



Fairfield Crossing

4375 Keith Street

Cleveland, TN 37320



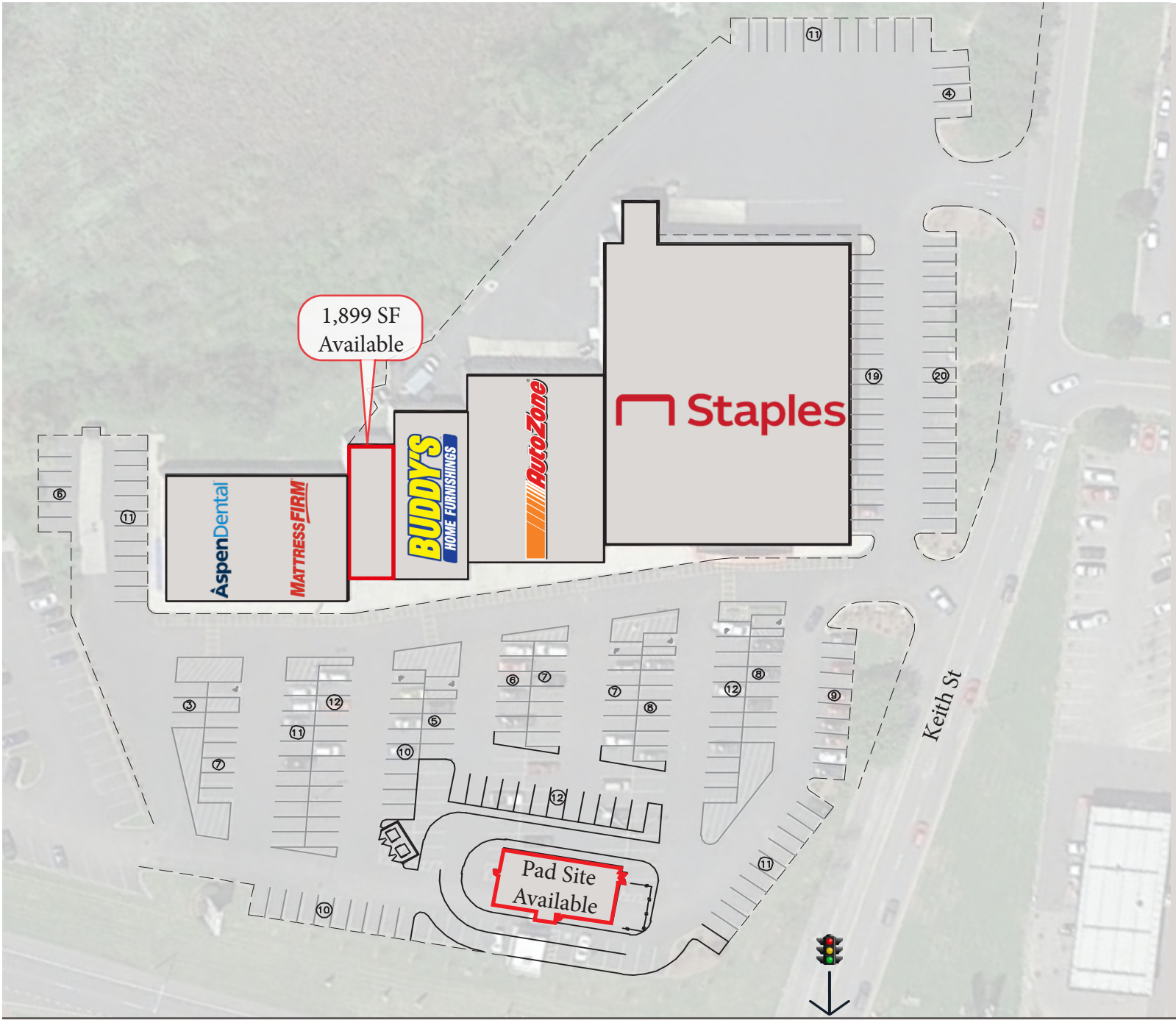
Market Overview

Situated just 30 miles northeast of the Chattanooga metropolitan area, Cleveland is the county seat of and largest city in Bradley County, Tennessee. Cleveland is an explosive trade area, with a current 25-mile population of 180,000+, and forecast to grow nearly 8% in the next 10 years. Cleveland is one of the largest industrial and manufacturing hubs in Tennessee, with thirteen Fortune 500 manufacturers including Whirlpool, Coca-Cola, Mars, Inc., Procter & Gamble, Duracell, and many more. According to the US Bureau of Labor Statistics, Cleveland has the highest job growth percentage in Tennessee with a 5.3% year-over-year increase. Cleveland is also home to Lee University (4,400 students) and Cleveland State Community College (4,500 students).

Location Overview

- Available: 1,899 SF Former T-Mobile space and Outparcel
- The subject property benefits from excellent proximity to I-75 (53,000 VPD), connecting Chattanooga MSA & Knoxville MSA
- Prominent location near the dominant signalized intersection of Keith Street (30,022 VPD) & Paul Huff Parkway (28,502 VPD)
- Neighboring Numerous Major Shopping Centers, including Bradley Square Mall and Anchor Tenants including Walmart Supercenter, Target, Publix, Aldi, etc. . .
- Access: Two points of ingress/egress off N Ocoee Street & one point off Old Mouse Creek Rd.
- Parking: 209 spaces (4.27/1,000 SF)
- Excellent visibility & monument signage
- Strong co-tenancy with national retailers including Staples, AutoZone, Aspen Dental, Mattress Firm & Buddy's Home Furnishings

Site Plan



Tenant	SF
Staples	24,700
Auto Zone	8,400
Buddy's Home Furnishings	4,000

Tenant	SF
Available	1,899
Aspen Dental	3,500
Mattress Firm	4,000
Pad Site Available	

