

# The Shoppes at NORTHGATE MALL

1600 North Jackson Street  
Tullahoma Tennessee 37388



Demographics	3 miles	10 miles	25 miles	5 County Trade Area
2024 Population	20,878	46,097	182,546	201,323
2024 Average Households	8,559	18,517	70,606	78,566
2024 Average Households Income	\$81,253	\$85,553	\$83,127	\$83,411

**Pre-Leasing – Coming Soon  
The Shoppes at Northgate Mall**

- 1,500 – 5,000 sf Available
- 25,000 ADT/cars per day
- Positioned between Marshalls and Publix
- 10 Miles - 46,097 population with Ave Household Income \$85,553

**Brookside Properties, Inc.**  
**Matt Eads, CCIM**

2002 Richard Jones Rd | Suite C-200 | Nashville | TN | 37215  
Office 615.627.1914 | Cell 615.587.7330 Email: meads@brooksideproperties.com

Disclaimer: Any information regarding property for lease, sale, etc. and the estimates of demographics an expenses is from sources deemed reliable. No warranty or representation is made to the accuracy thereof. Brookside Properties, Inc. or its Agents will not be held liable for errors or discrepancies and reserves the right to change, update and amend such information at any time without notice.

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## Location: Tullahoma, Tennessee

Tullahoma, Tennessee is the Southern Middle Tennessee regional hub for shopping, healthcare, employment, art and aviation. Tullahoma is located 75 miles southeast of Nashville, TN, and 60 miles north of Huntsville, AL. Tullahoma's close proximity to these markets benefits from the impressive growth throughout Nashville and Huntsville as home buyers are pushed further out. The surrounding five counties make up most of the 25 mile radius trade area drawing 201,323 people with Average Household Incomes north of \$83,000. The Tullahoma-Manchester statistical area is the #1 Micropolitan city in Tennessee for Economic Strength Factors and the Heartland Forward Foundation has it ranked 7<sup>th</sup> nationally. In line with this growth, the city of Tullahoma has 1,500 new homes recently platted for development.

Tullahoma continues to serve as home to Arnold Engineering Development Complex (AEDC), the world's largest and most advanced flight simulation test facility complex, and Arnold's Air Force Base together comprising 40,000 acres supporting military personnel from the U.S. Air Force, Army, Navy, National Aeronautics and Space Administration (NASA), and the Federal Aviation Administration (FAA). Since 1951, AEDC has contributed to the development of nearly every national aerospace program.



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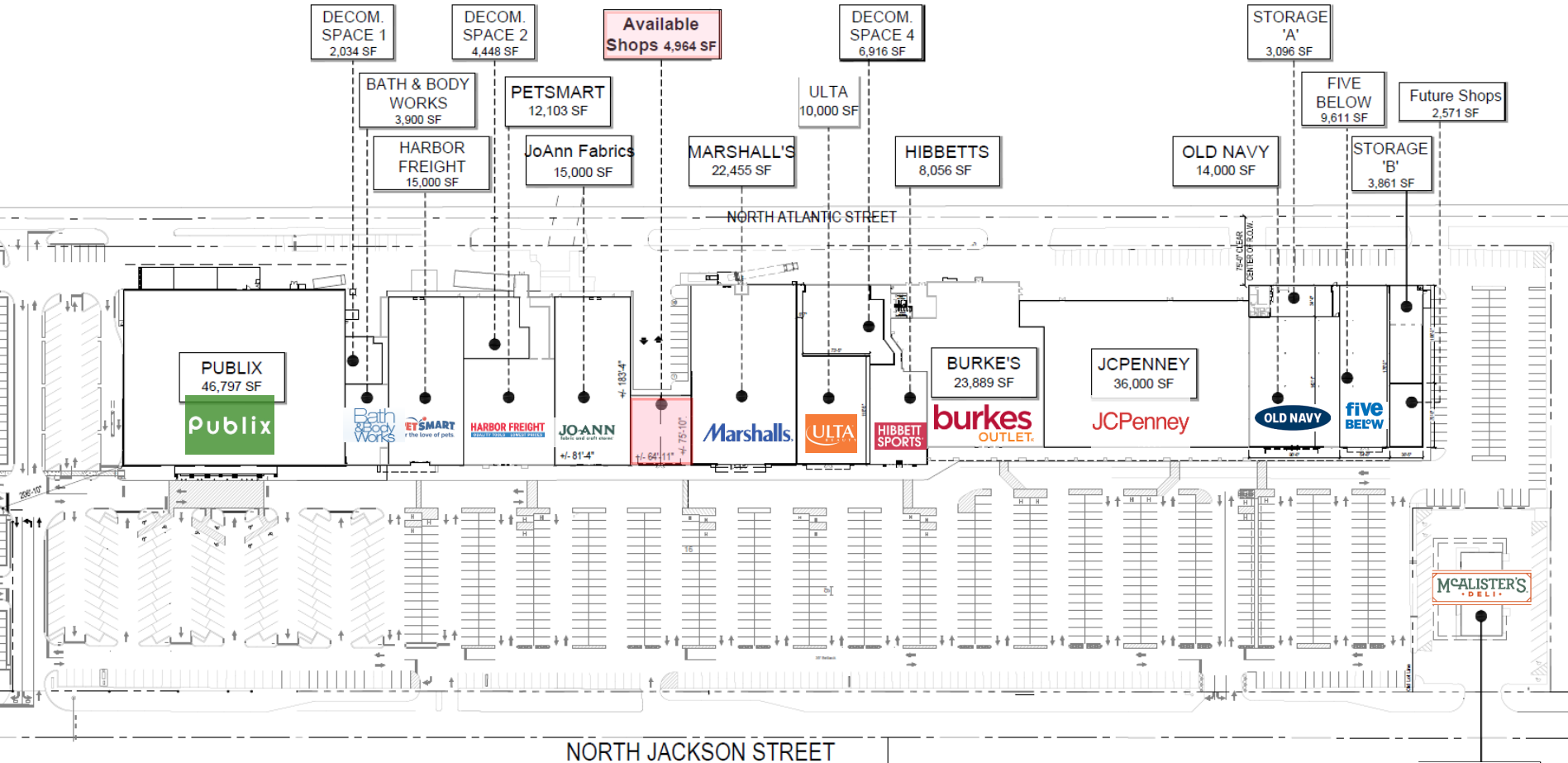
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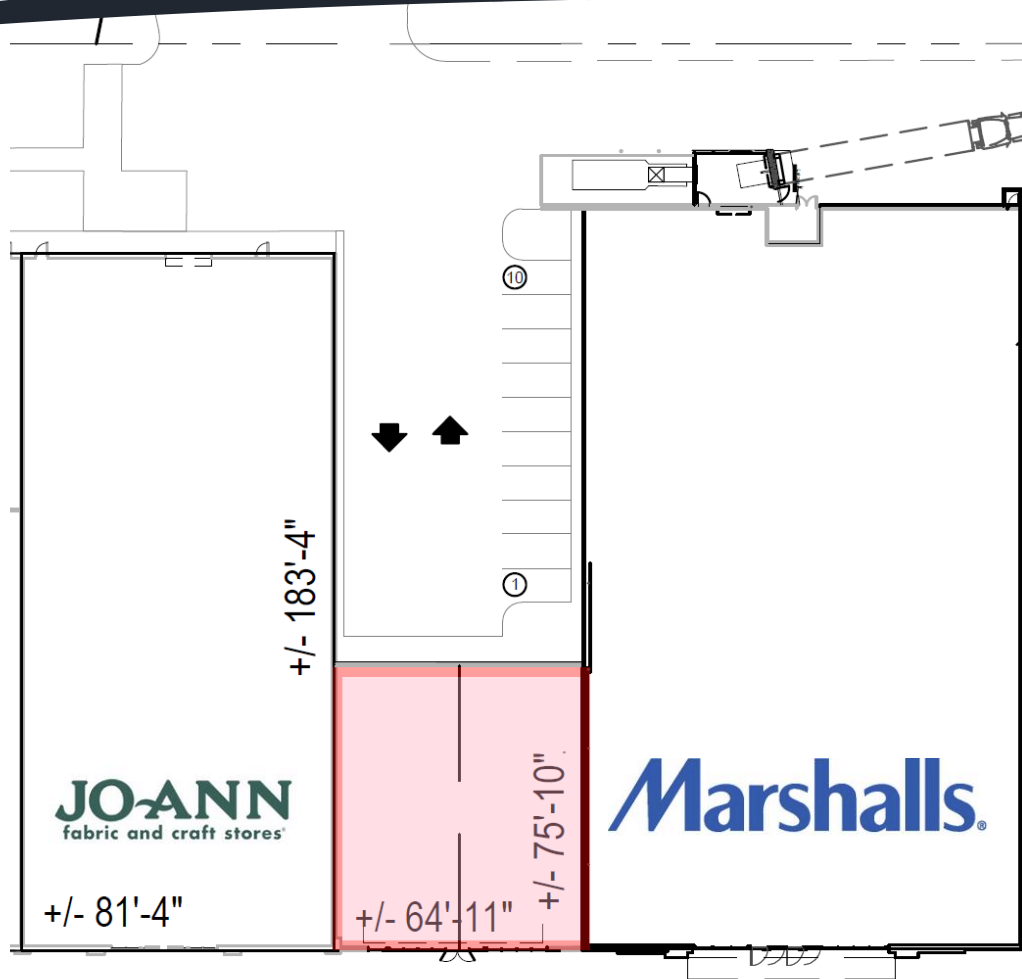
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Outparcel  
4,070 SF

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