

Executive Summary

Retail For Lease

Heart of Farragut, Affordable Mixed Use Center



Property Details

Available SF	1,200 - 3,500 SF
Lease Rate	\$12.50 - 20.00 SF/YR
Lot Size	4.4 Acres
Building Size	43,019 SF
Zoning	C-1 Town Of Farragut
Market	West Knoxville
Sub Market	Farragut
Cross Streets	Campbell Station And Kingston Pike

Property Overview

This opportunity offers affordable rent in the heart of the highly desirable Town of Farragut. One lot removed from Campbell Station and Kingston Pike, the main and main of Farragut.

The suite is on the back side of the 11410 Building and faces the Farragut Municipal Building.

The site offers ease of ingress/egress with multiple access points. Fronting Kingston Pike, the location serves all parts of Farragut efficiently. Quick access to I-40 further highlights this opportunity.

Top end demographics, close by rooftops and high visibility location add to the appeal of this center.

Affordable rents, \$2.00 NNN's est.

Property Highlights

- Easy to find location

11420 Kingston Pike

Farragut, Tennessee 37934

Property Features

- 11410 Kingston Pike-1400 SF of lower level office space offered at \$14.00 psf base + \$2.00 NNN's.
- 11420 Kingston Pike- 2700 SF of retail space fronting Kingston Pike offered at \$16.00 psf base + \$2.00 NNN's.
- 11424-C Kingston Pike- 1440 SF of lower level office space offered at \$12.50 base + \$.50 NNN's.
- Affordable rent in the heart of Farragut



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LEASE TYPE NNN; NN | TOTAL SPACE 1,200 - 3,500 SF | LEASE TERM 36 TO 60 MONTHS | LEASE RATE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
11410 Kingston Pike	Available	1,400 SF	NNN	\$14.00 SF/yr	Lower level/back of building former salon
11410 Kingston Pike	-	1,400 SF	NNN	\$12.50 SF/yr	-
11414 Kingston Pike	-	800 SF	NNN	\$10.50 SF/yr	-
11416 Kingston Pike	-	2,700 SF	NNN	\$14.00 SF/yr	Suite 1 "Adorable Child" with Kingston Pi
11416 Kingston Pike	Available	1,200 - 3,500 SF	NNN	\$15.00 SF/yr	Breezeway Suite 2 of "Adorable Child"
11416 Kingston Pike	-	800 - 3,500 SF	NNN	\$12.00 SF/yr	Breezeway Suite 3 of "Adorable Child"
11424-C Kingston Pike	Available	1,440 SF	Modified Net	\$12.50 SF/yr	-
11422 Kingston Pike	Available	1,400 SF	NNN	\$20.00 SF/yr	Retail box space. NNN's of \$2.00 psf



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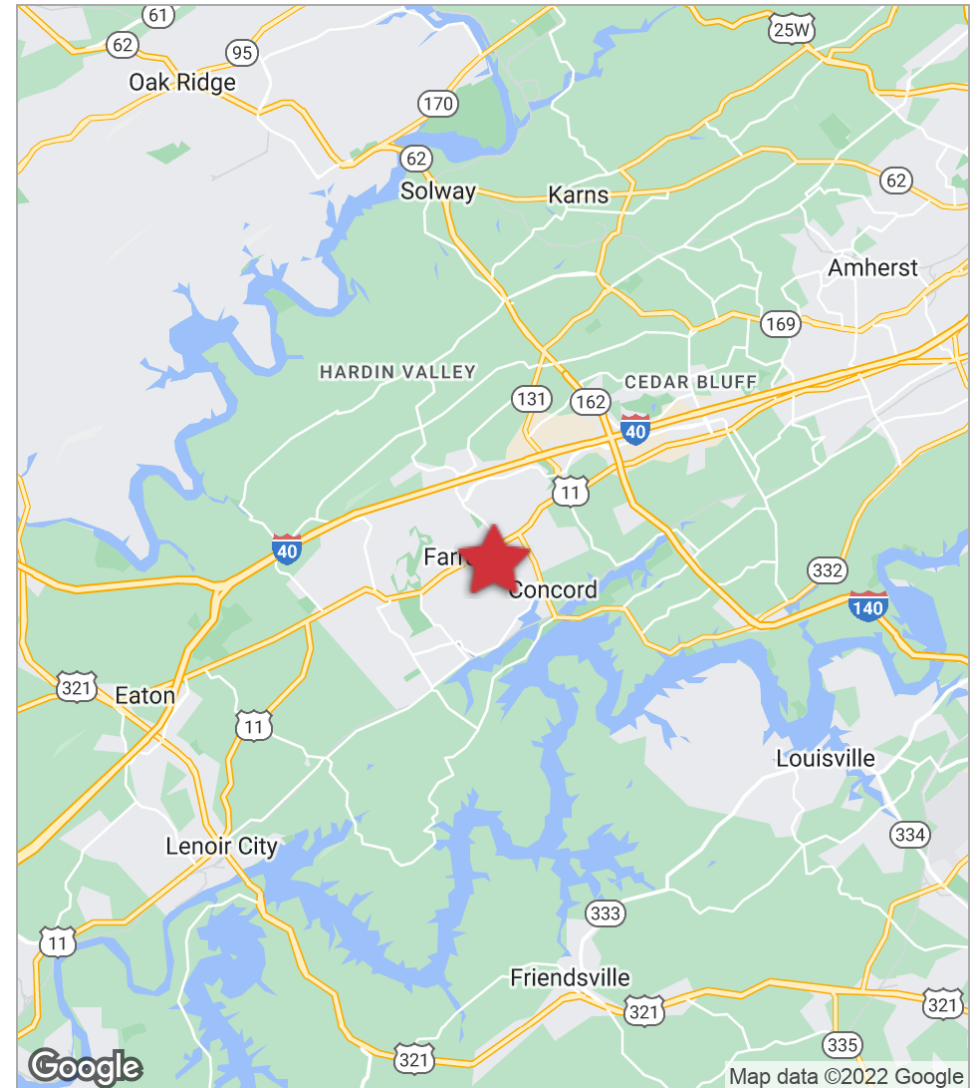
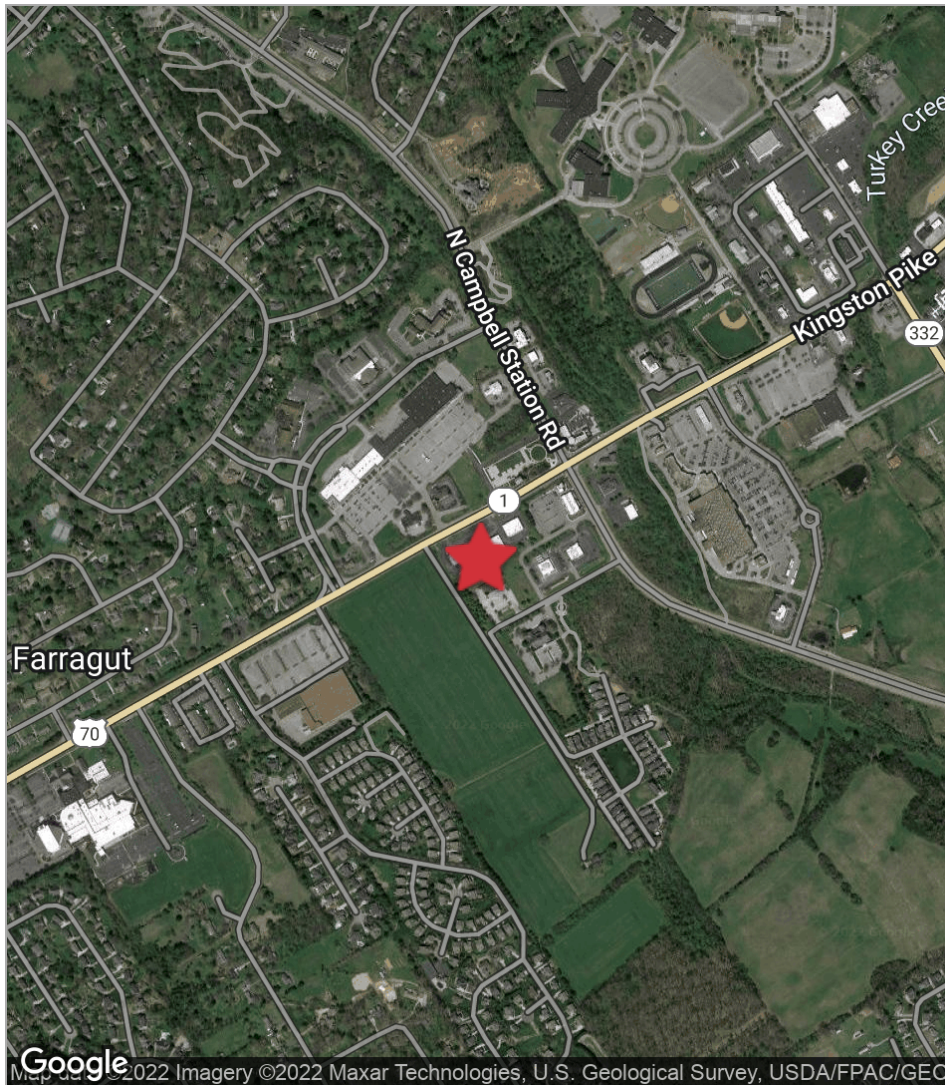
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Location Maps

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Demographics Map

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Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,424	31,094	65,534
MEDIAN AGE	44.8	42.5	40.9
MEDIAN AGE (MALE)	43.9	41.7	40.3
MEDIAN AGE (FEMALE)	45.3	43.0	41.3

Housholds & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,743	11,873	24,270
# OF PERSONS PER HH	2.5	2.6	2.7
AVERAGE HH INCOME	\$99,297	\$102,465	\$106,539
AVERAGE HOUSE VALUE	\$256,107	\$297,939	\$306,644

