

FOR LEASE | RETAIL SPACE



Regas Square

333 W. Depot Avenue
Knoxville, TN 37917

JOE PETRE | 865.599.1696 | JPETRE@CONVERSIONPROP.COM

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SUMMARY

Available SF: 1,534 - 21,535 SF

Lease Rate: \$26.00 SF/yr (NNN)

Year Built: 2018

Building Size (Retail Only): 21,535

Floors (Retail Only): 1

Market: Knoxville

Submarket: Downtown

PROPERTY OVERVIEW

Located in Downtown's newest district between the 100 Block of Gay, the Old City, and Downtown North, Regas Square is a classic, contemporary 6-story building featuring 101 residential units over 21,535 SF of retail/restaurant space. Available spaces range in size from 1,534 - 6,545 SF. Occupancy as early as 2Q 2019.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Space 1	\$26.00 SF/yr	6,545 SF
Space 2	\$26.00 SF/yr	2,045 SF
Space 3	\$26.00 SF/yr	1,633 SF
Space 4	\$26.00 SF/yr	1,534 SF
Space 5	\$26.00 SF/yr	1,587 SF
Space 6	\$26.00 SF/yr	1,587 SF
Space 7	\$26.00 SF/yr	1,640 SF
Space 8	\$26.00 SF/yr	4,964 SF

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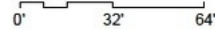


AREA BREAKDOWN

- ANCILLARY AREA
- COMMON AREAS
- GLA
- MAJOR VERTICAL PENETRATION
- NON-LEASABLE AREA
- STRUCTURED PARKING



FIRST FLOOR COMMERCIAL RETAIL AREA CALCULATIONS
1/32" = 1'-0"



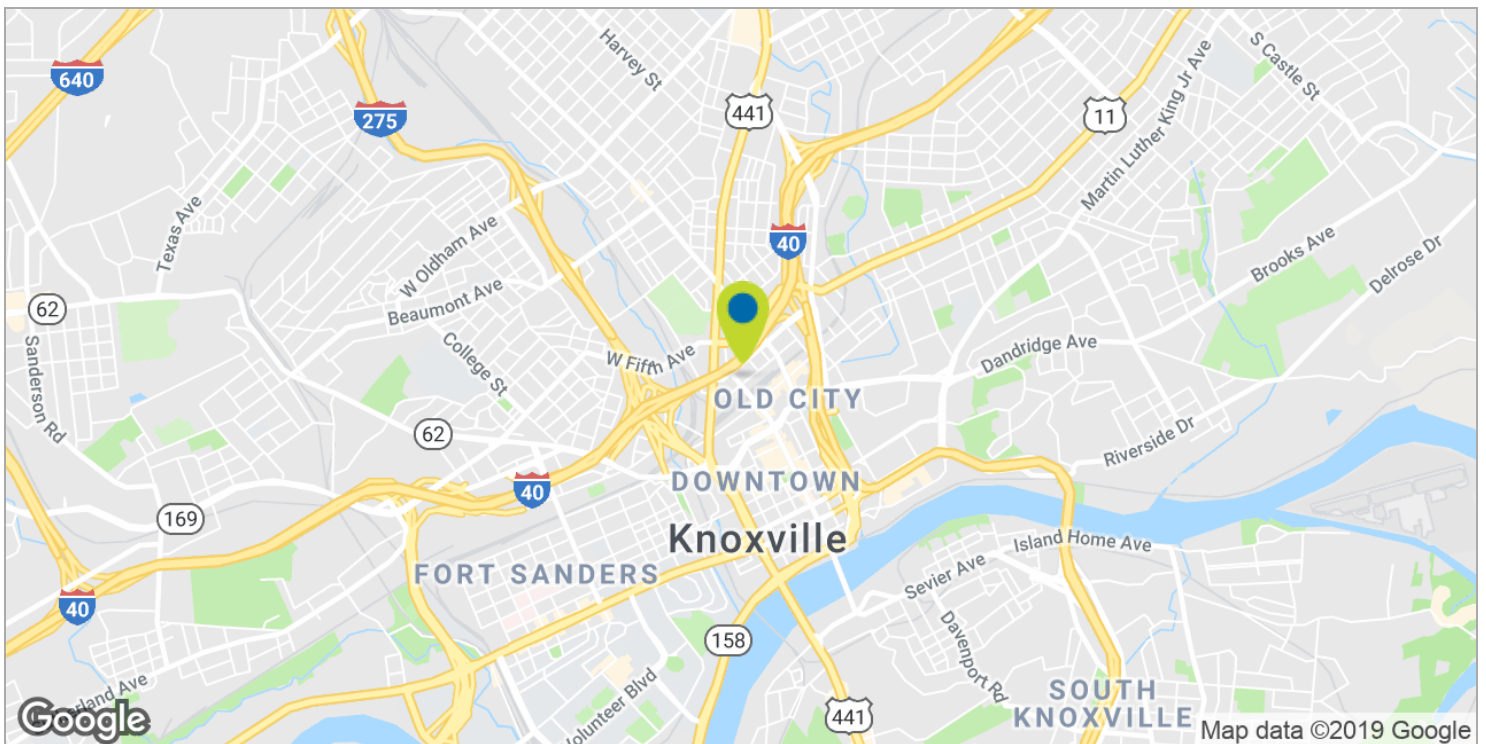
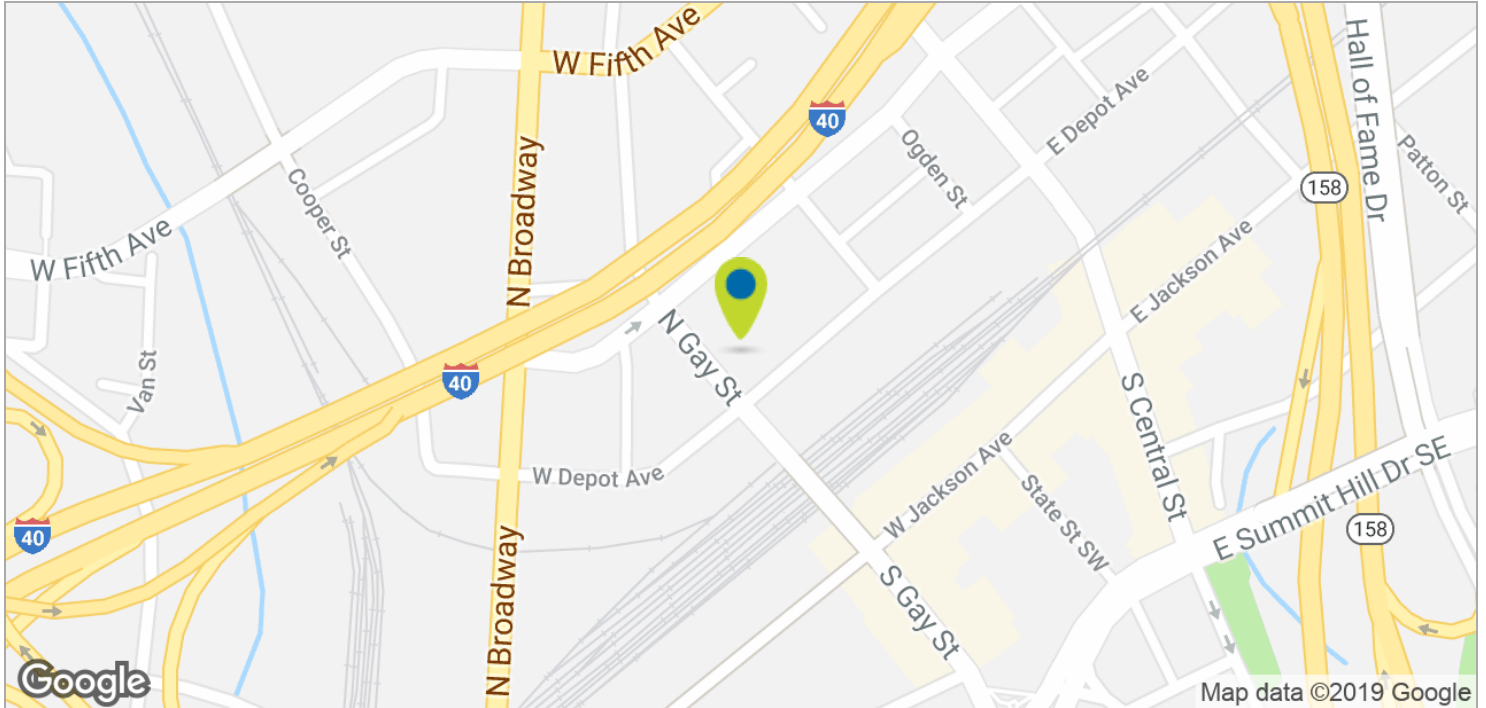
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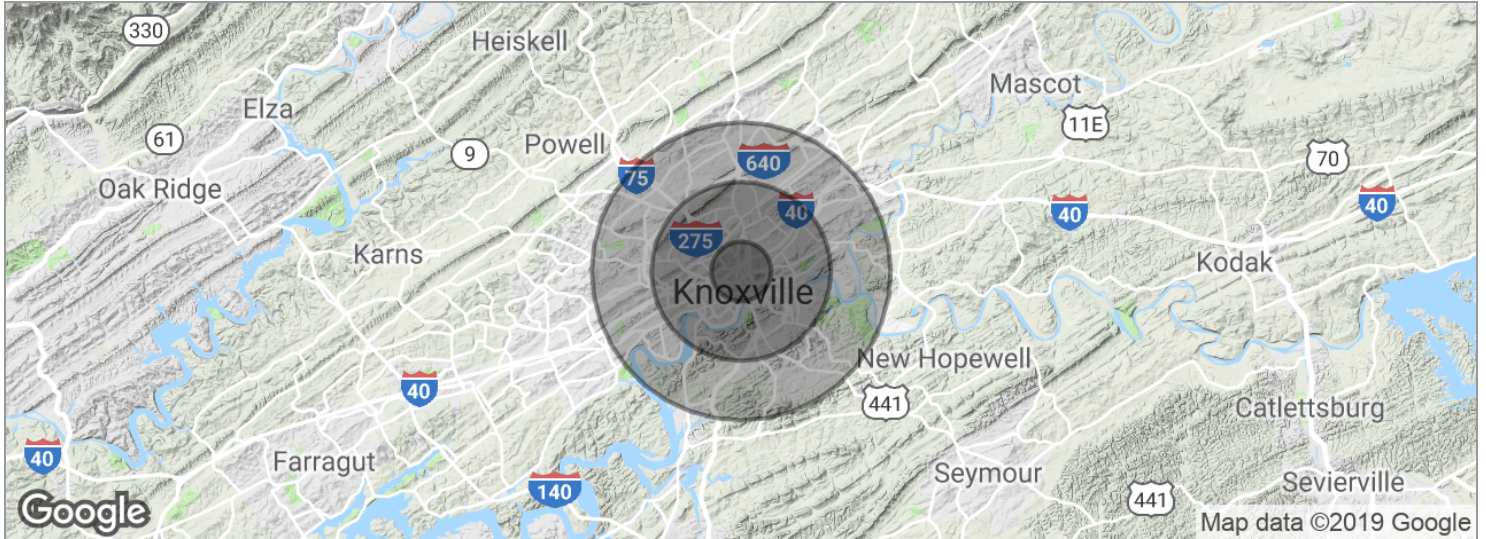
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,348	75,470	149,612
Median age	31.0	31.9	34.7
Median age (Male)	30.9	30.8	33.3
Median age (Female)	32.3	33.2	36.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,384	33,135	67,959
# of persons per HH	1.9	2.3	2.2
Average HH income	\$29,824	\$31,107	\$39,734
Average house value		\$100,918	\$127,600

* Demographic data derived from 2010 US Census