



PROPERTY DESCRIPTION

Prime Retail and Office space located directly along Kingston Pike in the heart of Bearden. This building has been beautifully renovated and maintained with custom finishes throughout.

PROPERTY HIGHLIGHTS

- PRIME RETAIL AND OFFICE SPACE AVAILABLE
- Excellent visibility
- Extremely high traffic counts
- Class "A" retail space and office in the heart of Bearden
- Kingston Pike signage available

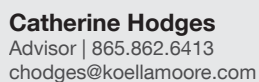
SPACES

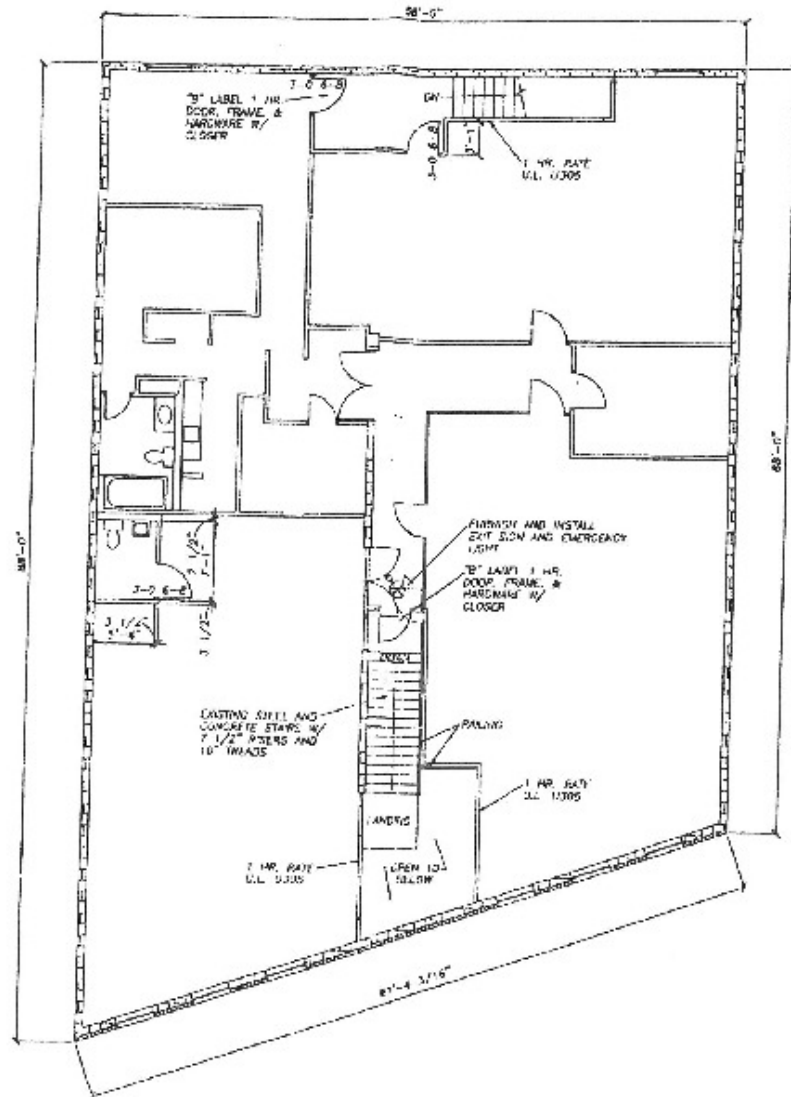
SPACES	LEASE RATE	SPACE SIZE
5002 Kingston Pike	\$15.00 SF/yr	3,758 SF
5002 Kingston Pike	\$21.50 SF/yr	1,655 - 4,000 SF
5002 Kingston Pike	\$21.00 SF/yr	1,655 - 4,000 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,083	18,817	55,876
Total Population	6,199	41,331	130,674
Average HH Income	\$68,764	\$71,294	\$58,277







SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"

LEGEND

- SATISFIED ORIGINAL
- CONCRETE ANCHORING UNIT WALL - 7 HP. RATED
- CAST IN PLACE REINFORCED CONCRETE

Catherine Hodges

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FOR LEASE



**OFFICE BUILDING; STREET
RETAIL**



1,655 - 4,000 SF



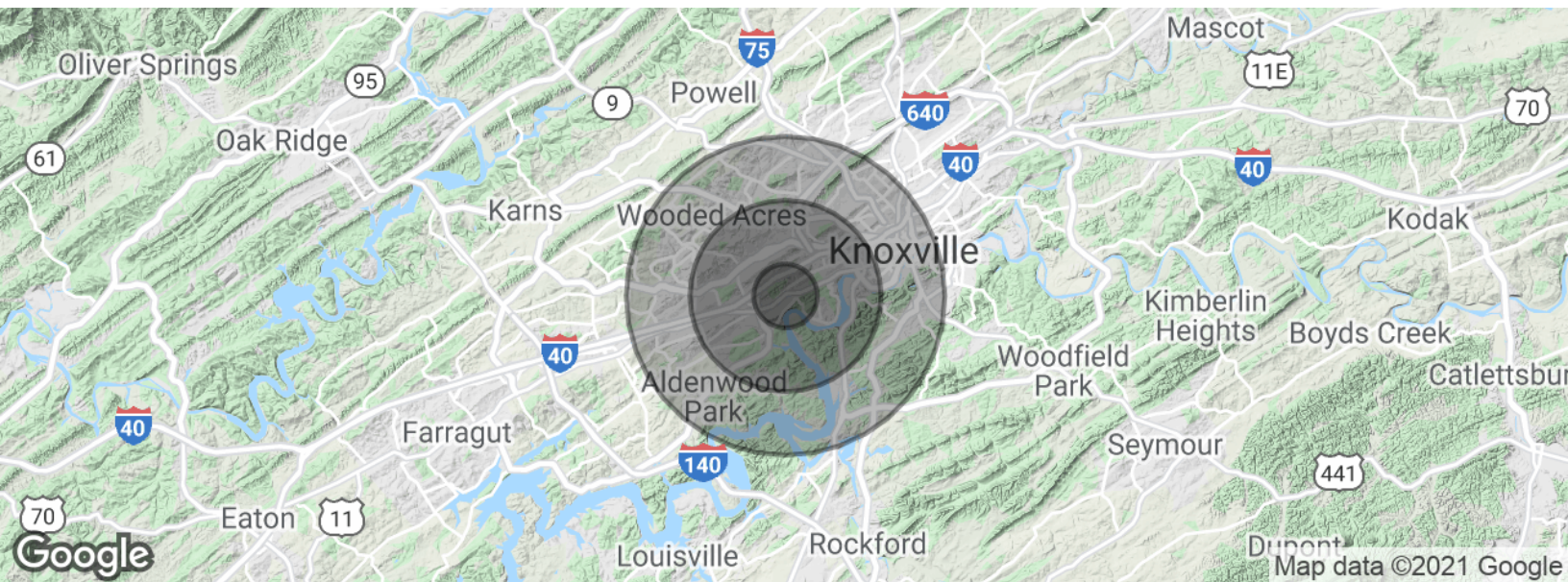
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,199	41,331	130,674
Median age	32.8	34.6	33.2
Median age (Male)	30.6	34.0	32.9
Median age (Female)	33.5	35.2	33.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,083	18,817	55,876
# of persons per HH	2.0	2.2	2.3
Average HH income	\$68,764	\$71,294	\$58,277
Average house value	\$298,380	\$217,526	\$178,739

* Demographic data derived from 2010 US Census



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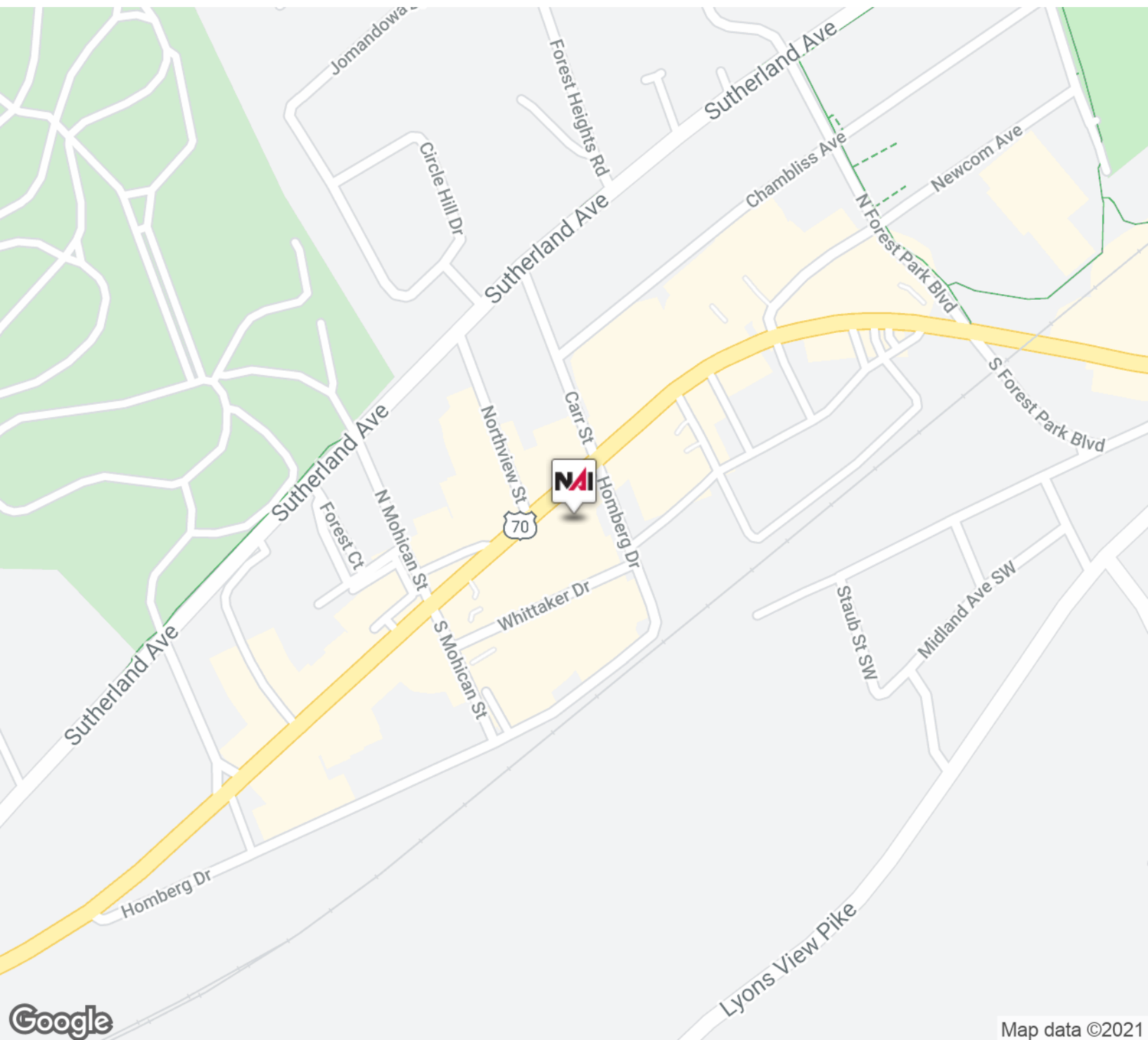
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**CATHERINE HODGES**

Advisor

chodges@koellamoore.com

Direct: 865.862.6413 | **Cell:** 865.804.1985**PROFESSIONAL BACKGROUND**

Catherine Hodges is a Commercial Real Estate Advisor with NAI Koella | RM Moore. She specializes in office and retail leasing, and in land sales. She has a proven tract record in Landlord representation by bringing several developments to full occupancy. As a Knoxville native, she believes in contributing to the community by helping business owners secure the best location possible and values the close relationships made through her brokerage efforts.

EDUCATION

Catherine attended Knoxville's West High School and went on to obtain her bachelor's degree from the University of Tennessee in Finance with a minor in International Business.

MEMBERSHIPS

Catherine is a member of the International Council of Shopping Centers (ICSC) and has completed courses from the Certified Commercial Investment Member (CCIM) Institute. She is a member of the Girls Cotillion and the East Tennessee Presentation Society.

In her free time, she enjoys the natural beauty of East Tennessee though hiking, mountain biking, and kayaking. She is active in fundraising charities such as THRIVE Youth Ministries, Big Brothers/ Big Sisters, the American Heart Association, and Cathy L. Hodges memorial fund.

NAI Global 2017 Retail Power Broker Award

CoStar 2017 Retail Power Broker Award

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