

For Lease

Parkside Frontage, Turkey Creek

1,400 - 4,627 SF



Turkey Creek Park Terrace

11015 Parkside Drive

Knoxville, Tennessee 37934

Property Highlights

- Class A Retail Spaces Available
- Located across the street from Super Target and Chick-fil-a and Starbucks
- Outstanding Tenant mix
- In the heart of Turkey Creek
- High Visibility
- Competitive rates

OFFERING SUMMARY

Lease Rate:	\$27.50 SF/yr (Turkey Creek Retail; NNN)
Available SF:	1,400 - 4,627 SF
Lot Size:	3 Acres
Building Size:	27,184 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,040	29,655	91,223
Total Population	2,520	77,468	225,773
Average HH Income	\$76,944	\$96,835	\$87,701

[VIEW PROPERTY VIDEO](#)



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PROPERTY DESCRIPTION

Outstanding location in the heart of Turkey Creek offering multiple suite sizes and tremendous exposure within the retail hub of West Knoxville! This location sits directly across from Starbuck and Chick-fil-a', offering tremendous exposure/time of sight on this highly visible offering. End-cap and inline space available with outstanding signage along Parkside Drive, offering 33K+ cars daily.

Turkey Creek continues to be the prominent regional hub for shopping, lodging and dining, drawing heavy local and regional traffic. Proximity to Walmart Super Center, Super Target, Turkey Creek RMC and high end lodging further highlight this location.

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LEASE INFORMATION

Lease Type:	Turkey Creek Retail; NNN	Lease Term:	60 months
Total Space:	1,400 - 4,627 SF	Lease Rate:	\$27.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
11035 Parkside Dr	Available	1,400 - 4,394 SF	Turkey Creek Retail	\$27.50 SF/yr	Retail box space with service counter and open box space.
11055 Parkside Dr	Available	1,627 SF	NNN	\$27.50 SF/yr	Former Jimmy John's inline space.
11039 Parkside Dr.	-	2,994 - 4,394 SF	NNN	\$27.50 SF/yr	Former Ross/Redkin Salon. Well finished and stub-ins in place. Ready for future salon use or finish to your own concept. Additional contiguous space available if desired. - Pending Lease
11001 Parkside Dr	Available	4,627 SF	NNN	\$27.50 SF/yr	Former US Cellular space, offering a wide open floorplan and great endcap visibility and signage opportunity.





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TURKEY CREEK RETAIL; FORMER JIMMY
JOHN'S; LARGER ENDCAP AVAILABILITY
WITH HIGH VISIBILITY



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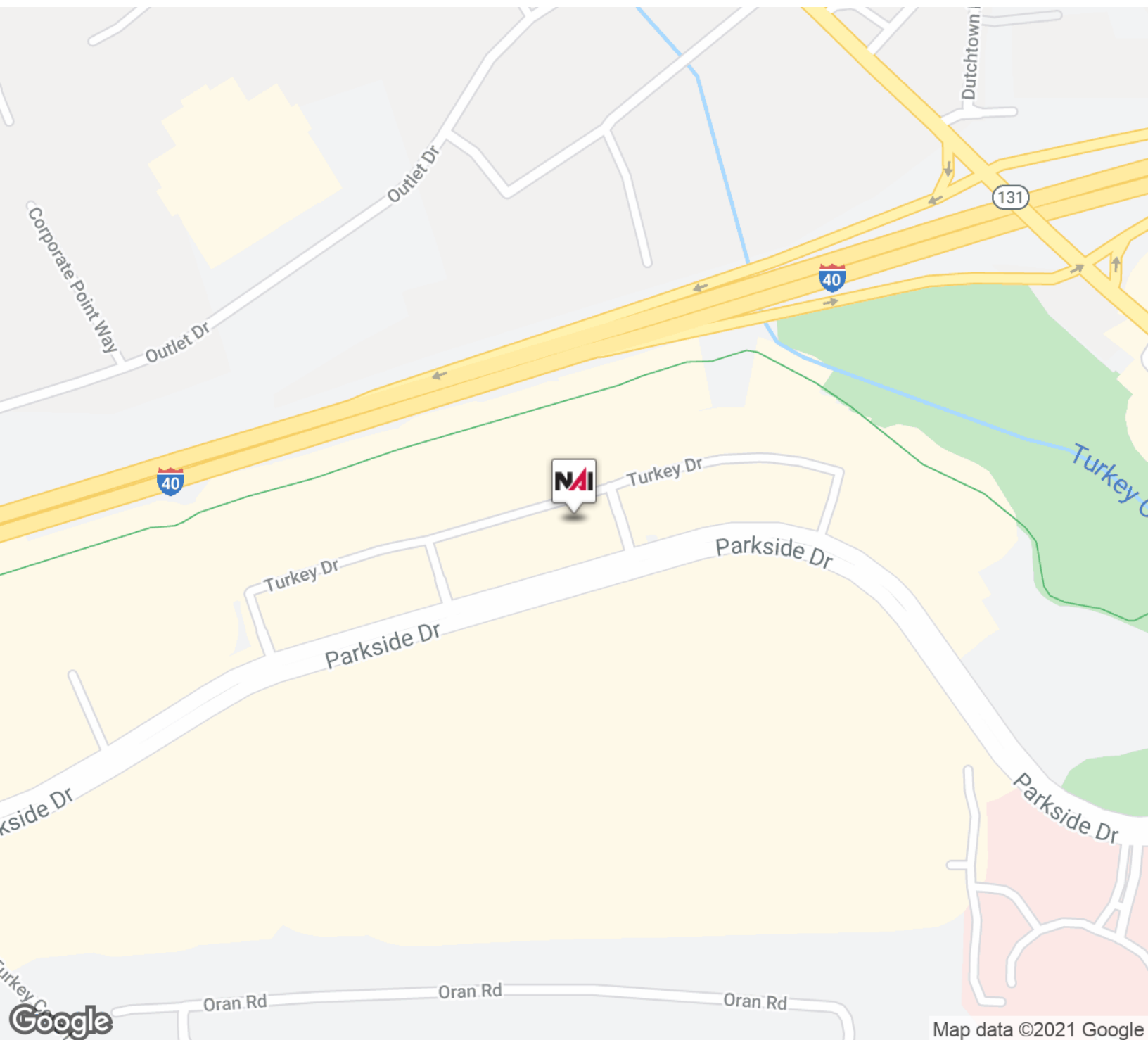
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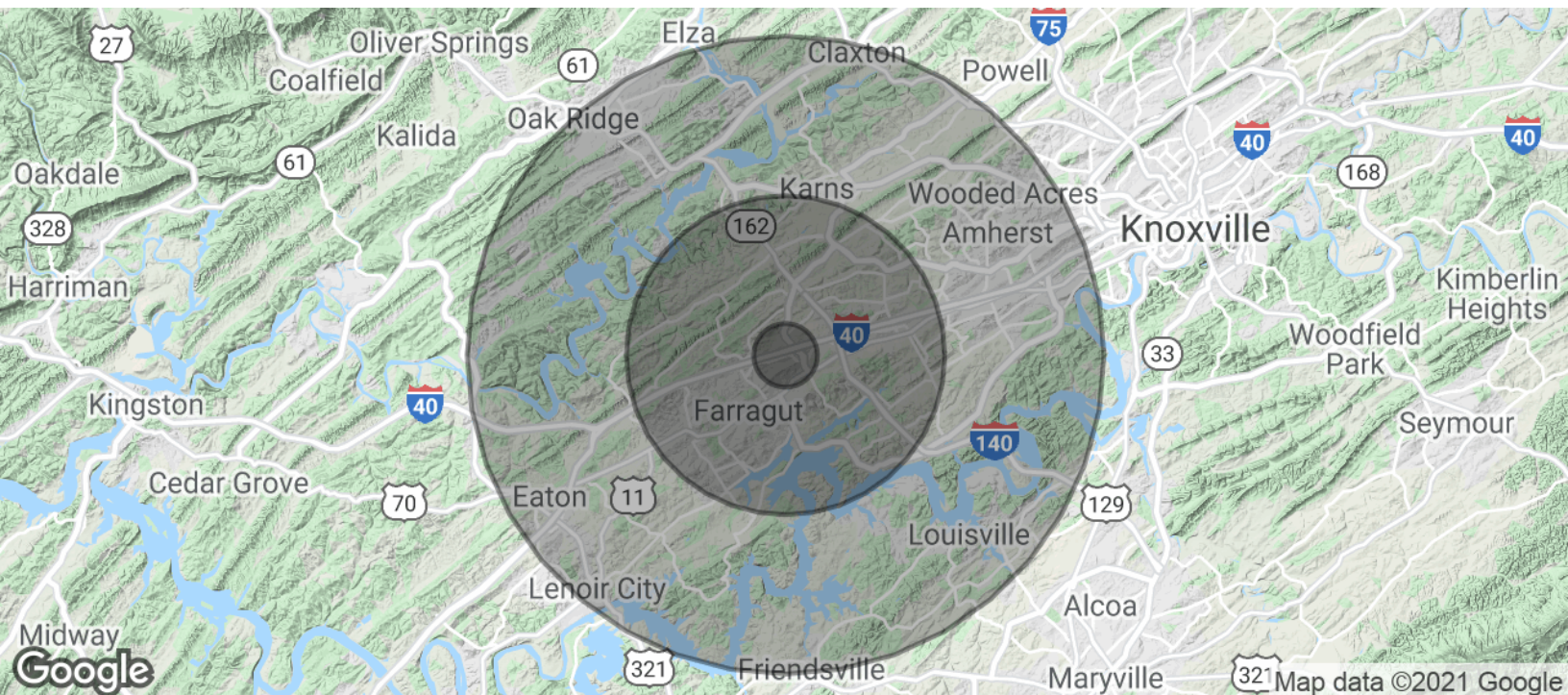
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,520	77,468	225,773
Average age	44.8	39.7	38.9
Average age (Male)	46.2	38.9	38.1
Average age (Female)	43.1	40.2	39.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,040	29,655	91,223
# of persons per HH	2.4	2.6	2.5
Average HH income	\$76,944	\$96,835	\$87,701
Average house value	\$215,930	\$273,105	\$256,226

* Demographic data derived from 2010 US Census

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