

# Cleveland, TN

## Sterling Pointe Commons Shopping Center

# WAL★MART

## SUPERCENTER



### A Bright-Meyers Development Project

Fletcher Bright Company w(423)755-8830

Meyers Brothers Properties LLC w(404)252-1499



# Sterling Pointe

Cleveland, TN



- Located on Dalton Pike near the Highway 64 By-Pass
- Featuring a 205,000 sf Wal-Mart Supercenter
- Trade Area population in excess of 90,000 people
- Busy Shopping Center with established merchants

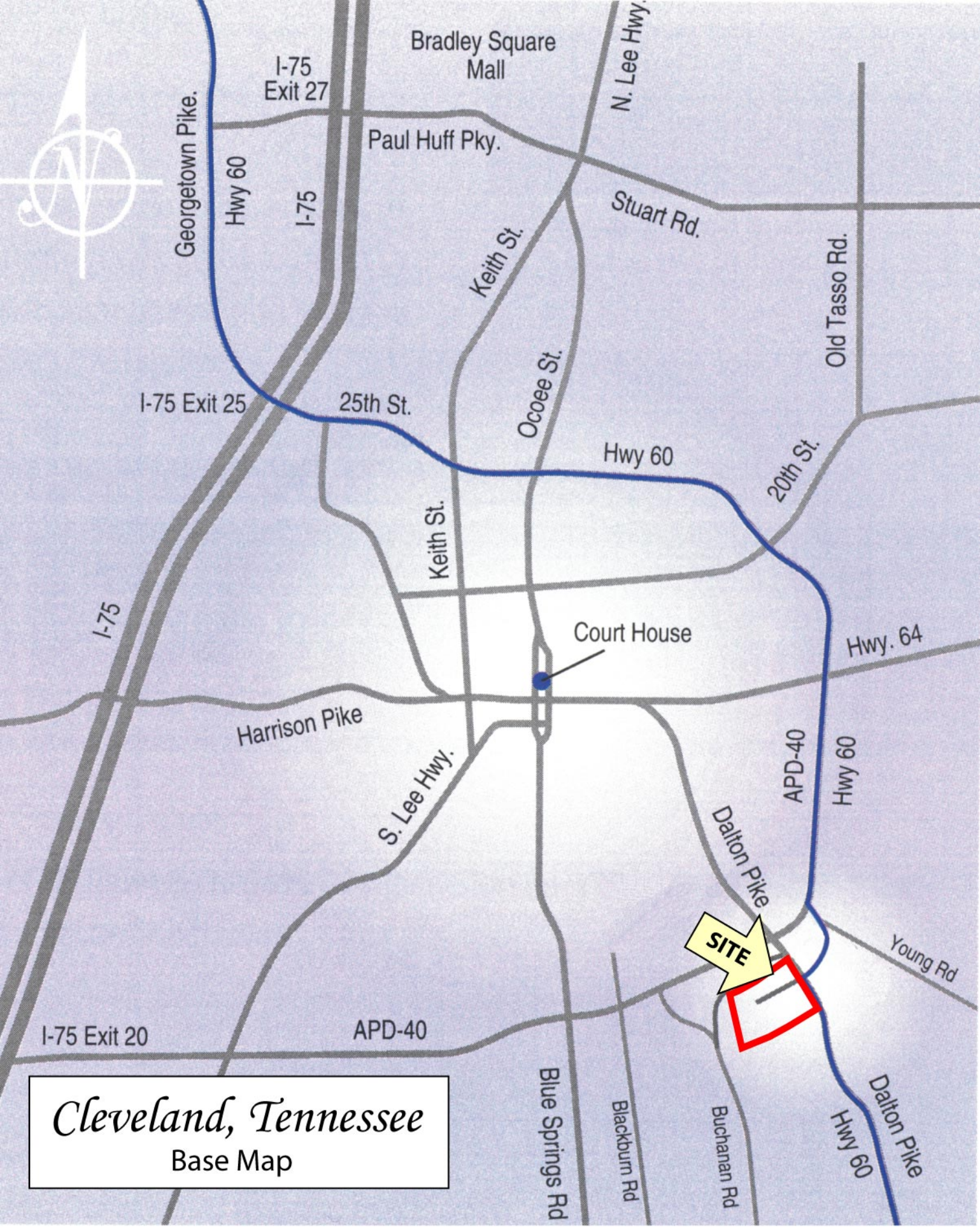


For Leasing Information Call:  
**800-446-3289**

A Bright-Meyers Development Project

The Fletcher Bright Company  
Meyers Brothers Properties, LLC





*Cleveland, Tennessee*  
Base Map





*Cleveland, Tennessee*

Wal-Mart SuperCenter Aerial



Cleveland, Tennessee  
Aerial





# CLEVELAND, TN COMPETITION AND TRAFFIC MAP



Wal-Mart SuperCenter



Big K



Bi-Lo



Food Lion



Save-A-Lot



Cooks Food Store



Watson's Foods

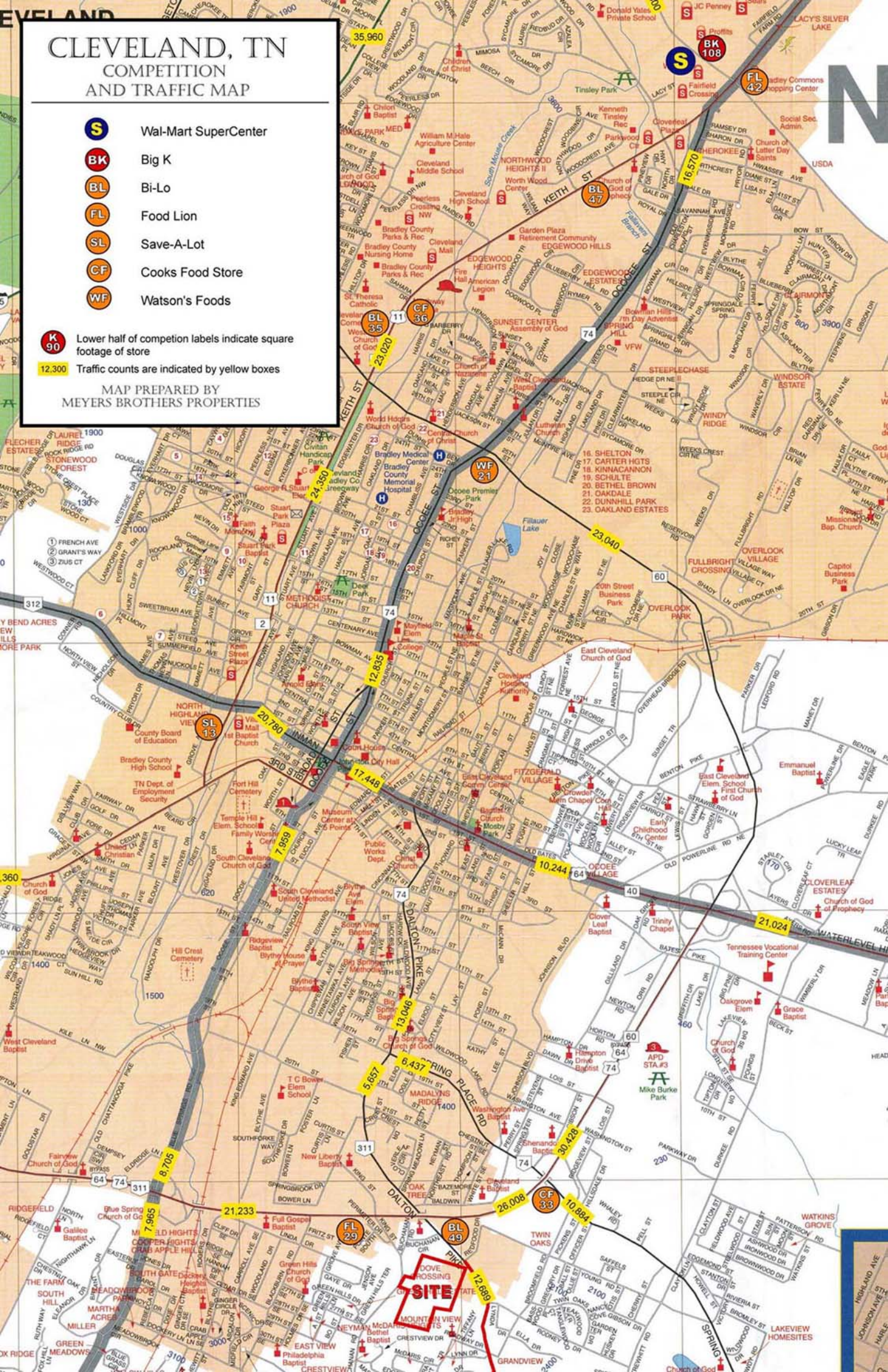


Lower half of competition labels indicate square footage of store

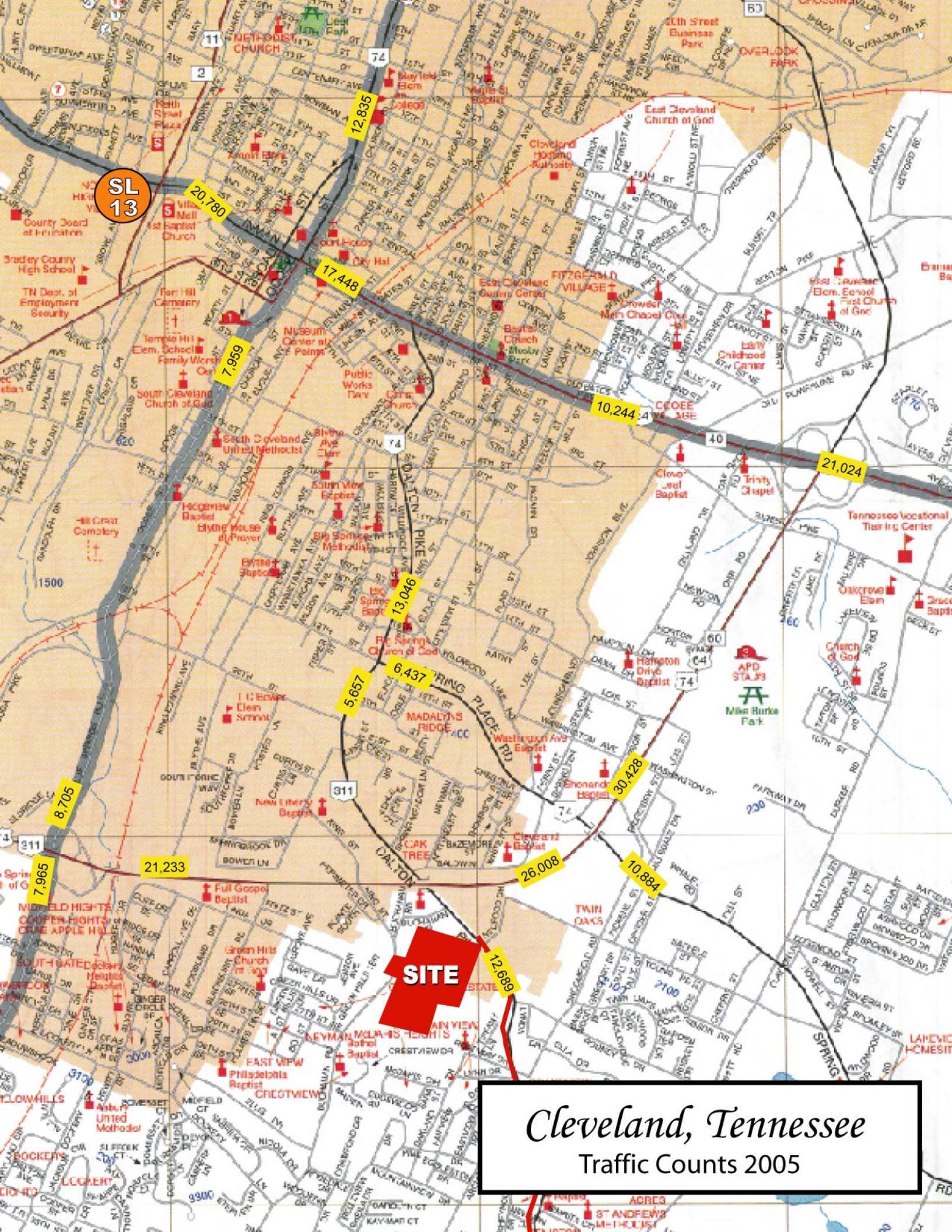
12,300

Traffic counts are indicated by yellow boxes

MAP PREPARED BY  
MEYERS BROTHERS PROPERTIES







SL  
13

**SITE**

Cleveland, Tennessee  
Traffic Counts 2005



# *Sterling Pointe Commons*

CLEVELAND, TN

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## SITE DEMOGRAPHICS

	3 Mi Ring	5 Mi Ring	10 Mi Ring
2012 Population	26,856	55,546	99,535
2000 Population	24,306	48,431	86,159
00-12 Pop Growth	10.5%	15%	16%
2012 Households	10,183	21,456	38,183
2012 Avg HH Income	\$38,016	\$46,480	\$53,940

Coordinates: 35.1252, 84.8541



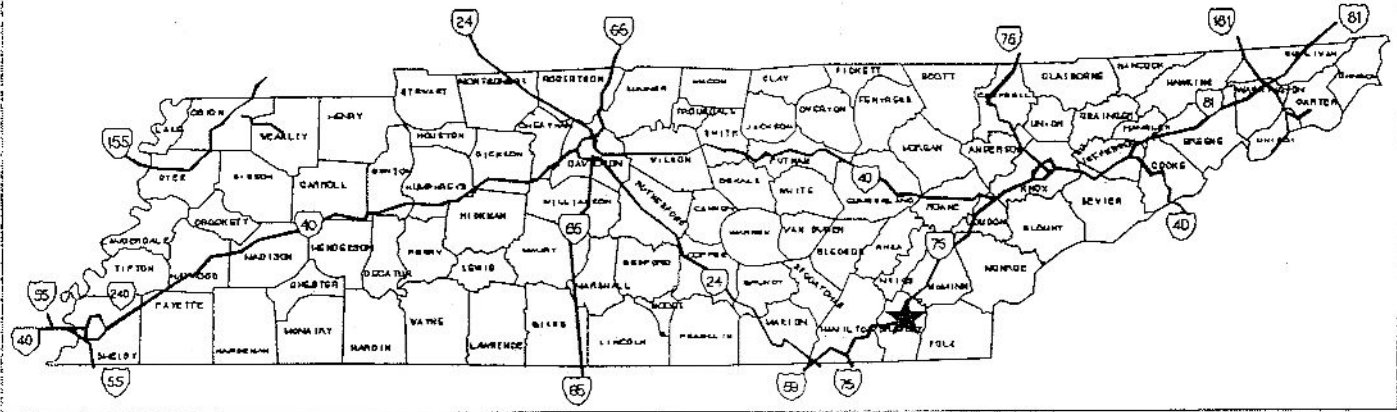




# TENNESSEE COMMUNITY DATA

Cleveland

2001



## LOCATION

Mkt. Region: Chattanooga  
 County: Bradley Sq. Miles: 338  
 Distance From: (City) Chattanooga Miles: 29  
 Knoxville Miles: 82

## POPULATION

	City	County
1980 .....	26,415	67,547
1990 .....	33,755	80,220
1999 (estimate).....	36,138	84,126
2000 .....	*	*
% Nonwhite (1999 estimate)		5

\* available 4/2001

## TAX STRUCTURE

	Local	County
Property Tax	City	
Rate Per \$100 Value ....	\$3.44	\$2.49
Ratio of Assessment		
Residential .....	25%	25%
Industrial .....	40%	40%
Personal (Equipment)	30%	30%
Inventory Tax) Raw Materials Only		
Bonded Debt .....	\$21,550,051	\$55,835,000
Assessed Valuation .....	\$607,841,824	\$1,107,069,813
School Tax .....	None	None
Sales Tax .....	None	2.25%
Hotel-Motel Tax .....	4%	None

## State

Sales Tax ..... 6%  
 Income Tax  
 Personal ..... 6% on Interest & Dividends  
 Excise ..... 6% of Net Earnings  
 Franchise ..... 25¢ per \$100 of Capital Properties  
 Unemployment Tax  
 New Employers ..... 2.7% of first \$7000

## TRANSPORTATION

### Railroads

Served by: Norfolk Southern

### Highways

0 Miles to Access of Interstate - 75

U.S. Highways: 11, 64

State Highways: 60, 74, 40, 2, 249, 306, 308, 311, 312, 313

### Common Carriers

Air Freight Companies: 1  
 Motor Freight Companies: 19 Terminal Facilities: Yes  
 Bus Services - Inter-City: Yes  
 Local: No  
 Carrier Service: Yes

### Navigable Waterway

River: Hiwassee Channel Depth: 11'  
 Nearest Port Facility: Chattanooga Miles: 29

### Air Service

General Aviation/Distance: Hardwick Field/Cleveland

Runway Lengths ( I): 3,300 Surface: Asphalt

Lighting: Low Intensity, 10" Beacon VASI

Gas: Yes Octane Available: 80/100

Repair: Minor

Taxi or Car Rental: Both

Nearest Commercial Service: Chattanooga, Metro

Airlines Serving: US Airways, US Airways Express, ASA, Comair,  
 Northwest Airlin, American Eagle

Daily Flights:

34

Arrivals:

17

Departures:

17



**COMMUNICATIONS**

Post Office Class: First

Newspapers	Frequency	Circulation
Cleveland Daily Banner	Daily	18,500
Bradley County Weekly	Weekly	21,000

Radio Stations: 5

Television Networks: ABC, CBS, NBC, PBS, FOX, WTNB

Cable Companies: Charter

Channels: 46

Telephone Companies: BellSouth

**INDUSTRIAL SUPPORT SERVICES**

Service	Town	Distance
Tool & Die.....	Local	
Heat Treating.....	Local	
Foundry.....	Local	
Heavy Hardware....	Local	
Sheet Metal.....	Local	
Lubricants.....	Local	
Welding Supplies...	Local	
Other: Galvanizing...	Chattanooga...	29 miles
Industrial Maintenance Supply...		Local

**FINANCE**

Banks: 8

Combined Assets: \$1,398,674,939,000

**GOVERNMENT**

Gov't (type): City: City Manager and Council

County: County Executive and Commission

	City	County
Police Officers: 83	62	
Police Cars: 75	56	
Planning Commission: Yes	Yes	
Zoning Regulations: Yes	Yes	
Industrial Development Corp.: Yes	No	
Fire Defense Equipment: 18 vehicles		
Firefighters: 73	73	
Volunteers: 0	130	
Insurance Rating: 3	3	

**NATURAL RESOURCES**

Minerals: Limestone

Timber: Cedar, Hickory, Oak, Pine, and Poplar

**AGRICULTURAL PRODUCTS**

Crops: Small Grains, and Vegetables

**COMMUNITY FACILITIES****Day Care**

Day Care Centers: 23

Day Care Homes: over 50

**Education**

State Industrial Training Service Available: Yes

Type of Public School System: City/County

	Schools	Enrollment
Elementary .....	18	7,934
Middle/Jr. High .....	3	2,334
Senior High .....	3	3,076
Private &/or Parochial .....	4	551
Technology Centers .....	5	2
Colleges (2 & 4 year) .....	2	6,161
Libraries: 1 / Volumes: 96,413		

**Health Care**

Hospitals: 2

Beds: 351

Clinics: 0

Beds: 0

Doctors: 253

Dentists: 39

Nursing Homes: 3

Beds: 463

**Churches**

Protestant: 200

Catholic: 1

Jewish: 0

Other: 1 (Latter Day Saints)

**Recreation**

Parks.....	5	
Golf Courses.....	4	(public and private)
Swimming Pools.....	8	(public and private)
Country Club.....	1	
Theaters.....	3	
Bowling Alleys.....	2	
Hotels & Motels.....	23	Rooms: 1,215
Largest Meeting Room Capacity	300	
Restaurants.....	100	

Other: Cherokee National Forest and Ocoee River, Red Clay and Hiwassee State Scenic River



# Cleveland 2001

## CLIMATE

Annual Avg Temperature: 61°  
 Monthly Avg High Temp: January 47° July 88°  
 Monthly Avg Low Temp: January 39° July 67°  
 Annual Avg Precipitation: 54.6"  
 Annual Avg Snowfall: 5"  
 Elevation: 875' above sea level  
 Prevailing Winds: Southwest  
 Mean Length of Freeze Free Period (Days): 263

## SELECTED ECONOMIC INDICATORS FOR BRADLEY COUNTY

### Estimated County Available Labor

Date: May, 2000

Total: 1,240 Male: 560 Female: 680

Estimated Total in Surrounding Area: 7,060

High School Graduates (2000): 765

% College Bound: 68.4

### Labor Force Estimates

Annual Average Employment	2000
Civilian Labor Force .....	41,970
Unemployment .....	1,440
% of Labor Force .....	3.4
Total Employment .....	40,530

### Per Capita Income

Year	Amount
1998	\$23,214

### Retail Sales

Year	Amount
2000	\$889,299,367

### County 10-Year Growth Report

Years: 1991-2000	New Plants	Expansions
Number Projects:	12	199
Total Investments:	\$74,268,000	\$917,230,672

## UTILITIES

### Treated Water Suppliers

Source: Hiwassee River & Springs

Capacity: 16.8 MGD

Current Consumption: 8.7 MGD

Storage Capacity: 3.6 MG

### Sewage Treatment

Type of Treatment: Extended Aeration

Capacity: 29.8 MGD

Current Usage: 13.5 MGD

% City Sewer Coverage: 92

% Storm Sewer Coverage: 65

Solid Waste Disposals: Yes

## ENERGY

### Electricity

Electric Power System: Cleveland Utilities/Volunteer Electric

Source Company: TVA

### Gas

Gas Supplier: Cleveland Natural Gas

Source Company: Atlanta Gas & Light

Fuel Oil Suppliers: 3

Suppliers of LP Gas: 3

## AVAILABLE INDUSTRIAL PROPERTIES

### SITE 1

Site Name: Cleveland/Bradley Industrial Park

Controlled: Yes

Acreage: 330 (80 available)

Distance to Town: 2 miles

Direction from Town: South/Southwest

Nearest Highway: US 64 Distance: Adjacent

Nearest Interstate: 75 Distance: 2.5 miles

Rail Line: Norfolk Southern (Adjacent)

Electric Lines: On Site Voltage: 13/69 KV

Gas: On Site Inch Line

Water: On Site 8 Inch Line

Sewer: On Site 8 Inch Line

Core Drilling: Yes

Topo Prepared: Yes

Cost per Acre: \$25,000 rail /\$23,000 non-rail

Cost Including Utilities: Yes

### SITE 2

Site Name: Hiwassee River Industrial Park

Controlled: Yes

Acreage: 547

Distance to Town: 10 miles

Direction from Town: North

Nearest Highway: S.R. 308 Distance: Adjacent

Nearest Interstate: 75 Distance: Adjacent

Rail Line: Norfolk Southern

Electric Lines: On Site Voltage:

Gas: On Site Inch Line

Water: On Site 12 Inch Line

Sewer: Yes 10 Inch Line

Core Drilling: Yes

Topo Prepared: Yes

Cost per Acre: \$25,000

Cost Including Utilities: Yes



**Cleveland 2001**

**LARGEST COMPANIES**

<b>Firm Name</b>	<b>Product</b>	<b>Total Employees</b>	<b>Union Affiliation</b>
Maytag Cleveland Cooking Products	Electric and Gas Ranges	2,642	None
Peyton's Southeastern, Inc.	Distribution	1,332	None
Cleveland Chair Company	Upholstered Chairs	1,000	None
Duracell USA	Batteries	800	None
Hardwick Clothes, Inc.	Men's and Women's Clothing	680	None
M&M Mars	Candy	650	None
Charleston Hosiery, Inc.	Hosiery	600	None
Advanced Photographic Solutions	Photo Finishing	580	None
Schering-Plough	Foot Support Products	501	None
Honeywell	Brake Linings	493	UAW
American Uniform Company	Washable Linen	475	None
Maytag Customer Service	Maytag Parts and Service	450	None
Jackson Manufacturing	Upholstered Chairs	400	None
Olin Corporation	Caustic Soda and Chloride	400	None
Johnston Coca-Cola	Soft Drinks	389	None
Newell Rubbermaid Comm. Prods.	Mops and Mop Yarns	375	None
Arch Chemical	Pool Chemicals	350	None
President Baking	Bakery Items	340	None
Brown Stove Works	Electric and Gas Ranges	300	None
United Knitting, Inc.	Knit Fabric	270	None
Cutler Hammer Eaton Corporation	Switch Boxes	230	None
CPQ Colochrome, Inc.	Photo Finishing	220	None
Luck Color Lab, Inc.	Volume Photo Finishing	212	None
Westvaco Consumer Pkg. Div., Inc.	Containers and Folded Boxes	163	GCIU
Church of God Pub. Pathway Press	Book Publishing and Printing	150	None
Georgia Pacific Corporation	Paperboard Containers	135	UPIU
Weyerhaeuser Board Pkg. Div., Inc.	Corrugated Paperboard	135	UPIU
Dana Corporation	Auto Parts and Components	120	None
Fulmarque	Office Furniture/Chairs	101	None
Hardwood Frames of America	Poly. Plaques and Wood Frames	95	None
Custom Mechanical Contractors	Custom Designed Sheet Metal	80	None
Newly Weds Foods Company	Food Coatings and Batters	80	None
Hickory Springs Manufacturing	Upholstery Springs	75	None
White Wing Publishing/Press	Book Publishing and Printing	70	None
Cullom Machine Tool and Die	Industrial Machinery	67	None
Foamworks	Foam Products	60	None
Manufacturers Chemicals	Soap and Detergents	58	None
Harrington and King South, Inc.	Metal Stampings	54	None
OEM Solutions	Insulation	50	None

**For Further Information Contact:**

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