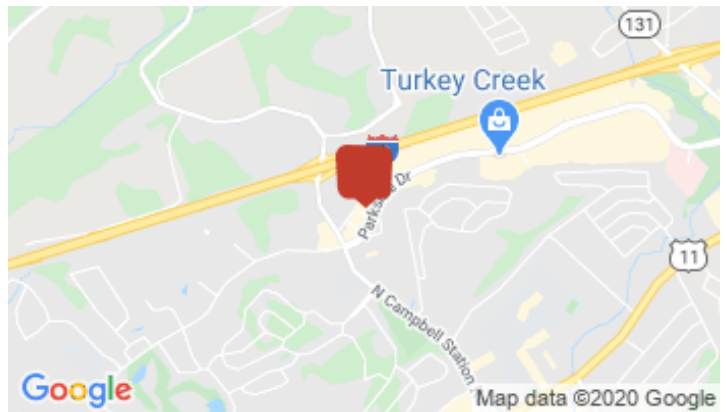


Turkey Creek Leasehold & Retail Improvements For Sale



11651 Parkside Dr, Farragut, TN 37934

| | |
|---------------------------|---|
| Listing ID: | 30144747 |
| Status: | Active |
| Property Type: | Retail-Commercial For Sale |
| Retail-Commercial Type: | Free-Standing Building, Street Retail |
| Sale Price: | \$1,150,000 |
| Unit Price: | \$131.08 PSF |
| Sale Terms: | Cash to Seller, Other |
| Nearest MSA: | Knoxville |
| County: | Knox |
| Tax ID/APN: | Part of 130 19104 |
| Zoning: | C-2 FARRAGUT |
| Property Use Type: | Investment |
| Gross Building Area: | 8,800 SF |
| Building/Unit Size (RSF): | 8,773 SF |
| Cap Rate: | 8.29% |
| Property Visibility: | Excellent |
| Highway Access: | I-40 @ Campbell Station Road, Exit 373 and I-40 @ Lovell Road, Exit 374 |
| Tenancy: | Multiple Tenants |
| Year Built: | 2007 |
| Construction/Siding: | Brick, Stucco |
| Parking Ratio: | 5 (per 1000 SF) |
| Parking Type: | Surface |



Overview/Comments

Now Available for Sale - High Profile Retail Facility in The Turkey Creek Retail District of West Knoxville!

The Turkey Creek retail district is the premier shopping venue in Knoxville. Nearby major retailers include: Walmart Supercenter, Super Target, Belk, Publix, EarthFare, JCPenney and Costco.

2015 Traffic Counts on Parkside Drive are 20,907 AADT.

Visit the Turkey Creek website: <http://turkeycreek.com/>

Improvements on long-term ground sub-lease, please call agent for details. Tenants include: Clovr Life Spa, Sprint, and Great Clips.