

For Sale - Leasehold & Building w/ National Credit Tenant



11555 Parkside Dr, Farragut, TN 37934

Listing ID:	30276255
Status:	Active
Property Type:	Retail-Commercial For Sale
Retail-Commercial Type:	Free-Standing Building
Sale Price:	\$1,723,000
Unit Price:	\$361.97 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Knoxville
County:	Knox
Tax ID/APN:	130 19104
Property Use Type:	Net Leased Investment (NNN)
Building/Unit Size (RSF):	4,760 SF
Cap Rate:	6.5%



Overview/Comments

Available for sale in Turkey Creek! Leasehold and improvements including a 4,760 square foot free-standing building on Parkside Drive. AT&T corporate has been a tenant for ten years and just exercised their first five-year option. Five years remaining on the ground lease with six, five-year options.

Turkey Creek is the premier shopping area in Knoxville with high-end retail including Ann Taylor, Pier One, Target, Talbots, Ethan Allen, Chico's and more. More than 60 restaurants including Fleming's Steakhouse, Bonefish Grill, Calhoun's, and Smoky Mountain Brewery, and a Regal Pinnacle Stadium with 18 screens including IMAX. There are also several hotels, office buildings, medical office buildings, and upscale residential neighborhoods. Traffic counts for Parkside Drive at this location are 20,000+ daily.

For more information on Turkey Creek: <http://turkeycreek.com/>

For more information about this listing, contact Mark Shipe at (865) 342-8716.

