

Opportunity to Own Thriving Retail Center in Springfield

**3556 Tom Austin
Springfield, TN 37172**

**Asking:
\$3,500,000.00
MLS: 1095137**



Attention Investors. Fantastic location with great visibility from Tom Austin Hwy and high traffic count. 93,565 square foot retail center in the booming community of Springfield, TN. Excellent CAP Rate ~ 100% occupied and strongly anchored by Tractor Supply Co., Goodwill Industries and Choice Fabrics. Don't wait. Call JK today for more information or with any questions regarding this fabulous property.

Directions:

Highway 41 N. into Springfield. Left on Tom Austin Hwy. Property on right, directly behind Community Bank & Trust.

Features:

- 100% Occupied
- \$248,000 Annual Net Income
- 93,565 SqFt
- 6.92 Acres
- Excellent Cap Rate
- Tractor Supply Company
- Goodwill Industries
- Choice Fabrics



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All information considered correct, but not guaranteed. Buyer to verify all pertinent information.

