UPPER CUMBERLAND COMMERCIAL
REAL ESTATE SERVICES

PROPERTY PROPOSAL

The sales and leasing experts of the Upper Cumberland. We are "100% Commercial Real Estate, 100% of the time."

This proposal was written and presented by:

CRAIG HUGHES- BROKER/PRINCIPAL

Affiliate Companies

Different audiences. Different conversations.

Specialization matters. We didn't want to be another "one size fits all" company. That is why we work closely with three different companies that bring expertise in three different real estate areas. Issues, concerns, and priorities are different. We want each of these companies to be all in for their clients bringing different strategies, different processes, and even different marketing avenues.

NextHome INVESTMENT

We are Real Estate made modern in the Upper Cumberland. We deliver new consumer-centric branding, impactful marketing, and mobile technology to change the game of residential real estate in the area.

Upper Cumberland COMMERCIAL REAL ESTATE SERVICES

UCC is the region's only full-service Commercial Real Estate company offering sales, leasing, investment analysis, tenant representation, property management, and corporate services throughout Middle Tennessee.

MAC MANAGEMENT & CONSULTING

MAC is ready to help you achieve success through real estate portfolio management. Our full-service approach leaves no stone unturned, from buying to selling to accounting, we handle all of the hard work to provide you with financial growth, more free time, and peace of mind.

Corporate Compass

UPPER CUMBERLAND COMMERCIAL REAL ESTATE SERVICES

Compass, a navigational instrument for finding directions

Our Corporate Compass is our firm's navigational beacon. This living document shapes our principles and directs our daily efforts and long-term goals. We rely on our principles to guide our interactions with our clients, customers, and peers. These principles represent our core values, reflected daily by everyone associated with our firm.

1. We are in the trust business. Words like fiduciary, integrity, character, and honesty are the currency of our company. These pillars are the foundation that creates our lifelong partnerships.

2. Our conduct exemplifies a superior professional standard, delivering virtuous service. This benchmark is the expectation throughout our team, vendors, and business partners.

3. Continuous education, embracement of technology, along with a constant curiosity shapes our efforts and perspectives. These fundamentals provide guidance and strategies that result in achieving our clients' goals, placing their best interests above all else including our own.

4. We treat each person with respect as we would want our family members to be treated. Clients all have different objectives, timelines, and means. Understanding different life stages and aspirations are paramount to achieving our clients desired outcome.

UPPER CUMBERLAND COMMERCIAL REAL ESTATE SERVICES

Office Building For Lease

165 MOSE DRIVE | 165 Mose Drive, Sparta, TN 38583

Lease Rate	**$10.00 SF/YR**

OFFERING SUMMARY

Building Size:	4,800 SF
Available SF:	1200 SF
Year Built:	1999
Zoning:	C-D

PROPERTY OVERVIEW

This property is being offered at $10.00 SF/Yr with a lease term of 24 months. This 1200 SF property is located in Sparta, TN with great exposure to Highway 111, located just north of the West Bockman Way exit. This property offers open floor space, and 3 office spaces with ample parking. This property is ideally situated for a professional office user, salon, or like-kind business.

PROPERTY HIGHLIGHTS

- Great visibility along Highway 111
- Ample Parking

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	236	4,798	9,361
Total Population	568	11,654	24,205
Average HH Income	$51,740	$42,834	$44,134

CRAIG HUGHES
931.284.9098
craig@uppercumberlandcommercial.com

UPPER CUMBERLAND COMMERCIAL REAL ESTATE SERVICES

Office Building For Lease

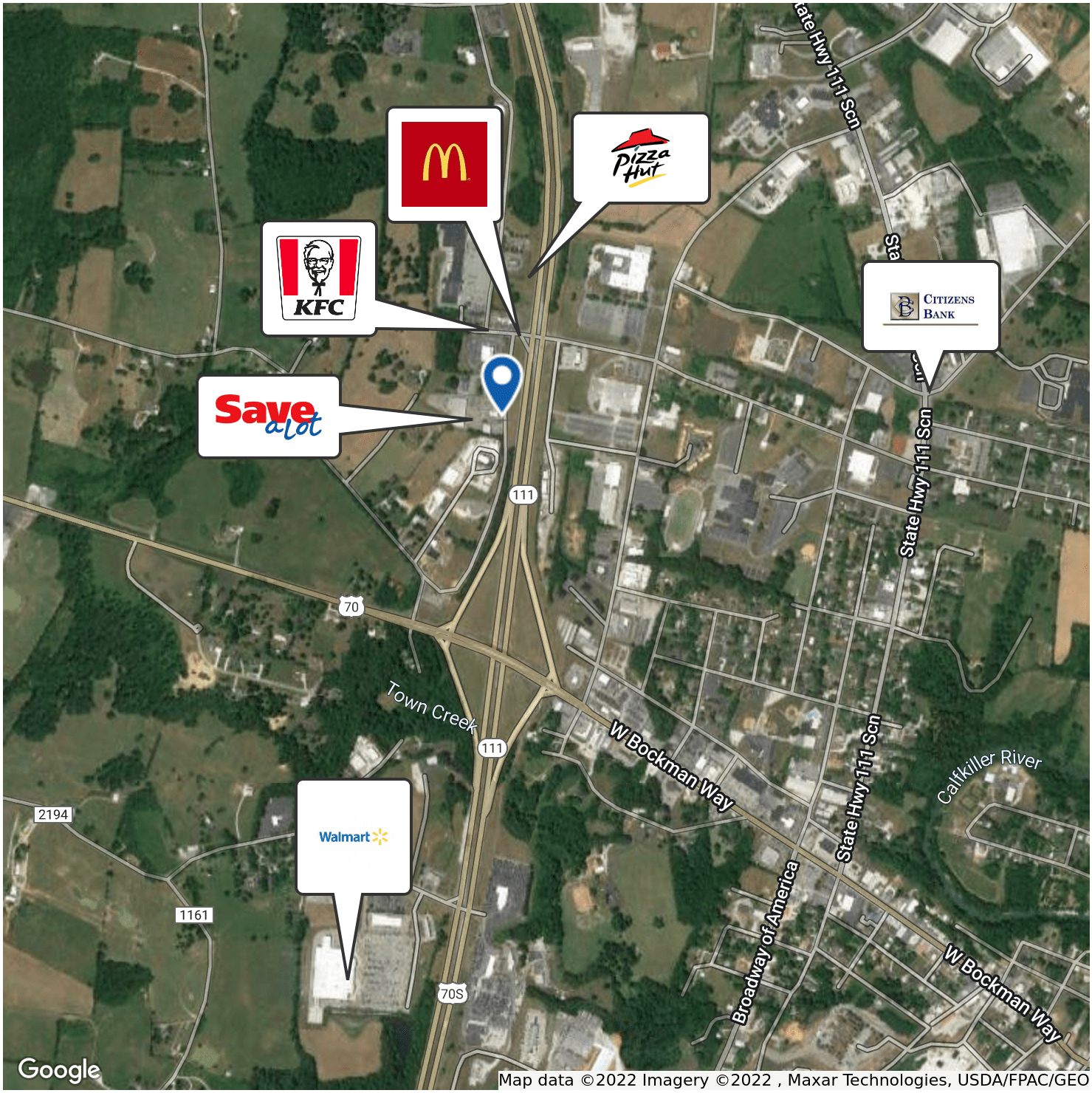
165 MOSE DRIVE | 165 Mose Drive, Sparta, TN 38583

CRAIG HUGHES
931.284.9098
craig@uppercumberlandcommercial.com

UPPER CUMBERLAND COMMERCIAL REAL ESTATE SERVICES

Office Building For Lease

165 MOSE DRIVE | 165 Mose Drive, Sparta, TN 38583

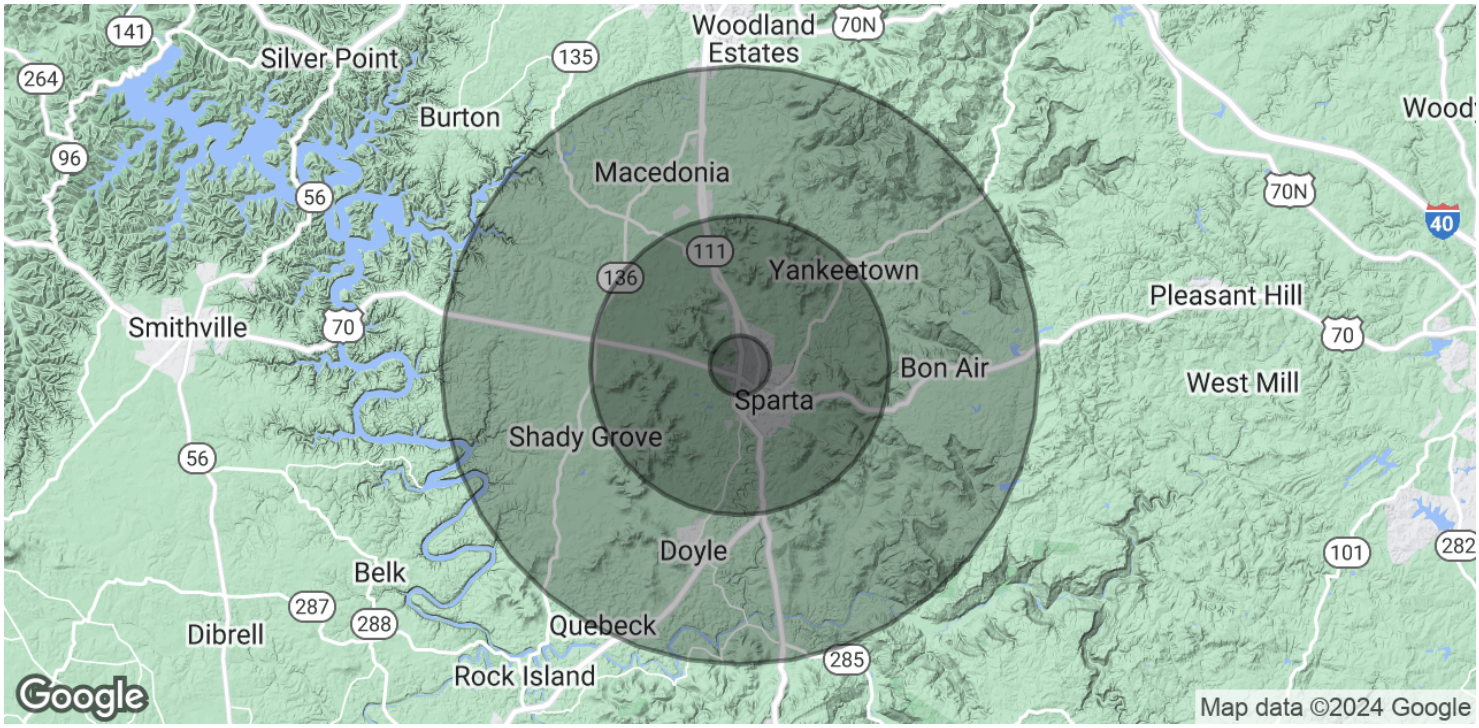


CRAIG HUGHES
931.284.9098
craig@uppercumberlandcommercial.com

UPPER CUMBERLAND COMMERCIAL REAL ESTATE SERVICES

Office Building For Lease

165 MOSE DRIVE | 165 Mose Drive, Sparta, TN 38583



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	568	11,654	24,205
Average Age	43.9	42.6	41.0
Average Age (Male)	46.9	39.5	38.7
Average Age (Female)	40.8	43.7	41.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	236	4,798	9,361
# of Persons per HH	2.4	2.4	2.6
Average HH Income	$51,740	$42,834	$44,134
Average House Value		$148,225	$148,034

** Demographic data derived from 2020 ACS - US Census*

CRAIG HUGHES
931.284.9098
craig@uppercumberlandcommercial.com

Previous Representation

We love making genuine connections with clients to serve their best interest. Whether it's developing a 3-5 year exit strategy, deciding if it's time to move or just general questions about the market we want to be there for you!

EAST COAST POWER SYSTEMS

Upper Cumberland WORKFORCE
Developing Talent to Support Long-term, Regional Workforce Needs

LanMills LLC
A Solutions Company

Restorative Health Services
Middle Tennessee's Prosthetic and Orthotic Provider

imagine foundry
imagine. Design. CREATE.

ATC automation

PCVMURCOR™
Nationwide Real Estate Valuations Management

fred's Pharmacy™

UC HRA
Upper Cumberland Human Resource Agency

FIRE ICE
CRYO MED SPA

DAYTON DRAGONS™
PROFESSIONAL BASEBALL TEAM

Cumberland CONTAINER
PACKAGING BEYOND THE BOX

SDP
Special Design Products

***Global Behavior Education Alliance Inc. *Upper Cumberland Foster Closet *Clean Commission * Infinity Wellness *Intelliclean Solutions *Cumberland Plaza *Willow Place Conference Center *Ride and Drive 3 LLC * ATC Automation *And many more!!**

UPPER CUMBERLAND COMMERCIAL
REAL ESTATE SERVICES

263 South Willow Avenue, Cookeville TN 38501
Craig Hughes 931-284-9098
www.UpperCumberlandCommercial.com

Upper Cumberland Commercial is the region's only full service Commercial real estate company. We don't split our time between residential and commercial. We are all-in all the time, working harder for you.

Leased: 7,000 SF

2100 Brown Ave. Suite A, Cookeville, TN. 38501

Leased: 3,000 SF

599 Vickers Place Cookeville, TN 38501

Sold: 8,300 SF

427 S. Willow Ave, Cookeville, TN 38501

Leased: 13,000 SF

203 Durham Avenue, McMinnville, TN. 37110

Leased: 17,100 SF

250 E. Stratton Ave, Monterey, TN.

Sold: 5,400 SF

125 Churchill Drive, Sparta, TN. 38583

Leased: 5,605SF

984 Humble Avenue, Cookeville, TN. 38501

Leased: 2500 SF

223 W. Bockman Way, Sparta, TN. 38583

Sold: 15,684 SF

330 Hughes Street, Cookeville, TN. 38501

From video tours, to cold calls, to showing every listing personally, we make sure every property gets the attention it deserves. We do everything we can to make sure our clients get the best results.

UPPER CUMBERLAND COMMERCIAL
REAL ESTATE SERVICES

Upper Cumberland Commercial is a premier full service real estate company. We ensure our clients are the most successful they can be, whether it's finding an ideal property, helping them list a location, or creating a customized leasing experience. As the area's only firm specializing in commercial real estate our capabilities and reach are unparalleled. The comprehensive nature of our strategy ensures your property information is broadcast to every potential user and broker, locally, regionally, and even internationally.

"80 % OF SUCCESS IN LIFE IS SHOWING UP"

-Woody Allen

Craig Hughes is the Owner & Broker of Upper Cumberland and partner in MAC, the Real Estate Investment Experts. With a passion for connecting people, working hard, and serving his community, Craig is an experienced business professional, an entrepreneur, and a commercial real estate broker since 2011.

Upper Cumberland Commercial is rapidly growing. We have extended our marketing reach from regional, all the way to international. We are constantly working to improve ourselves to give you the most effective experience. We are continuously working with businesses who are looking into relocating from all areas of the world to Cookeville as well as those in our local community looking for assistance with their bussiness real estate and investment questions.