

Executive Summary

Retail For Lease

Heart of Farragut, Affordable Mixed Use Center



Property Details

Available SF	800 - 3,500 SF
Lease Rate	\$12.00 - 1,200.00 SF/YR
Lot Size	4.4 Acres
Building Size	43,019 SF
Zoning	C-1 Town Of Farragut
Market	West Knoxville
Sub Market	Farragut
Cross Streets	Campbell Station And Kingston Pike

Property Overview

This opportunity offers affordable rent in the heart of the highly desirable Town of Farragut. One lot removed from Campbell Station and Kingston Pike, the main and main of Farragut.

The suite is on the back side of the 11410 Building and faces the Farragut Municipal Building.

The site offers ease of ingress/egress with multiple access points. Fronting Kingston Pike, the location serves all parts of Farragut efficiently. Quick access to I-40 further highlights this opportunity.

Top end demographics, close by rooftops and high visibility location add to the appeal of this center.

Affordable rents, \$2.00 NNN's est.

Property Highlights

- Easy to find location

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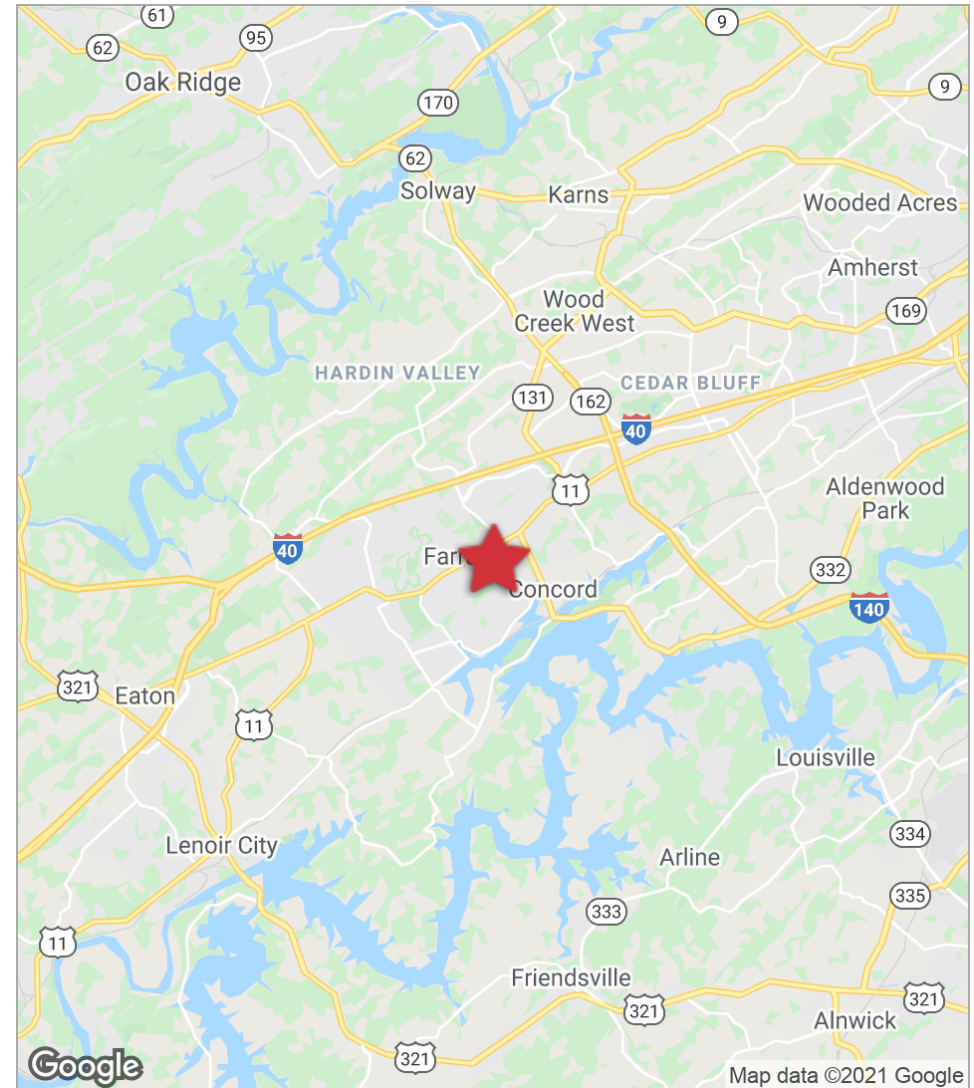
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Location Maps

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Demographics Map

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Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,424	31,094	65,534
MEDIAN AGE	44.8	42.5	40.9
MEDIAN AGE (MALE)	43.9	41.7	40.3
MEDIAN AGE (FEMALE)	45.3	43.0	41.3

Housholds & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,743	11,873	24,270
# OF PERSONS PER HH	2.5	2.6	2.7
AVERAGE HH INCOME	\$99,297	\$102,465	\$106,539
AVERAGE HOUSE VALUE	\$256,107	\$297,939	\$306,644

