

# West End Center

138-156 West End Ave, Farragut, TN 37934



## PROPERTY DETAILS

|                |                               |
|----------------|-------------------------------|
| Lease Rate:    | \$8.50 - 14.50 SF/yr<br>(NNN) |
| Available SF:  | 1,400 - 12,380 SF             |
| Lot Size:      | 7.22 Acres                    |
| Year Built:    | 1986                          |
| Building Size: | 27,000                        |
| Renovated:     | 2016                          |

## PROPERTY OVERVIEW

An excellent business value in a location to be proud of without paying a premium! Tenants benefit from an experienced Landlord whose commitment to the center and to the community has more than a twenty year history. In 2016, the modern renovation on the Phase 2 shops was completed and subsequently has encouraged over 12,000 SF in new leasing activity. The shopping center is located directly in front of Farragut's primary, intermediate and high schools, and is within easy walking distance to many restaurants and shopping.

Farragut was ranked as the "Most Business-Friendly City" in Tennessee for 2011 by the Beacon Center of Tennessee (formerly the Tennessee Center for Policy Research). The city is home to stunning beauty, no property tax, great public and private schools, an extremely low crime rate, and an array of recreational, shopping and dining opportunities.

## AVAILABLE SPACES

| SPACE               | LEASE RATE            | SIZE (SF)         |
|---------------------|-----------------------|-------------------|
| 144 West End Avenue | \$8.50 - 10.50 SF/yr  | 1,400 - 12,380 SF |
| 156 West End Avenue | \$12.50 - 14.50 SF/yr | 1,400 SF          |

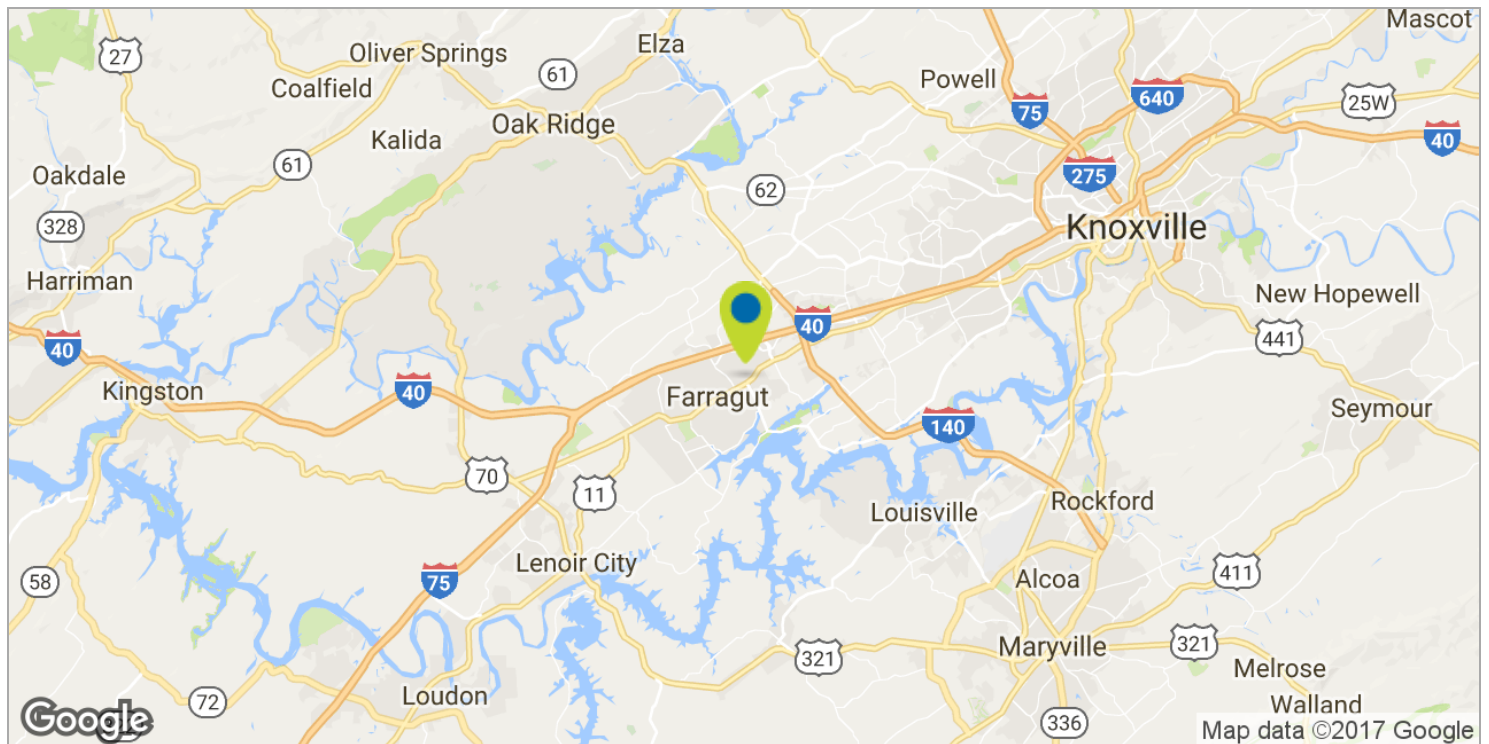
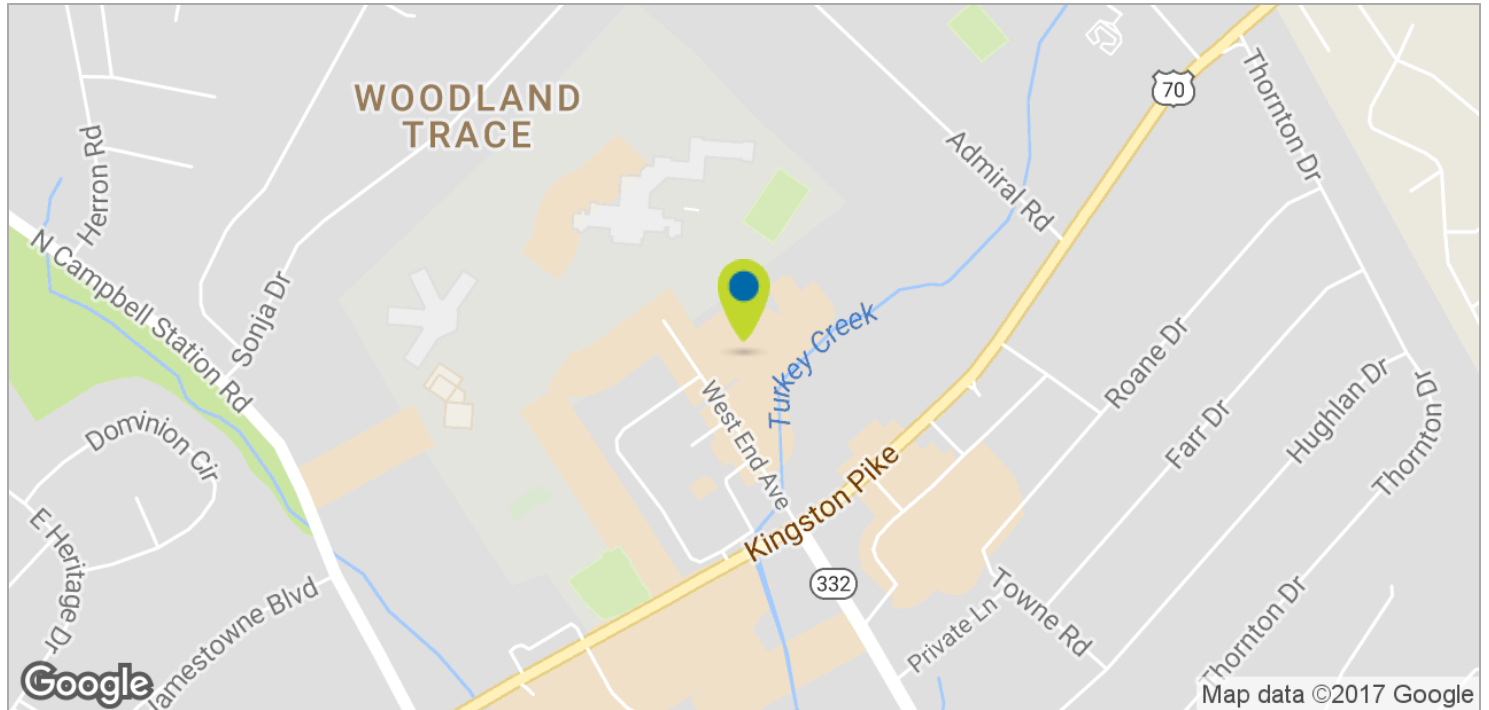
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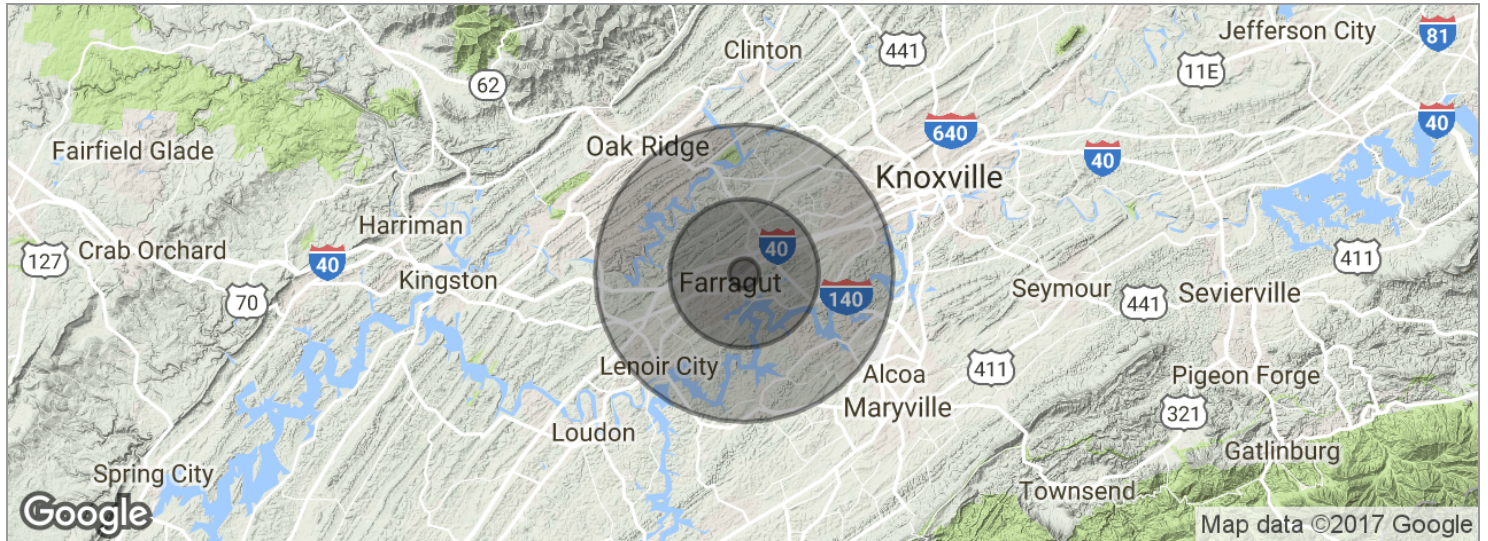
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| POPULATION          | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total population    | 4,091     | 71,658    | 214,113   |
| Median age          | 43.2      | 40.3      | 38.8      |
| Median age (male)   | 42.6      | 39.6      | 38.0      |
| Median age (Female) | 43.4      | 40.7      | 39.6      |
| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
| Total households    | 1,680     | 26,713    | 86,163    |
| # of persons per HH | 2.4       | 2.7       | 2.5       |
| Average HH income   | \$87,081  | \$104,059 | \$87,817  |
| Average house value | \$237,003 | \$299,482 | \$252,692 |

\* Demographic data derived from 2010 US Census