



RETAIL PROPERTY FOR LEASE

PROPERTY OVERVIEW

Located just half a mile south of I-75 on Highway 321, Town Creek Pointe is a modern retail development in the heart of Lenoir City's commercial center. The property features high visibility and access for southbound (Tellico Village, Rarity Bay, and Windriver) travelers on Highway 321. Within half a mile of major retailers Wal-Mart, Food City, and Home Depot, Town Creek Pointe represents a tremendous retail opportunity for first generation space in the popular Lenoir City submarket.

Town Creek Pointe

950 HIGHWAY 321 N

LENOIR CITY, TN

Dan Adkins

Senior Vice President

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Platinum member

OFFERING SUMMARY

Available SF: 1,773 - 1,900 SF

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

Lot Size: 2.85 Acres

Year Built: 2020

Building Size: 8,573

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AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
B	\$30.00 SF/yr	1,773 SF
C	\$30.00 SF/yr	1,804 SF
D	\$30.00 SF/yr	1,900 SF

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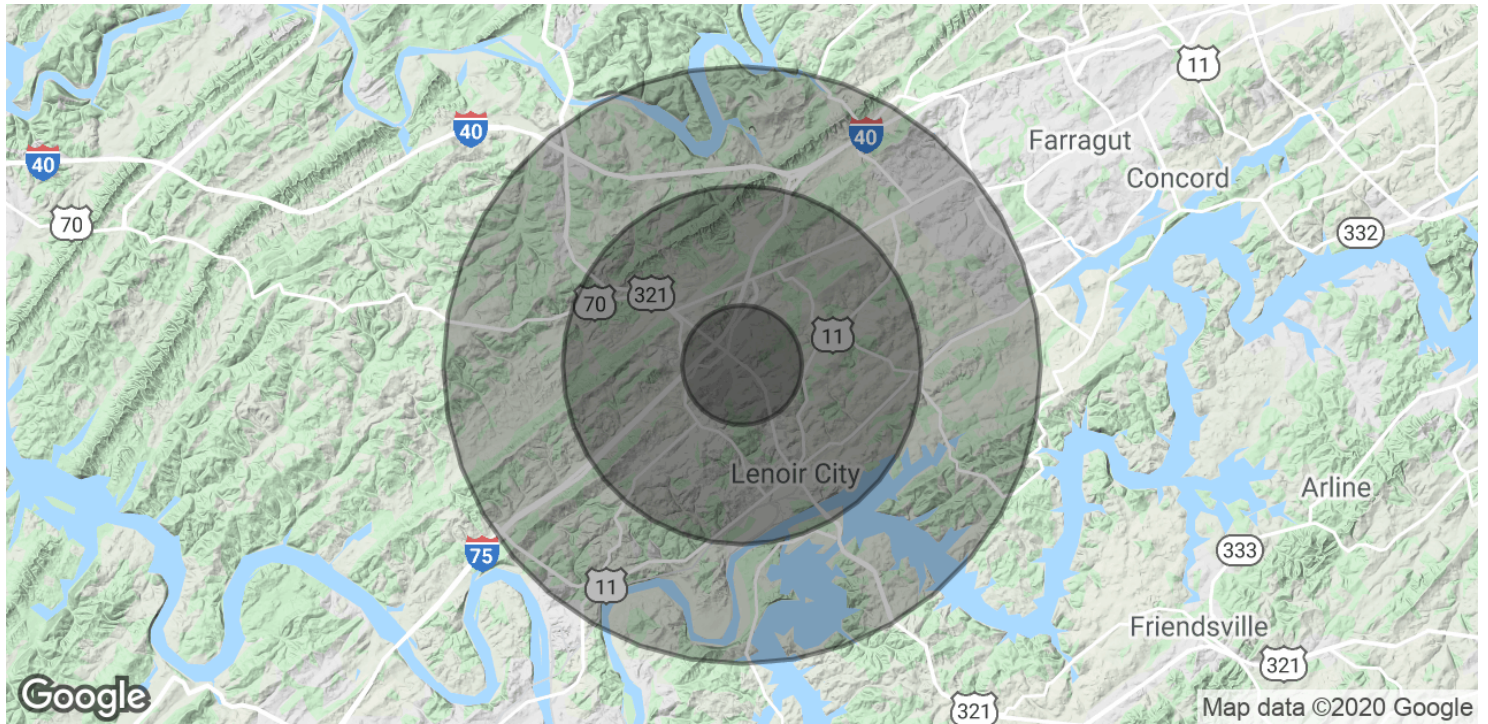
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,538	15,314	27,904
Average age	35.2	36.6	40.4
Average age (Male)	34.5	35.9	39.7
Average age (Female)	39.1	40.0	42.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,015	6,148	11,072
# of persons per HH	2.5	2.5	2.5
Average HH income	\$47,804	\$53,093	\$68,071
Average house value	\$159,543	\$172,896	\$223,647

*Demographic data derived from 2010 US Census

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