

AVISON YOUNG



4405

KINGSTON PIKE

KNOXVILLE, TN

WESTERN PLAZA

1,017-18,545 SF AVAILABLE

Partnership. Performance.

Property Overview

Western Plaza is a Knoxville retail destination: grocery-anchored with a pharmacy, clothing boutiques, and popular restaurants. The newest phase of the development includes Knoxville's newest office building and 12,000sf of retail space on Kingston Pike. Parking lot renovations are well underway throughout the rest of the center to increase the walkability of the development.

Western Plaza receives a healthy buzz of consumer activity with well-known tenants including The Fresh Market, Hard Knox Pizza, CVS, Jos. A. Bank, FTB Advisors, Ta'Vie Boutique, and Lily Pulitzer, while the Promenade includes Tuesday Morning and Bullman's Gym & Kickboxing. The highly visible center entrance is located at a signalized traffic light with daily average traffic counts of 20,391 cars per day on Kingston Pike and a diverse 5-mile population of 149K.

Available retail space: 1,000 - 18,000 sf, including a 9,500sf restaurant. Available office space: 1,005 - 11,687 sf. Build to Suit is also available up to 21,117 sf. New construction office building is retail on the first floor and office on the second and third floors - see Office listing.

Western Plaza's prime location is directly across the street from Knoxville's most prestigious neighborhood, Sequoyah Hills and just 2 miles from the University of Tennessee and its 28,894 students and 4,489+ employees. Quick interstate access in every direction within 3 miles.

For further information or to schedule a tour, please contact:

Avison Young
630 S Concord St.
Knoxville, TN 37909
865.450.8883

Justin Cazana, CCIM, SIOR, Principal
865.617.2989
justin.cazana@avisonyoung.com

Brandee Benson
865.450.8883
brandee.benson@avisonyoung.com



Space	SQFT
4315-110	7,491
4315-150	2,067
4315-180	2,933
4405	3,968
4409	1,200
4429	8,505
4429-1	1,032
4431	3,792
4439	1,169
4451	4,876
4461	15,545
4467	3,884
4479	3,758
4481	1,017
4495	1,235
4547	9,587
4557	2,887
4585	14,574
4587	1,498

For further information or to schedule a tour, please contact:

Avison Young
630 S Concord St.
Knoxville, TN 37909
865.450.8883

Justin Cazana CCIM, SIOR, Principal
865.450.8883
justin.cazana@avisonyoung.com

Brande Benson
865.450.8883
brande.benson@avisonyoung.com



For further information or to schedule a tour, please contact:

Avison Young
630 S Concord St.
Knoxville, TN 37909
865.450.8883

Justin Cazana CCIM, SIOR, Principal
865.450.8883
justin.cazana@avisonyoung.com

Brande Benson
865.450.8883
brande.benson@avisonyoung.com



For further information or to schedule a tour, please contact:

Avison Young
630 S Concord St.
Knoxville, TN 37909
865.450.8883

Justin Cazana CCIM, SIOR, Principal
865.450.8883
justin.cazana@avisonyoung.com

Brande Benson
865.450.8883
brande.benson@avisonyoung.com



For further information or to schedule a tour, please contact:

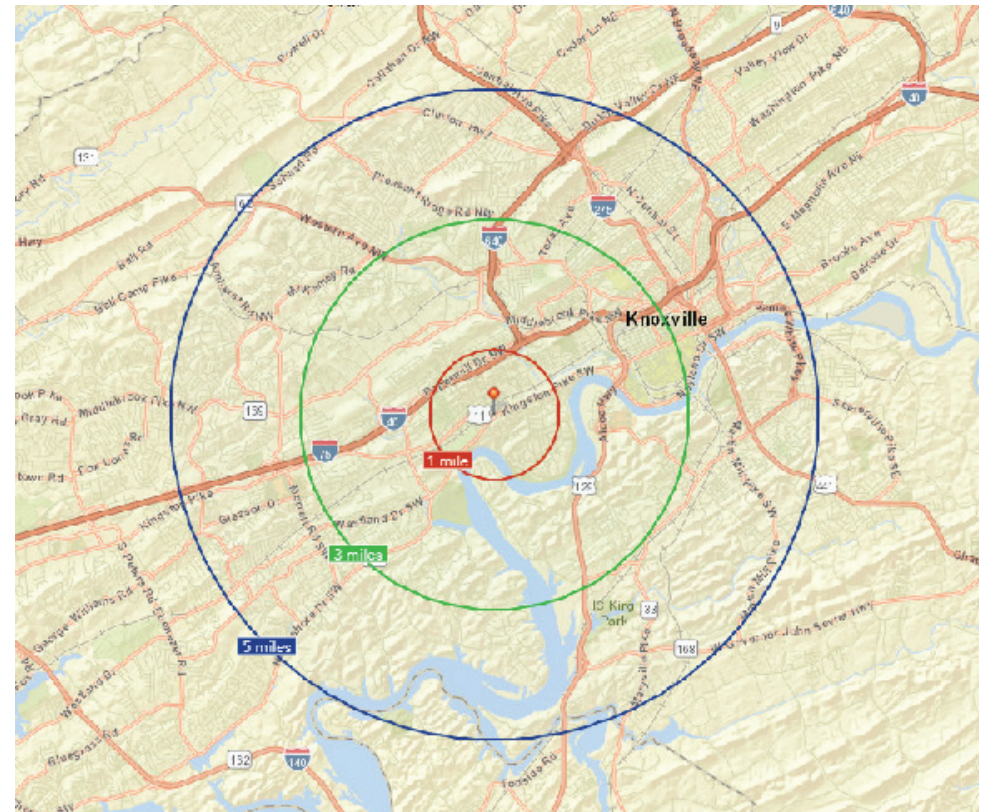
Avison Young
630 S Concord St.
Knoxville, TN 37909
865.450.8883

Justin Cazana CCIM, SIOR, Principal
865.450.8883
justin.cazana@avisonyoung.com

Brande Benson
865.450.8883
brande.benson@avisonyoung.com

DEMOGRAPHIC PROFILE

	1 Mile	3 Miles	5 Miles
Total Population	7,143	52,034	148,983
2018 Average Household Income	\$76,549	\$66,569	\$62,309
Daytime Population	6,361	67,574	131,463



For further information or to schedule a tour, please contact:

Avison Young
630 S Concord St.
Knoxville, TN 37909
865.450.8883

Justin Cazana CCIM, SIOR, Principal
865.450.8883
justin.cazana@avisonyoung.com

Brande Benson
865.450.8883
brande.benson@avisonyoung.com

**AVISON
YOUNG**

WESTERN PLAZA FOR LEASE



For further information or to schedule a tour, please contact:

Avison Young
630 S Concord St.
Knoxville, TN 37909
865.450.8883

Justin Cazana CCIM, SIOR, Principal
865.450.8883
justin.cazana@avisonyoung.com

Brandee Benson
865.450.8883
brandee.benson@avisonyoung.com