

FOR LEASE HAMILTON CROSSING

203

Hamilton Crossing Drive
ALCOA | TN 37701



Lease Rate: 8,278 SF / \$17.00 PSF
1,073 SF / \$30.00 PSF
5,000 SF / \$30.00 PSF



COLLIERS INTERNATIONAL
615 Third Ave S | Suite 500
Nashville, TN 37210
P: +1 615 850 2700

BRIAN FORRESTER, CCIM
615 850 2779
brian.forrester@colliers.com

WOODY WIDENHOFER
615 850 2795
woody.widenhofer@colliers.com

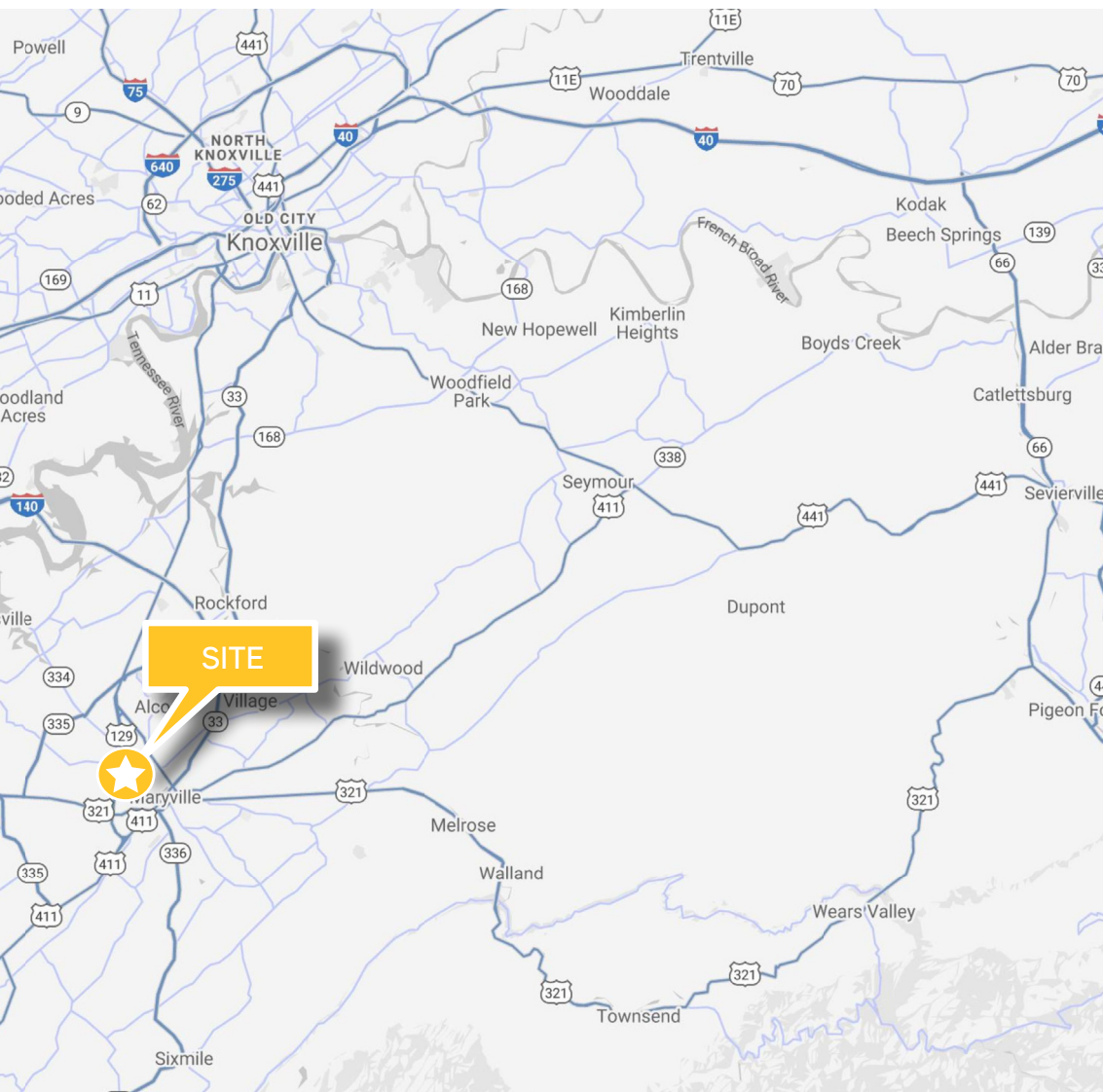
FOR LEASE

HAMILTON CROSSING

203

Hamilton Crossing Drive

ALCOA | TN 37701



SITE FEATURES

- » Available: 8,278 SF next to Shoe Carnival, 1,073 SF near Buffalo Wild Wings and Pre-Leasing up to a 5,000 SF free-standing building
- » A strong power center anchored with Dick's Sporting Goods, Ross Dress for Less and Michael's
- » Excellent signalized access on Louisville Road and W. Bessemer Street
- » Great location within the trade area
- » Area Retailers include: Walmart Supercenter, Lowe's Home Improvement, Chick-Fil-A, American Family Care, Aldi, Planet Fitness, Office Depot, Mattress Firm, Target, ULTA, Kroger and many more
- » 2017 Average Daily Traffic Count:
 - SR115 Alcoa Highway - 41,404
 - SR035 - 24,907
 - SR073 - 23,940
 - West Bessemer Street - 15,156

2018 DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
Population	40,190	71,443	96,602
Households	17,199	30,038	40,700
Projected 5-Year Growth	1.3%	1.3%	1.3%
Average HH Income	\$60,734	\$69,992	\$73,981

FOR LEASE

HAMILTON CROSSING

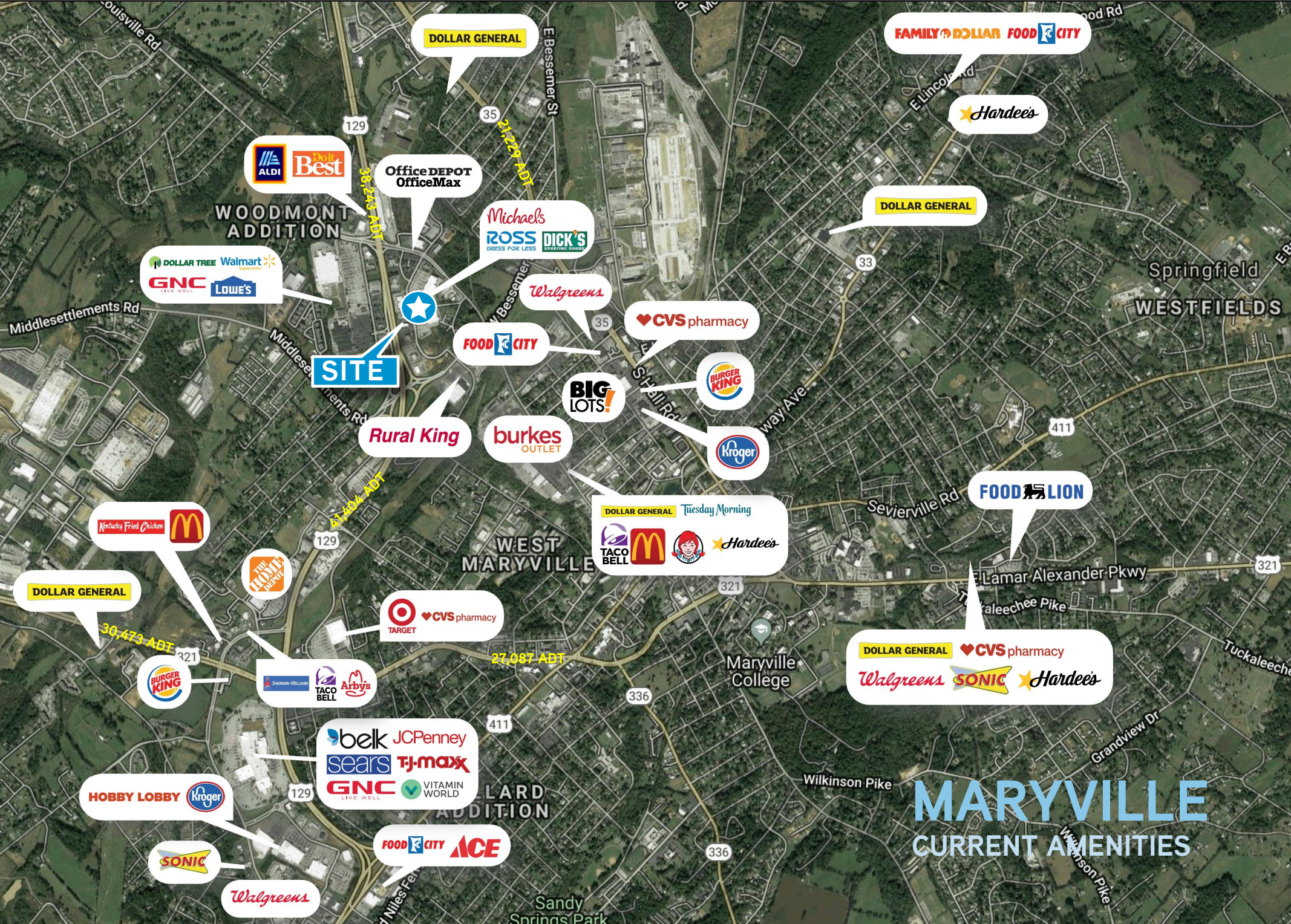
203

Hamilton Crossing Drive
ALCOA | TN 37701

SUITE	TENANT	SF
001	Michaels	20,463
002	Ross Dress for Less	30,187
003	Old Navy	15,000
004	Shoe Carnival	8,329
005	Available	8,278
007	PetSmart	20,087
008	Dick's Sporting Goods	50,000
001A	Five Guys Famous Burgers	2,587
002A	Dental Works & Sears Dental	3,211
003A	Batteries Plus Bulbs	1,511
004A	Salon Azure	3,525
005A	Available	1,073
006A	Which Wich	2,057
007A	Buffalo Wild Wings	5,934
008A	AT&T	3,500
PAD	Potential PAD Site (5,000 SF)	

LEGEND	
	Leased
	Available
	Not a Part





SITE

MARYVILLE

CURRENT AMENITIES

DOLLAR GENERAL

FAMILY DOLLAR FOOD CITY

Hardees

ALDI Best

Office DEPOT OfficeMax

Michaels ROSS DICK'S

DOLLAR GENERAL

DOLLAR TREE Walmart LOWE'S

WOODMONT ADDITION

Walgreens

CVS pharmacy

FOOD CITY

BIG LOTS!

BURGER KING

Rural King

burkes OUTLET

Kroger

FOOD LION

DOLLAR GENERAL Tuesday Morning TACO BELL McDonald's Hardees

Kentucky Fried Chicken McDonald's

DOLLAR GENERAL

THE HOME DEPOT

TARGET CVS pharmacy

DOLLAR GENERAL CVS pharmacy Walgreens SONIC Hardees

BURGER KING

Southern Williams TACO BELL Arby's

belk JCPenney sears TJ-maxx

GNC VITAMIN WORLD

HOBBY LOBBY Kroger

SONIC

Walgreens

FOOD CITY ACE

LARD ADDITION

Sandy Springs Park

MARYVILLE

CURRENT AMENITIES

FOR LEASE HAMILTON CROSSING

203

Hamilton Crossing Drive
ALCOA | TN 37701



Lease Rate: 8,278 SF / \$17.00 PSF
1,073 SF / \$30.00 PSF
5,000 SF / \$30.00 PSF



COLLIERS INTERNATIONAL
615 Third Ave S | Suite 500
Nashville, TN 37210
P: +1 615 850 2700

BRIAN FORRESTER, CCIM
615 850 2779
brian.forrester@colliers.com

WOODY WIDENHOFER
615 850 2795
woody.widenhofer@colliers.com