

Maryville (Knoxville MSA)

FOOD CITY SHOPPING CENTER

2135 E. Broadway Avenue | Maryville, TN 37804



ZIFF PROPERTIES INC.

Longitude: -83.95057

Latitude: 35.77992

- GLA: 56,489 SF
- 🛡️ Close to I-140
- 14,000+ VPD



SHOPPING CENTER HIGHLIGHTS

Food City Shopping Center consists of a unique blend of local and national tenants. Located just 14 miles south of Knoxville, the city of Maryville sits at the foothills of the Great Smoky Mountains making it a popular tourist drive-through. Maryville combines modern day retail with old-time Appalachian charm. The center sits along busy Highway 33 with excellent drive-by exposure. Tenant mix includes Food City, Metro PCS & more.

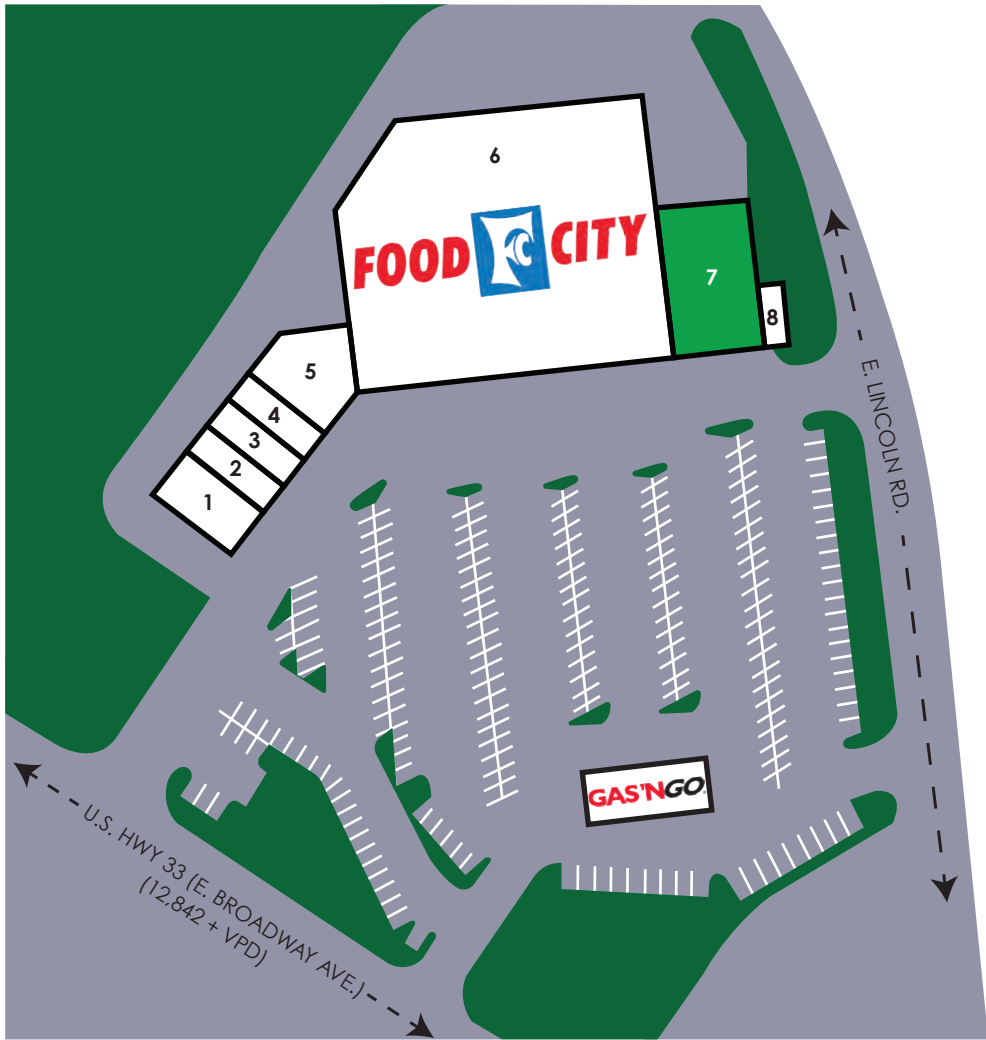


Demographics	3 mile	5 mile	10 mile
Population	33,362	63,424	148,144
Projected	34,647	66,240	154,967
Avg. HH Income	\$53,738	\$58,988	\$73,430
Med. HH Income	\$40,309	\$43,876	\$51,992



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Tenant Key		
1	Metro PCS	1,950 sf
2	Darlin Doggie Do's	1,170 sf
3	Cash Advance	1,105 sf
4	Tobacco World	2,275 sf
5	Margarita Mexican	3,331 sf
6	Food City	40,008 sf
7	AVAILABLE	3,000-6,000 sf
8	Liberty Tax	650 sf

Notice of disclaimer: Tenant names on this plan represent leases which are executed, in negotiation, or proposed. All square footages and dimensions are approximate and subject to field verification.