and school events

EXCEPTIONAL PARKING RATIO

- Nearly double the typical strip retail benchmark

RAPIDLY EXPANDING RETAIL CORRIDOR

- Less than 0.25 miles from new 50,600 SF Food City
- Additional recent development including Dollar General, Ziebart, and Georgetown Storage

FLEXIBLE LEASING OPTIONS

- TI allowance available with delivery condition negotiable based on use
- CG zoning provides a broad range of permitted uses

\$75M TDOT INFRASTRUCTURE PROJECT

- Newly widened five-lane TN-60 and new Candies Creek bridge improve capacity and access
- 30,000+ VPD projected traffic growth

FUTURE EXPANSION (PHASE 2)

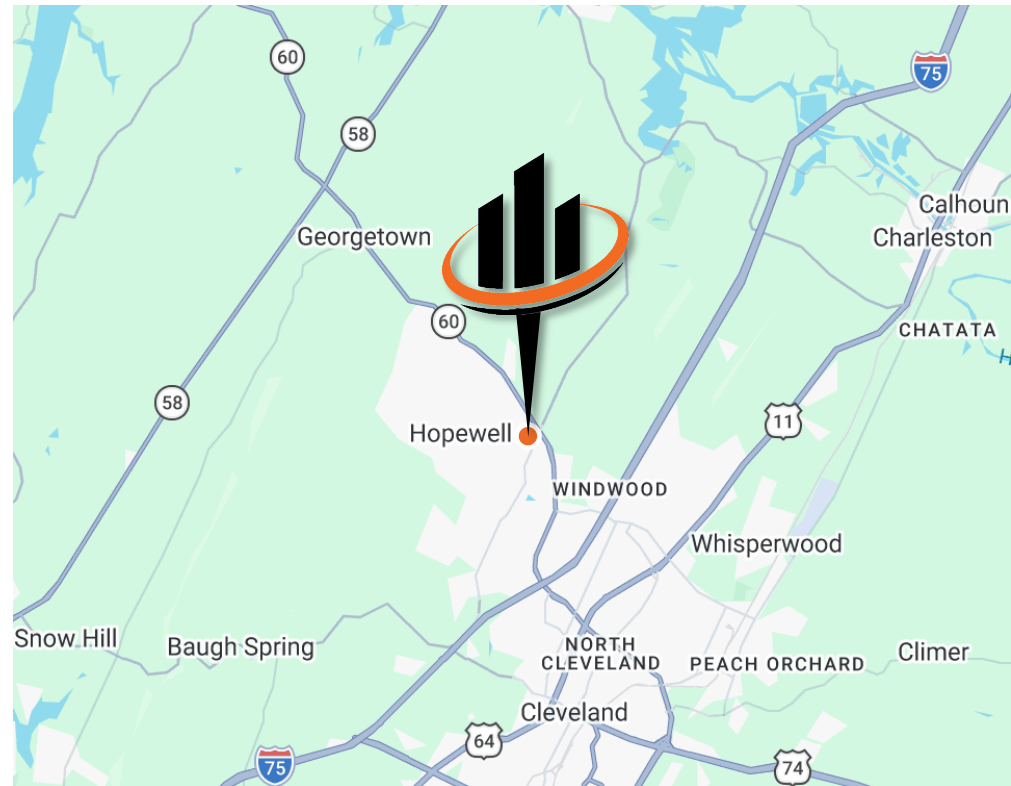
- Adjoining land planned for medical development



Georgetown Road NW
Cleveland, TN 37312

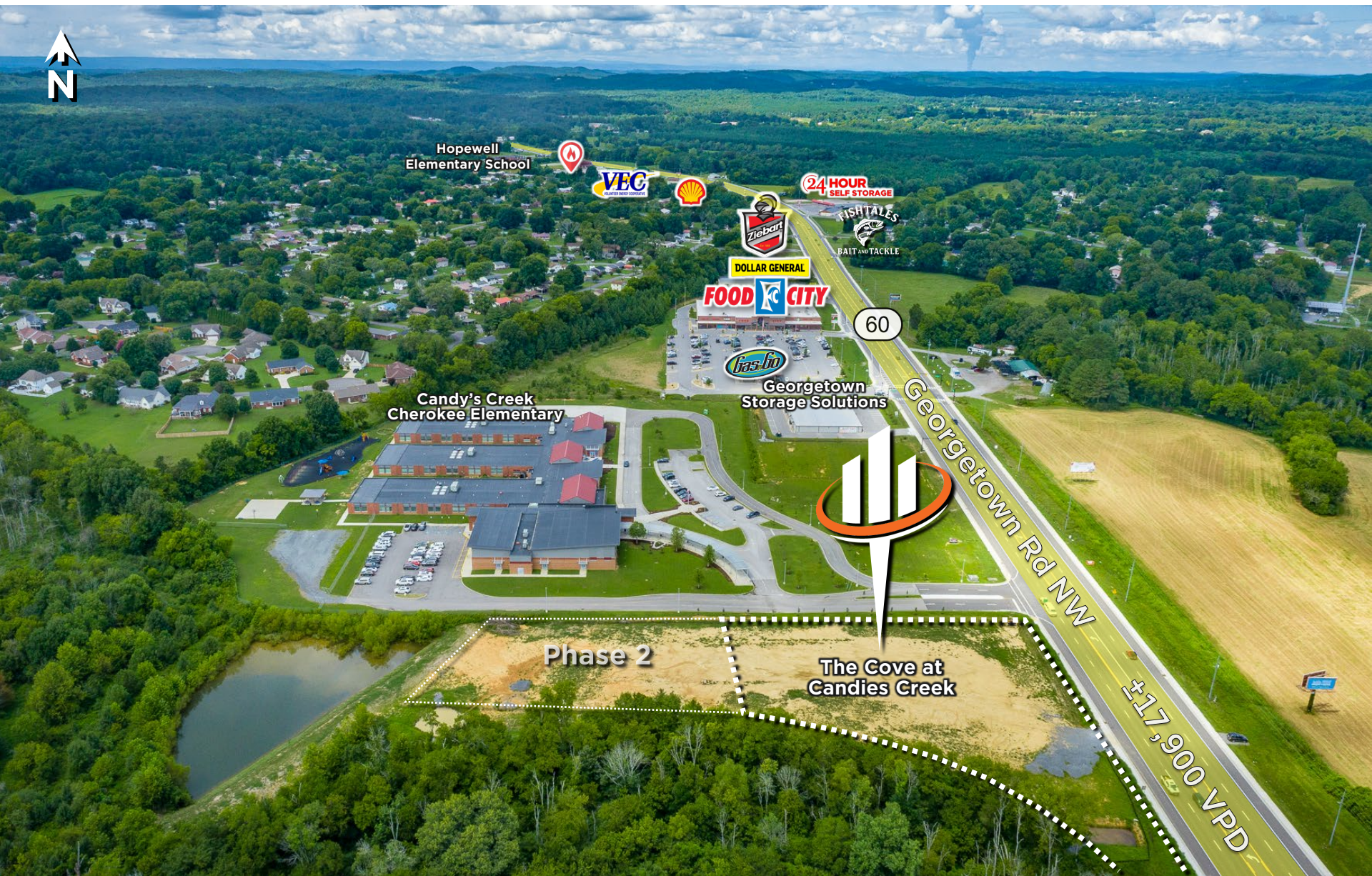
Property Summary

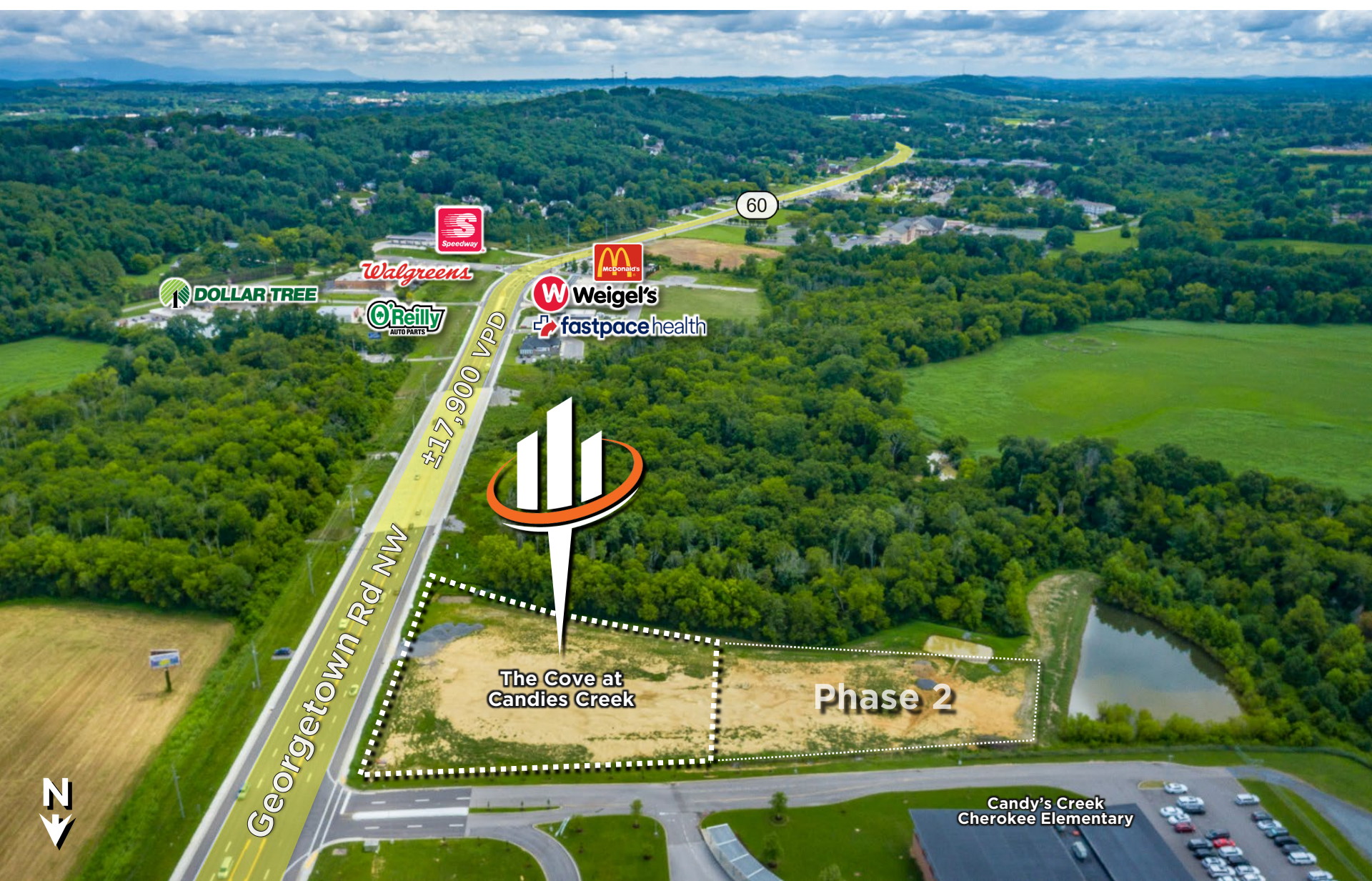
Delivery	Summer 2027
Building Size	10,340 SF
Total Lot Size	1.65 AC
Phase 1 Site	1.29 AC
Parking	81 Spaces
Parking Ratio	7.8 per 1,000 SF
Zoning	CG (General Commercial)
Access	2 curb cuts on Georgetown Rd
Frontage	± 320' on Georgetown Rd
Traffic Counts	17,900 VPD Georgetown Rd (TN-60)



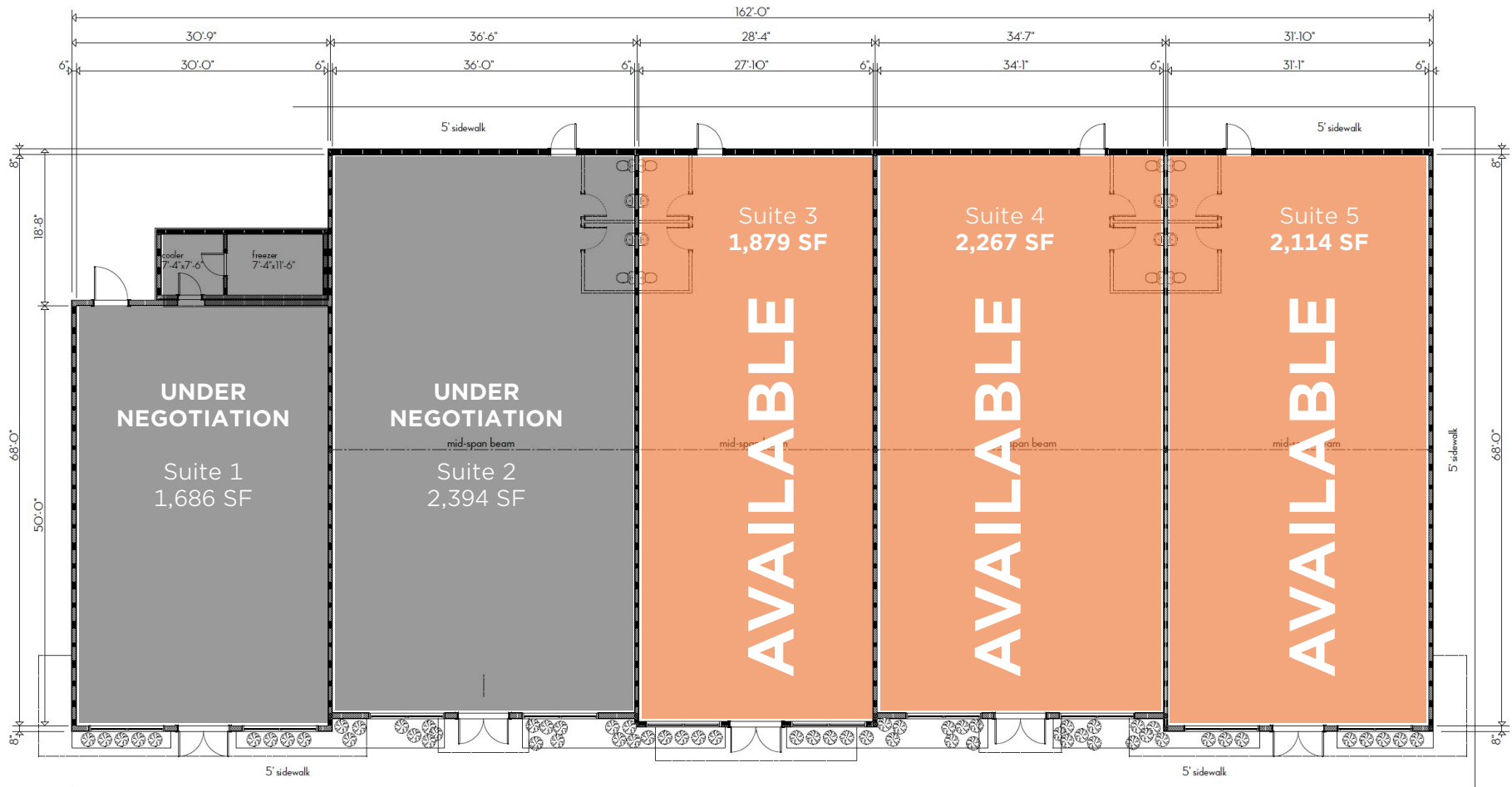
The Cove at Candies Creek - Front Elevation

scale: not to scale

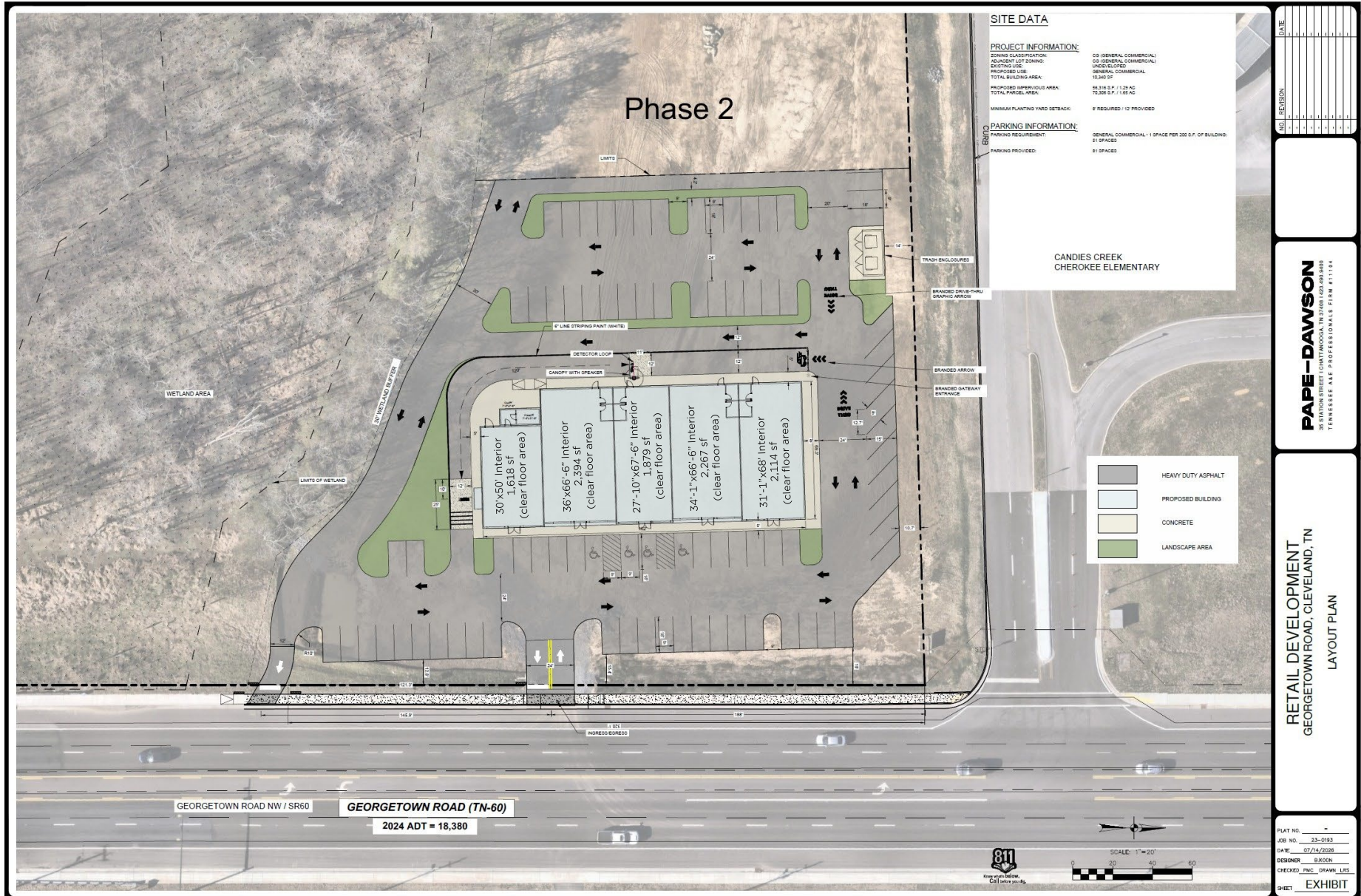




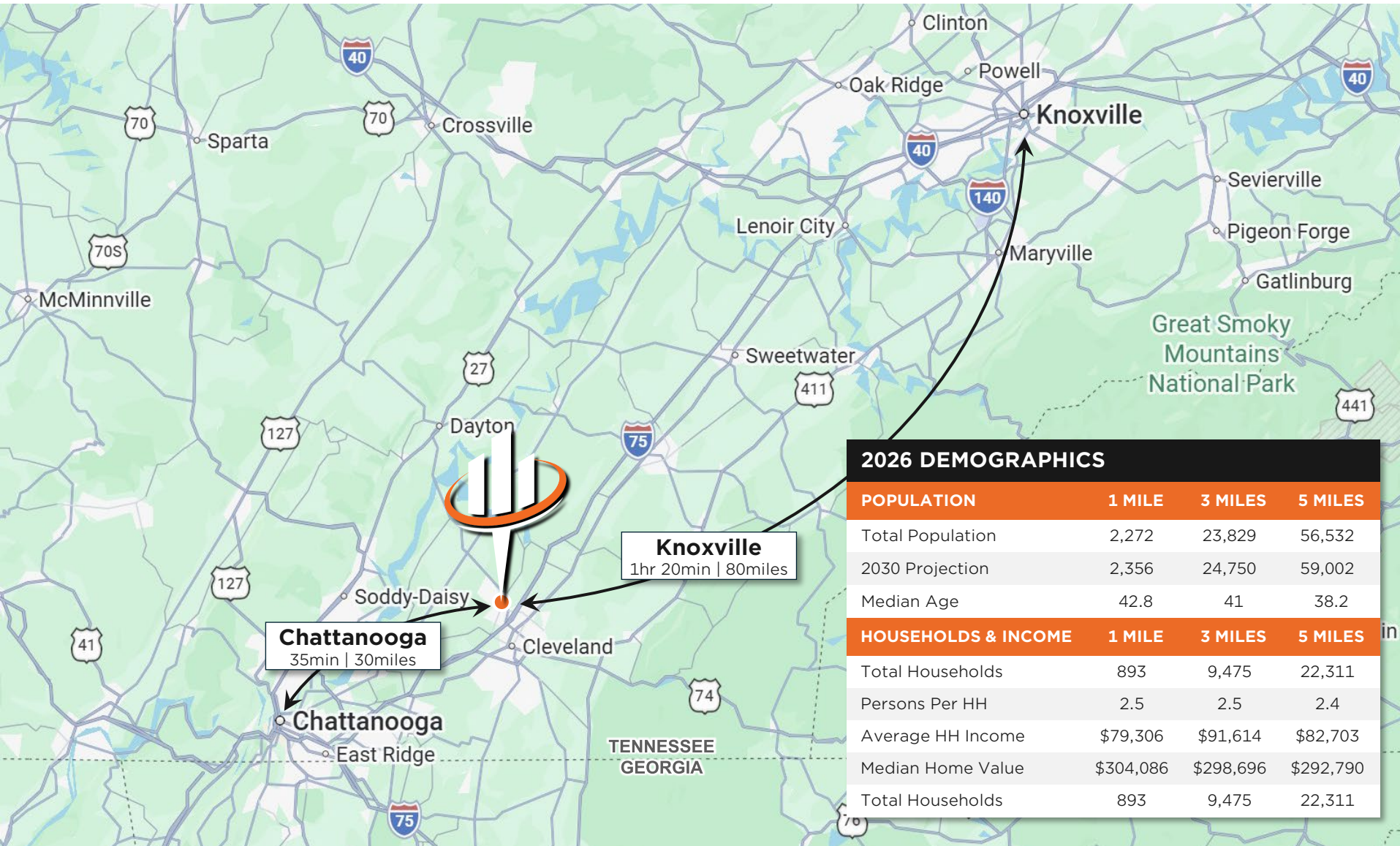
FLOORPLAN | 10,340 SF Retail Space | Suites Can Be Combined | Max Contiguous 6,260 SF



The Cove at Candies Creek - Floor Plan V4
scale: not to scale



Strategic Location | Near Chattanooga, Knoxville, and the Georgia state line with direct access via I-75



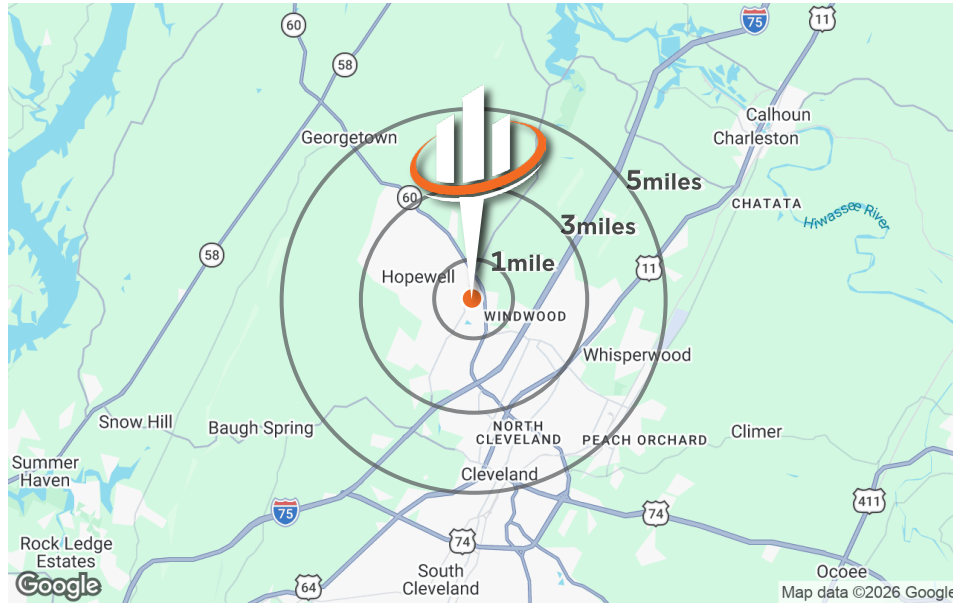
Cleveland, TN | Affordable cost of living drives steady consumer demand

3RD
Best City to Live in Tennessee
USA Today

+13%
Population Growth
Since 2015

\$100k+
Average Household Income
37312 Zip Code

12+
Fortune 500
Manufacturers



Whirlpool
CORPORATION

Coca-Cola

amazon

GP
Georgia-Pacific

DURACELL®

Vulcan
Materials Company

OWENS
CORNING

EATON

International Paper

Home to Fortune 500 Manufacturers



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