

OFFERING MEMORANDUM

INDUSTRIAL BUILDING - FOR SALE

505 Lakeway Pl, Tullahoma, TN 37388

FOR SALE: \$1,800,000



+29,067 SF | 5.18 AC LOT | BUILT IN 1981

CONTACTS

State Broker:

JOE ORR

Weichert, Realtors
Joe Orr & Associates
931-247-5056
orrjoe@realtracs.com

DAN LYNCH

BellCornerstone
315.498.1600
dlynch@bellcornerstone.com

KEITH SAVILLE

BellCornerstone
315.692.0082
ksaville@bellcornerstone.com

OFFERING MEMORANDUM

505 LAKEWAY PL

Tullahoma, TN 37388

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





Table of Contents

EXECUTIVE SUMMARY	4
MARKET OVERVIEW	5
DEMOGRAPHICS	6
LOCATION OVERVIEW	7
SITE OVERVIEW	8
PARCEL MAP	9
FLOOR PLAN	10
PICTURES	11

EXECUTIVE SUMMARY

505 LAKEWAY PL

Tullahoma, TN 37388

BellCornerstone is pleased to present the opportunity to acquire 505 Lakeway Place, Tullahoma, TN, a commercial real estate investment opportunity located within the growing Tullahoma market. The Property offers buyers the opportunity to acquire a strategically located asset with convenient access to the area's primary commercial corridors, surrounding businesses, and regional transportation routes.

Situated in Coffee County, Tullahoma serves as an important employment and commercial center for the surrounding region. The area benefits from a diverse economic base supported by aerospace and defense, manufacturing, healthcare, retail, and education. The Property's location provides connectivity to major regional markets, including Nashville, Chattanooga, and Huntsville, while maintaining the lower operating costs and accessibility associated with secondary markets.

505 Lakeway Place presents an opportunity for buyers seeking to expand their portfolio in a business-friendly Tennessee market with established employment drivers and regional connectivity. The Property's location, surrounding commercial activity, and access to a diverse regional workforce position the asset for continued use and long-term investment potential.





MARKET OVERVIEW

Tullahoma, TN



Tullahoma, Tennessee, is a regional commercial and industrial center located in southern Middle Tennessee, primarily within Coffee County and extending into Franklin County. Positioned approximately midway between Nashville and Chattanooga, the city benefits from access to both metropolitan markets while maintaining a lower-cost, business-friendly operating environment. Tullahoma's economy is strongly influenced by aerospace, defense, engineering, advanced manufacturing, healthcare, education, and regional retail. A defining economic asset is the nearby Arnold Engineering Development Complex at Arnold Air Force Base, one of the country's leading aerospace testing and research facilities. Its presence supports a specialized workforce and a network of engineering, technology, defense-contracting, aviation, and manufacturing businesses. Tullahoma Regional Airport further strengthens the city's aerospace profile, accommodating corporate aircraft and supporting aviation-related development. Culturally, Tullahoma combines its aviation and railroad heritage with the character of Tennessee's renowned whiskey-producing region. The city is near the George Dickel, Jack Daniel's, and Nearest Green distilleries, as well as outdoor destinations including Short Springs Natural Area, Normandy Lake, Tims Ford Lake, and several state parks. Downtown restaurants, local shops, the South Jackson Performing Arts Center, and the Beechcraft Heritage Museum contribute to the area's quality of life and regional tourism appeal.



DEMOGRAPHIC SUMMARY

TULLAHOMA, TN

POPULATION

Tullahoma

21,279

State: Tennessee 7.32 M

MEDIAN AGE

Tullahoma

38.3 Years

State: Tennessee 39.2 Years

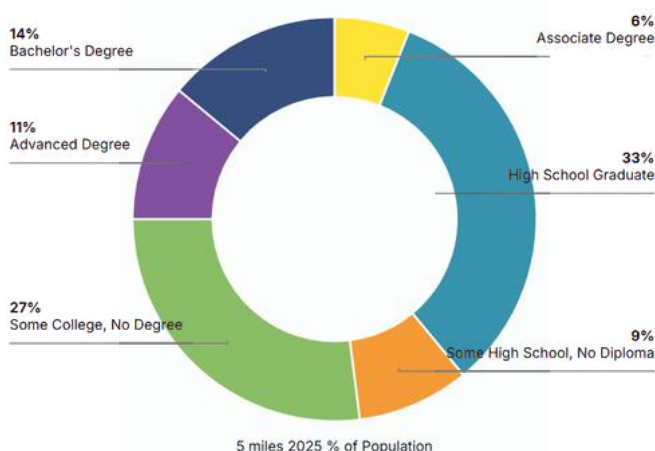
MEDIAN HOUSEHOLD INCOME

Tullahoma

\$60,979

State: Tennessee \$69,595

EDUCATIONAL ATTAINMENT



2025 STATISTICS

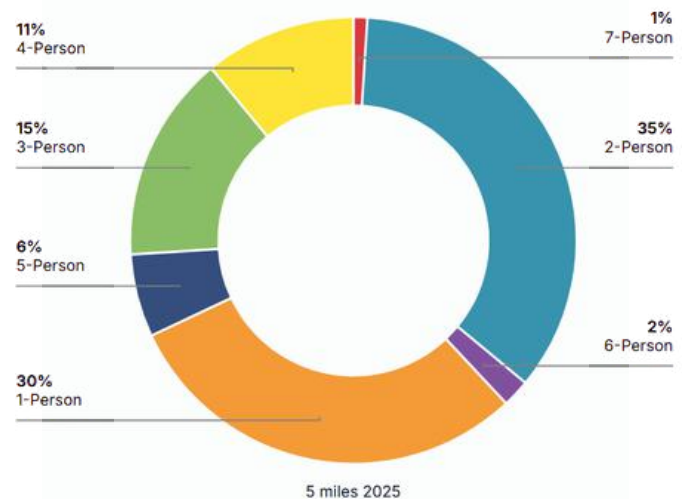
	2 Mile	5 Mile	10 Mile
Population 2025	10,647	25,135	43,095
Total Households	4,433	10,230	17,382
Avg Household Size	2.3	2.4	2.4
Avg Household Income	\$84,197	\$80,839	\$85,057

ECONOMIC INDICATORS

4.5% Tullahoma Unemployment Rate

4.2% U.S. Unemployment Rate

HOUSEHOLDS



Tullahoma

8,472

State: Tennessee 2.82 Million



Average Household Size



LOCATION OVERVIEW



HIGHWAY ACCESS

US-41A / SR-16 – Primary north-south commercial route through Tullahoma; connects the city northward with Manchester, where motorists can access I-24, and southward with Winchester and the broader Franklin County market.

SR-55 – Major east-west corridor through Tullahoma; extends west toward Lynchburg and Fayetteville and east toward Manchester and McMinnville, providing access to surrounding industrial, agricultural, and commercial communities.

SR-130 – Regional route running southwest from Tullahoma toward Winchester and the US-64 corridor, supporting access to southern Tennessee and communities near the Alabama state line.

US-64 – Reached approximately 12 miles south near Winchester; serves as a major east-west route across southern Tennessee, connecting the area with Fayetteville, Pulaski, Chattanooga, and communities west toward Memphis.

I-24 – Accessible approximately 12 miles northeast near Manchester via US-41A or SR-55; provides direct interstate connectivity northwest to Murfreesboro and Nashville and southeast to Chattanooga and the I-75 corridor.



AIRPORT PROXIMITY

Tullahoma Regional Airport/William Northern Field (THA): Located approximately 2 miles northwest of central Tullahoma, this public-use regional airport is the closest aviation facility to the city. The airport is particularly valuable for corporate, general aviation, aerospace, medical transport, and industrial users.

Huntsville International Airport (HSV): Situated approximately 73 miles southwest of Tullahoma, HSV provides scheduled domestic passenger service and extensive cargo and logistics capabilities. Its location near the Huntsville aerospace and defense cluster makes it a practical option for companies and travelers connected to the region's engineering, government-contracting, and technology sectors.

Nashville International Airport (BNA): Located approximately 73 miles northwest of Tullahoma, BNA is the area's principal major passenger airport. It offers broad domestic connectivity, international service, air cargo operations, and access to numerous major airlines. The airport is reached primarily through Manchester and I-24.

Chattanooga Metropolitan Airport (CHA): Located approximately 70 miles southeast of Tullahoma, CHA offers scheduled domestic flights with connections through major airline hubs. It provides an additional commercial airport option for travelers heading toward Chattanooga, Atlanta, and markets along the I-24 and I-75 corridors.

SITE OVERVIEW

SITE

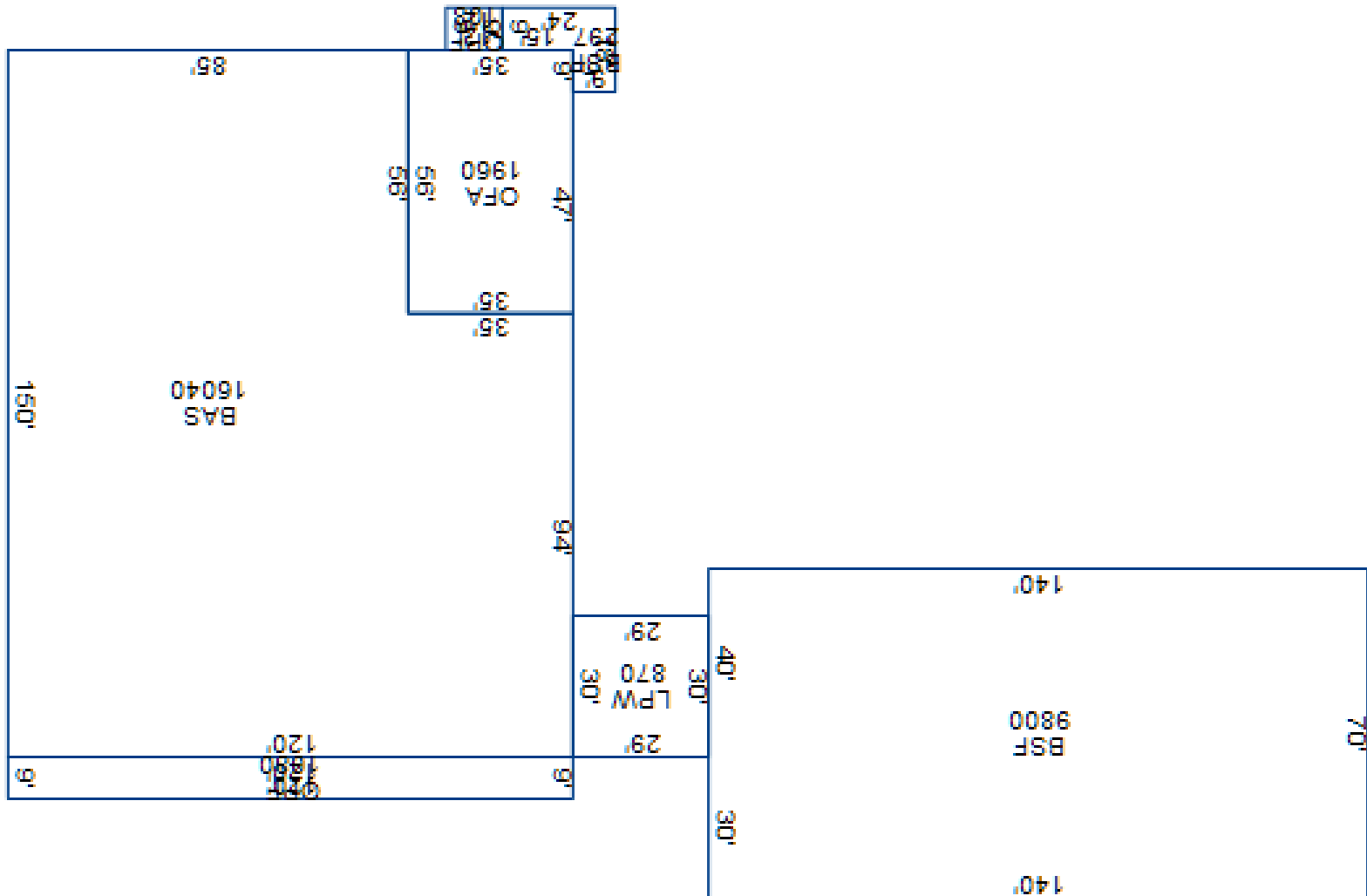
Property Type:	Office/Warehouse
Parcel #:	125-001.00
Zoning:	I1 (Industrial General)
Year Built:	1981
Total SF:	±29,067 Total ±12,760 SF Office Space ±16,307 SF Warehouse/Storage
Acres:	5.18 AC
Frontage:	+515' along Lake Way Place +525' along E Ave +475' along Turk Street +480' along Charles Street
Stories:	1
Foundation:	Concrete Slab
Parking:	Surface Lot

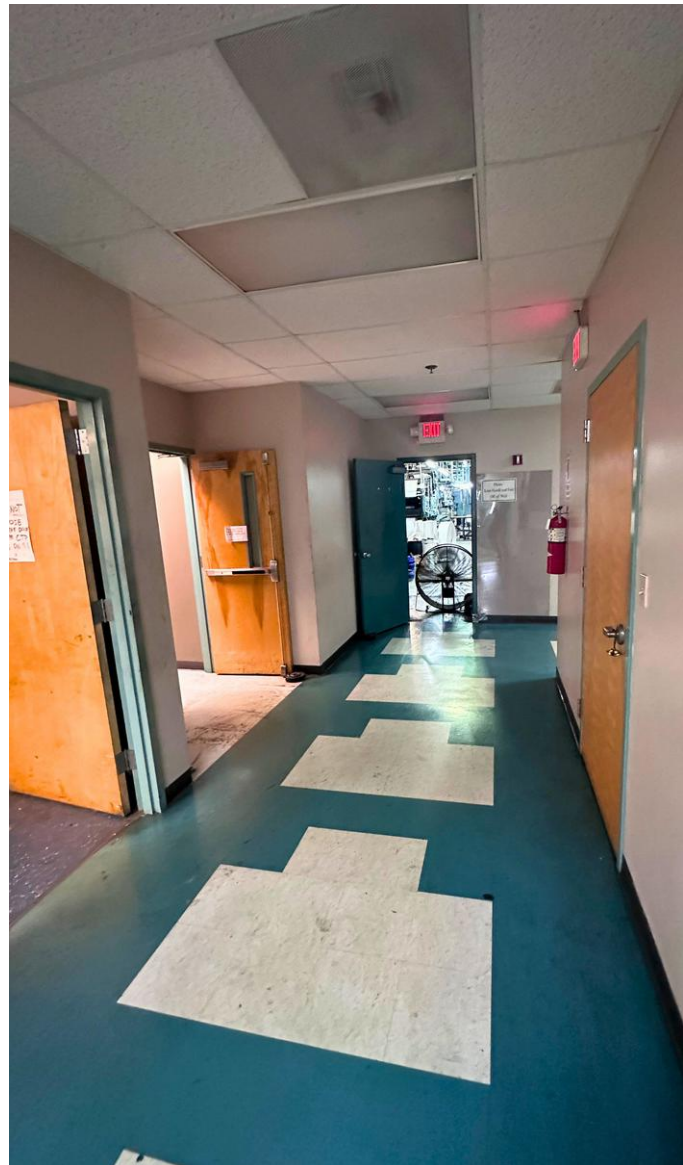
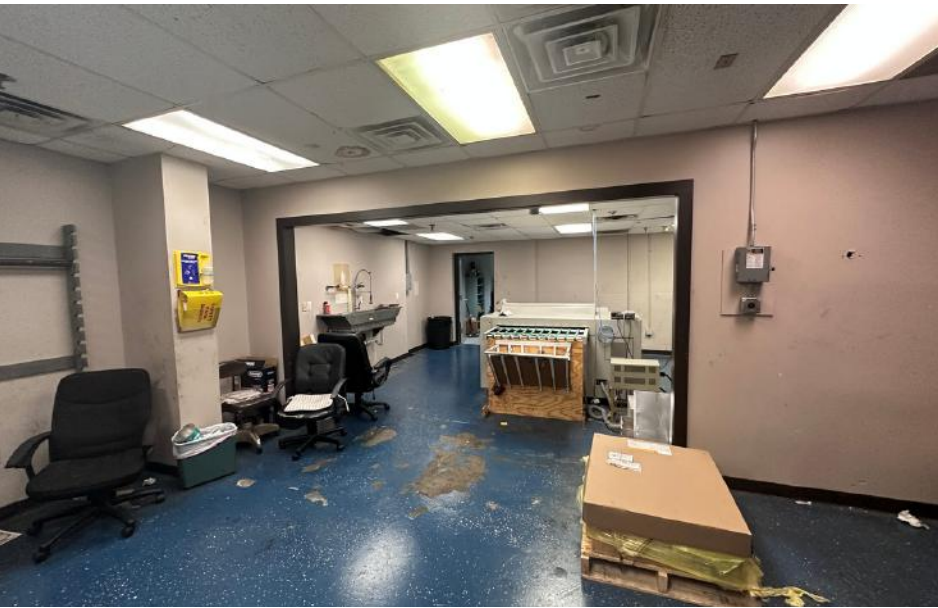


PARCEL MAP



FLOOR PLAN











7X TOP SALES
POWER
BROKER

BELLCORNERSTONE
Commercial Real Estate

2019 2020 2021 2022
2023 2024 2025

BELLCORNERSTONE
Commercial Real Estate

**We Sell BIG
Buildings. *FAST.***

www.BellCornerstone.com

