

# Bearden - New Retail - Class A

224 Brookview Centre Way, Knoxville, TN 37919



## HIGHLIGHTS

Available SF: 1,475 - 6,700 SF

Lease Rate: \$30.00 SF/yr (NNN)

Year Built: 2017

Building Size: 14,115

## PROPERTY OVERVIEW

Brookview Town Centre continues to provide opportunity in this upscale retail and office development. The two story retail building has an accompanying hotel, a 200,000 SF office building, and high quality retail in neighboring buildings. Located in the heart of the affluent Bearden community, Brookview Town Centre features quality landscaping, walking trails, ponds and benches so that residents and guests alike will feel at home. Brookview is located between Turkey Creek and downtown Knoxville in a stylish metropolitan environment.

## AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
A #150	\$30.00 SF/yr	1,567 SF
B #140	\$30.00 SF/yr	1,532 SF
Suite C	\$30.00 SF/yr	1,532 SF
Suite D	\$30.00 SF/yr	1,636 SF
Suite E	\$30.00 SF/yr	1,568 SF

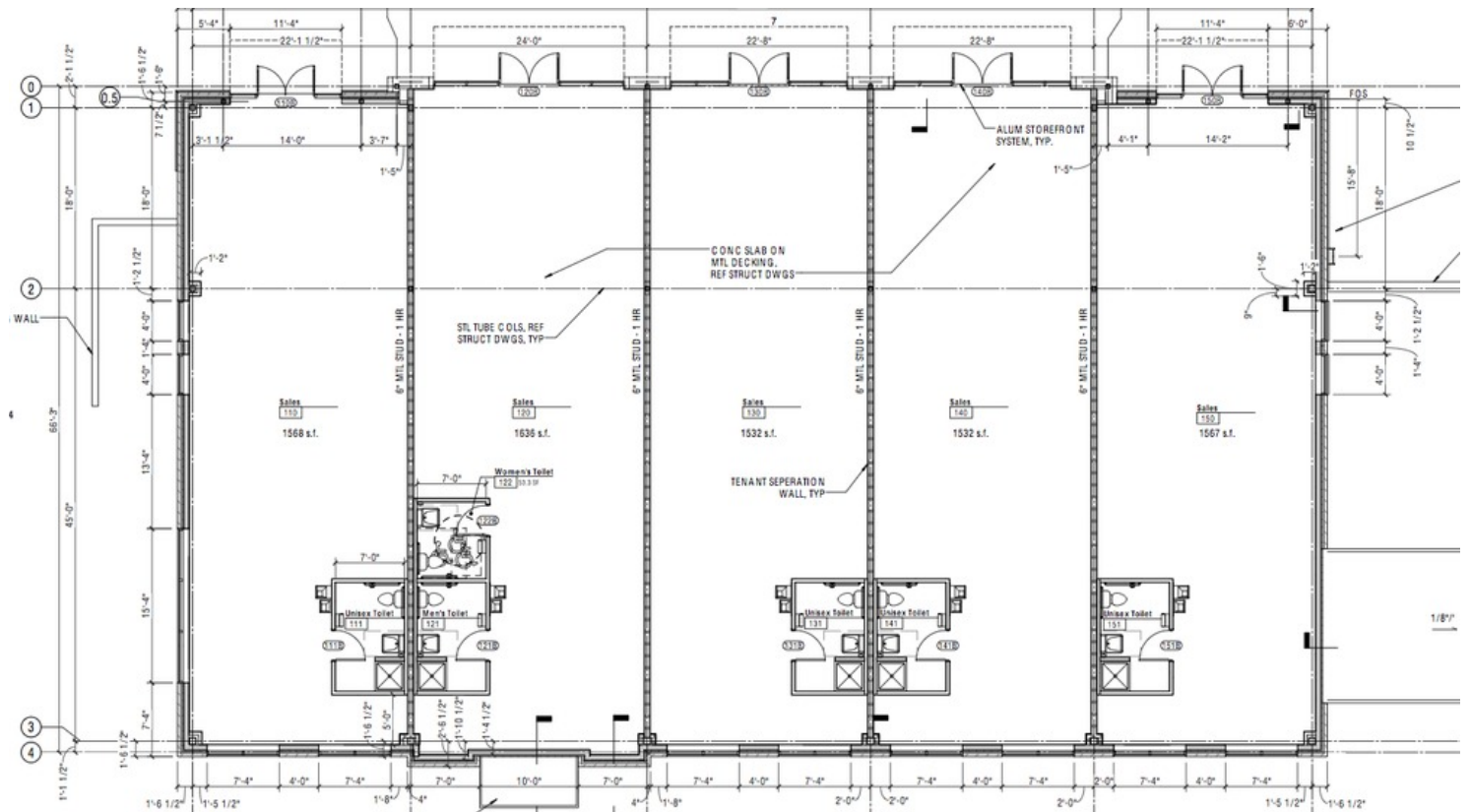
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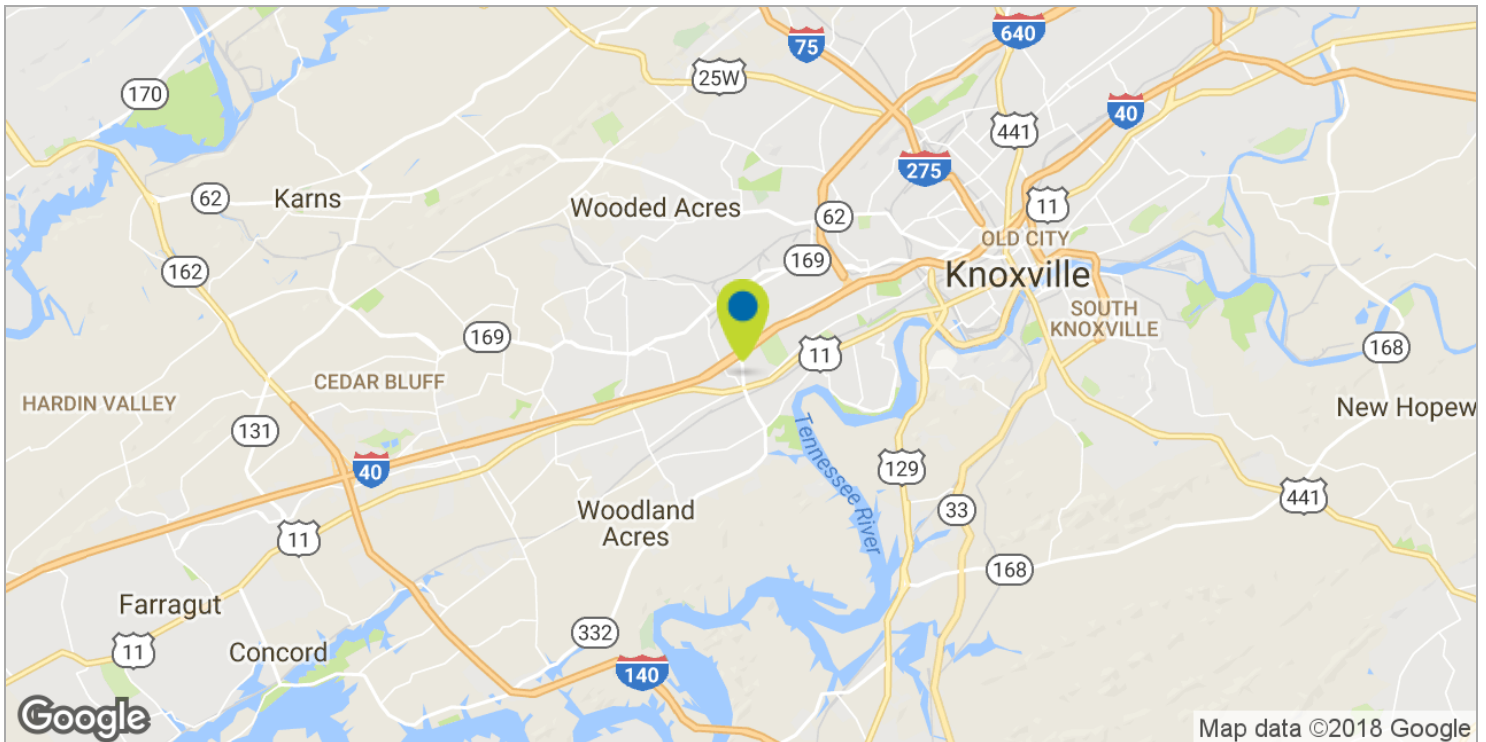
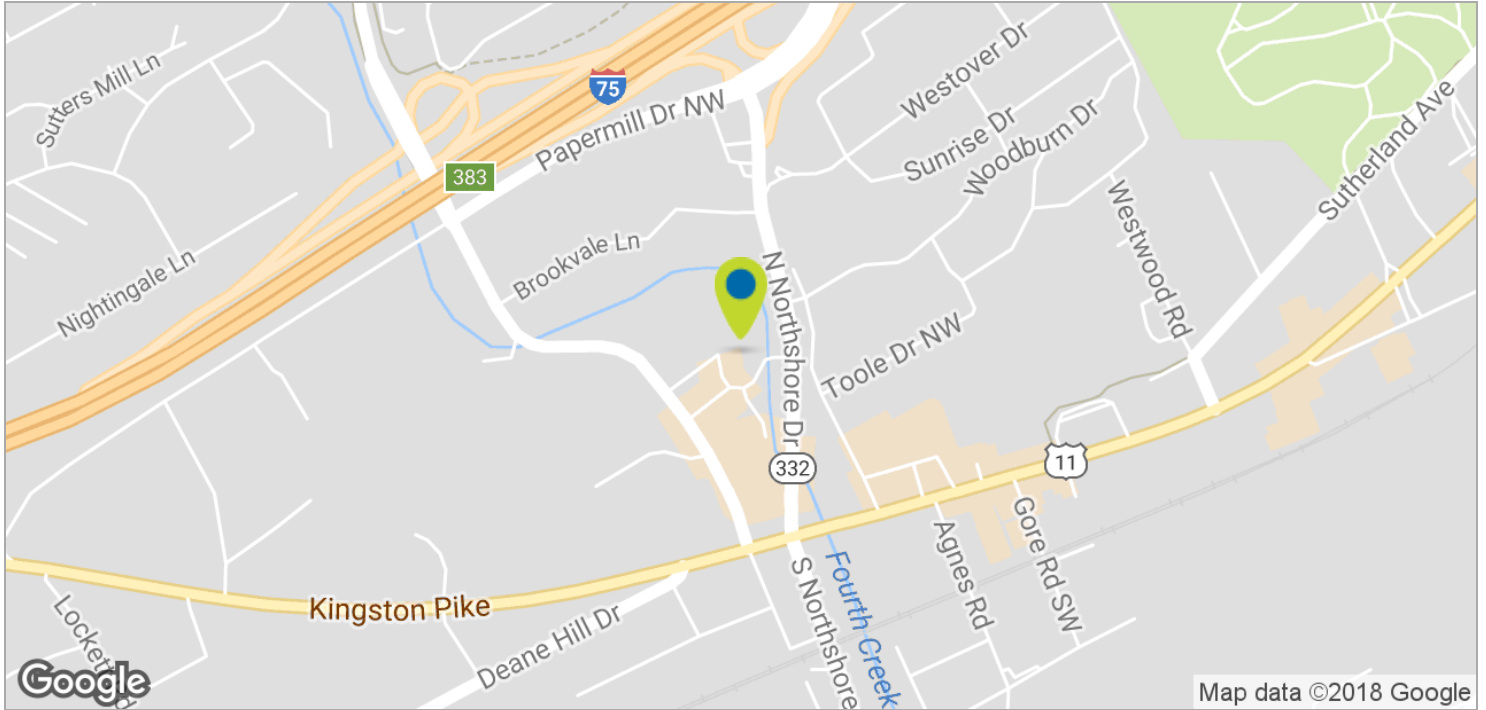




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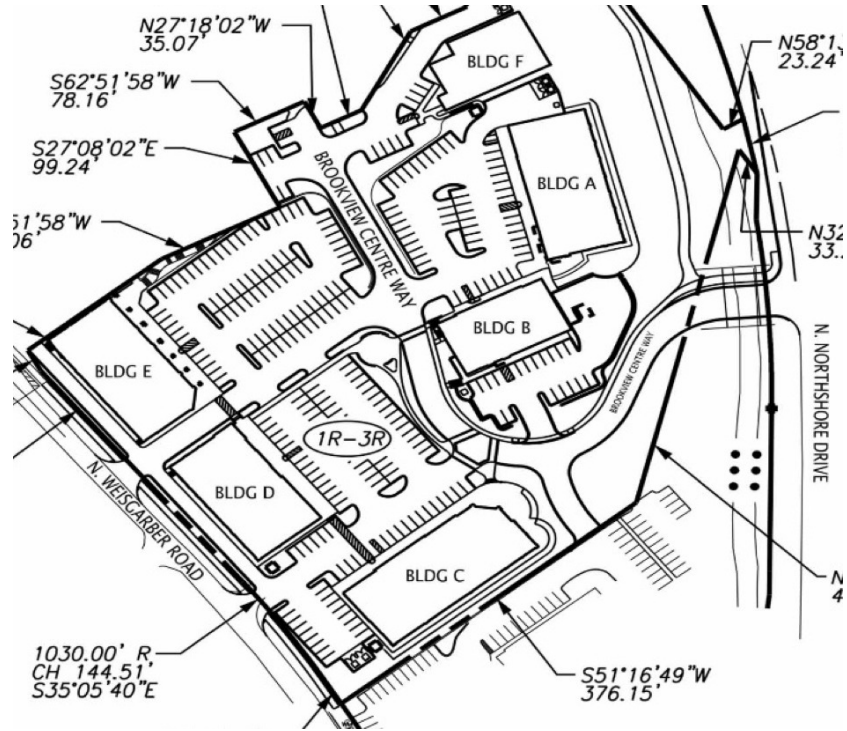
**Conversion**  
PROPERTIES INC



JUSTIN STERLING | 865.246.1331 X109 | JSTERLING@CONVERSIONPROP.COM

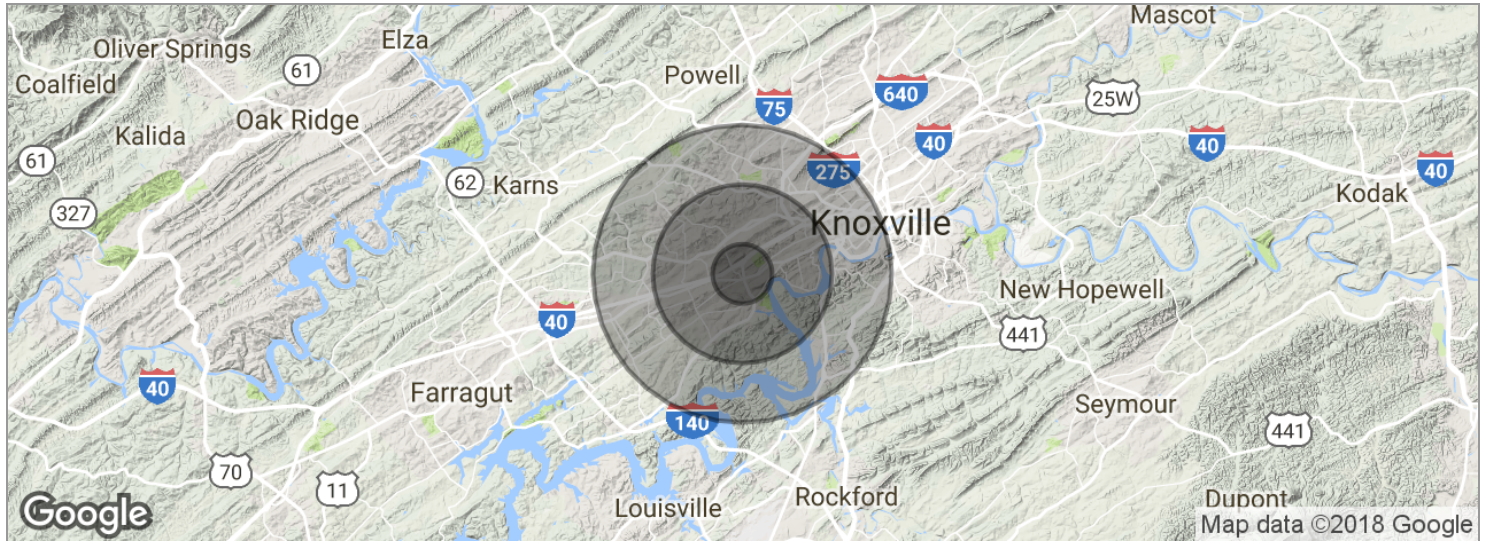
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,185	45,457	128,060
Median age	32.5	34.8	34.1
Median age (male)	32.5	34.2	33.5
Median age (Female)	33.3	35.7	34.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,039	20,826	56,215
# of persons per HH	2.0	2.2	2.3
Average HH income	\$67,990	\$73,550	\$65,791
Average house value	\$348,506	\$217,153	\$182,500

\* Demographic data derived from 2010 US Census