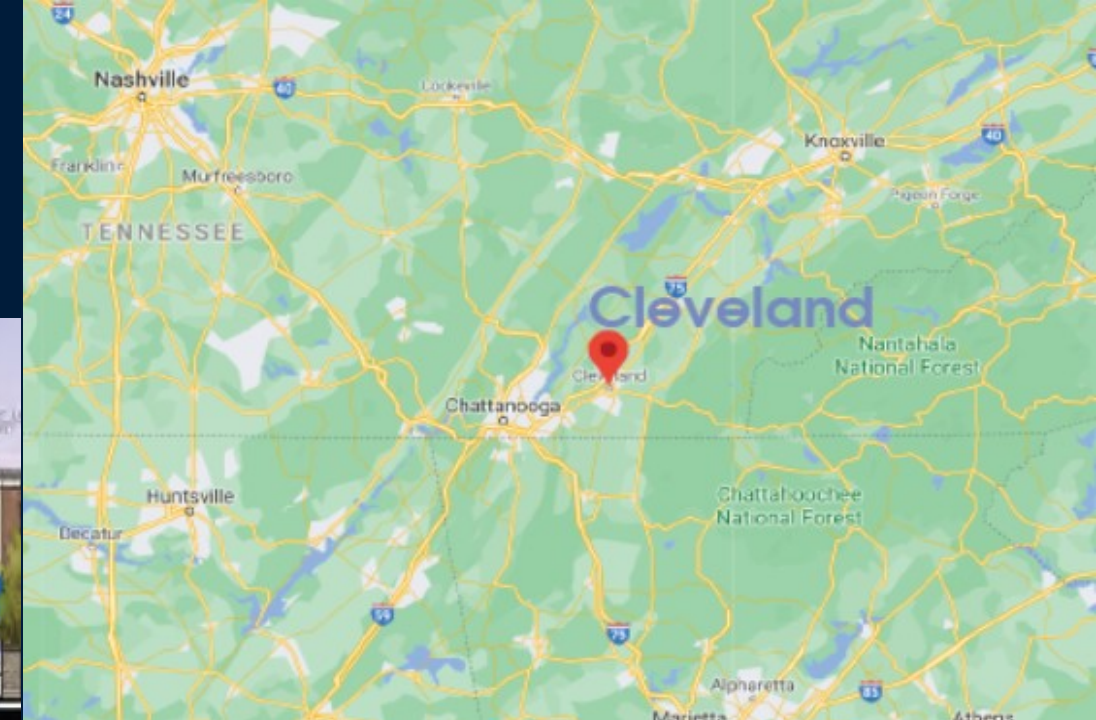


# BRADLEY PLACE

300 Paul Huff Parkway, Cleveland, TN 37312





**HIBBETT**  
NIKE Jordan adidas

**MARINER FINANCE**

**HomeGoods**  
HomeGoods Department store

**RACK ROOM SHOES**

**five BELOW**  
Rack Room Shoes Variety store

**PET SMART**  
PetSmart Grooming

**ULTA BEAUTY**

**T.J. maxx**

CROSS PARKING EASEMENT

CROSS PARKING EASEMENT

**AMC**  
AMC Bradley S

Dicehead Games & Comics  
Game store

America's Best Contacts & Eyeglasses

Benefit Cosmetics BrowBar

Ok Maguey Mexican Grill  
Mexican - \$\$

Pond

130'

250'

**PHASE III**

246'

166'

Bradley Square Mall Lp

Bradley Square Mall Lp

Bradley Square Mall Lp

Bradley Square Mall Lp

Bradley Square Mall Lp

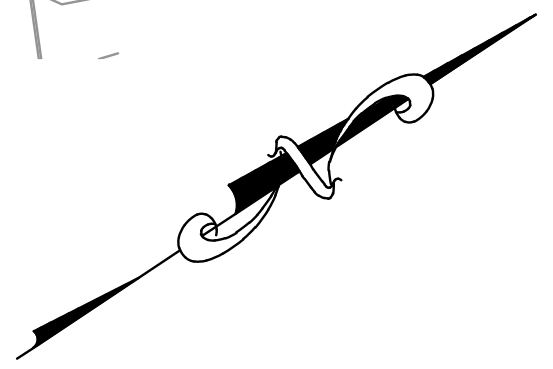
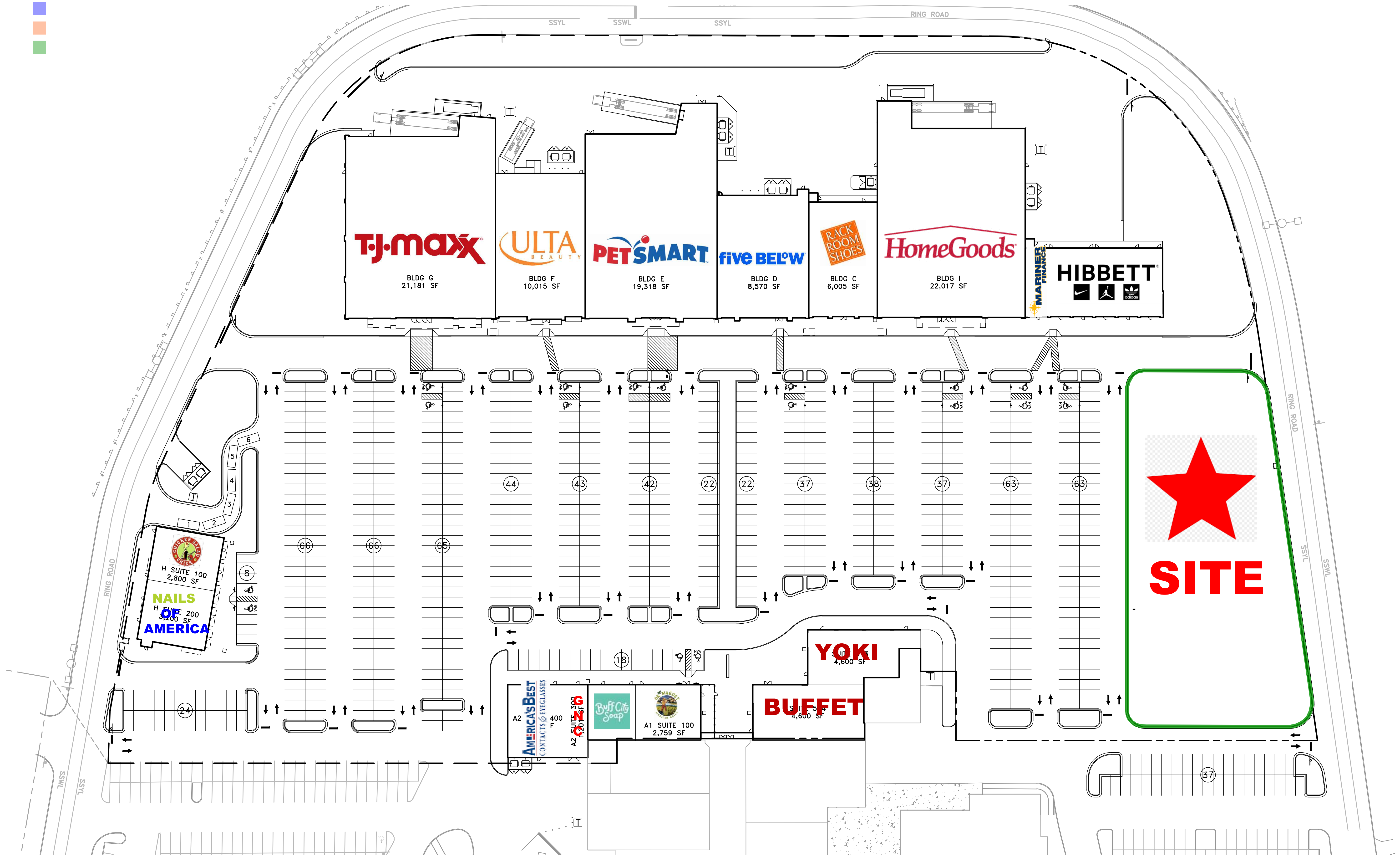
Bradley Square Mall Lp

Bradley Square Mall Lp

Bradley Square Mall Lp

Bradley Square Mall Lp

Bradley Square Mall Lp



**Phase III Concept Plan**

- \* Building size subject to change.
- \* Drive-thru / free-standing building(s) possible.

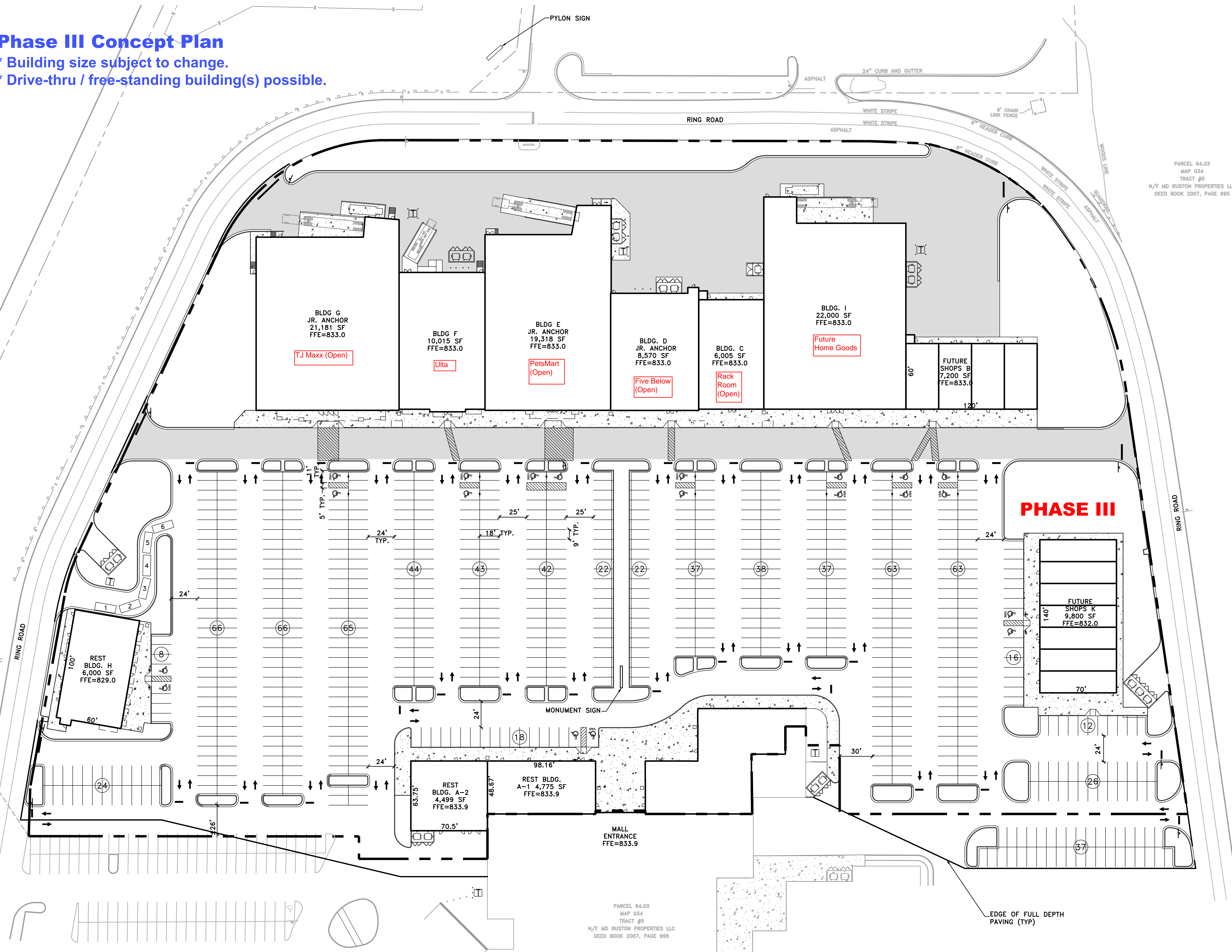
**SITE DATA**

SITE AREA	±9.24 ACRES
<b>PROPOSED BUILDINGS</b>	
RESTAURANT BUILDING A-1	4,775 SF
RESTAURANT BUILDING A-2	4,499 SF
FUTURE SHOPS B	7,200 SF
BUILDING C MINI	6,005 SF
BUILDING D JR ANCHOR	8,570 SF
BUILDING E JR ANCHOR	19,318 SF
BUILDING F MINI	10,015 SF
BUILDING G JR ANCHOR	21,181 SF
RESTAURANT BUILDING H	6,000 SF
BUILDING I	22,000 SF
BUILDING K	9,800 SF
TOTAL BUILDING AREA	119,362 SF
TOTAL PARKING REQUIRED	597 SPACES
TOTAL PARKING PROVIDED	749 SPACES
(INCLUDING 20 HC SPACES)	
6.28/1,000 SF	

PARCEL 64.03  
MAP 034  
TRACT #6  
N/F MD RUSTON PROPERTIES LLC  
DEED BOOK 2007, PAGE 995

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**PHASE III**

**SITE LEGEND**

PROPOSED CURB & GUTTER	——
REVERSED PITCH CURB & GUTTER	——
PROPERTY LINE	---
ADJOINING LOT LINE	---
FENCING	—○—
TRAFFIC FLOW	→
STRIPING	▨
PARKING BAY COUNT	(23)
HEAVY DUTY PAVING	▒
CONCRETE	■
STANDARD DUTY PAVING	□
OVERLAY PAVING	░
EXISTING FEATURES SCREENED	---

PROJECT

**BRADLEY PLACE**  
200 PAUL HUFF PKWY NW  
CLEVELAND, TN 37312

OWNER

**MORRISON COMPANIES**  
16851 JEFFERSON HWY., SUITE 9A  
BATON ROUGE, LA 70817

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- APPROVED FOR CONSTRUCTION
- NOT APPROVED FOR CONSTRUCTION

REVISIONS	DATE

**DRAWING TITLE**

**PRELIMINARY SITE PLAN**



CONTRACTOR TO PROVIDE 3 SETS OF "AS-BUILT" PLANS TO OWNER.

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

DRAWING FILE	DRAWING NO.
DRAWN BY: GAF	
DATE: 06/04/19	
PROJECT NO: 4034.20	SK-5



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Managing Principal

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gary@gjadvisors.com

► **BRADLEY PLACE HIGHLIGHTS:**

- **Bradley Place/Square** – 2.35M visitors per year (Placer.ai-2021).
- **2<sup>nd</sup> most visited Chicken Salad Chick** in TN (Placer.ai-2021).
- **5<sup>th</sup> most visited Home Goods** in TN (Placer.ai-2021).
- **Paul Huff Highway** is the major retail corridor in Cleveland, TN.
- **15 Fortune 500 Companies** have locations in Cleveland / Bradley County.



DEMOGRAPHICS

	<u>3-Mile</u>	<u>5-Mile</u>	<u>7-Mile</u>
2021 Population:	37,837	66,833	88,852
Annual Growth:	1.08%	0.93%	0.86%
Median HH Income:	\$53,862	\$51,935	\$51,692
Average HH Income:	\$73,179	\$71,041	\$68,795
Income Annual Growth:	2.14%	2.29%	2.33%
Median Home Value:	\$203,268	\$209,266	\$190,037
Median Age:	39.7	39.1	39.8