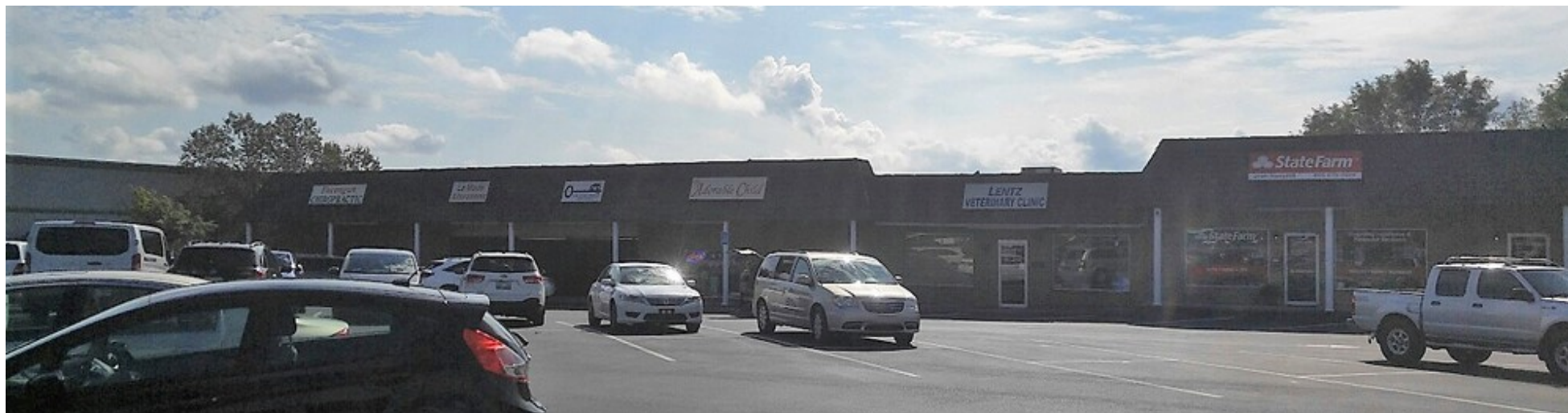


# Executive Summary

Retail For Lease

## Heart of Farragut, Affordable Mixed Use Center



### Property Details

<b>Available SF</b>	800 - 1,400 SF
<b>Lease Rate</b>	\$10.50 - 12.50 SF/YR
<b>Lot Size</b>	4.4 Acres
<b>Building Size</b>	43,019 SF
<b>Zoning</b>	C-1 Town Of Farragut
<b>Market</b>	West Knoxville
<b>Sub Market</b>	Farragut
<b>Cross Streets</b>	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 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
- Quality ingress/egress

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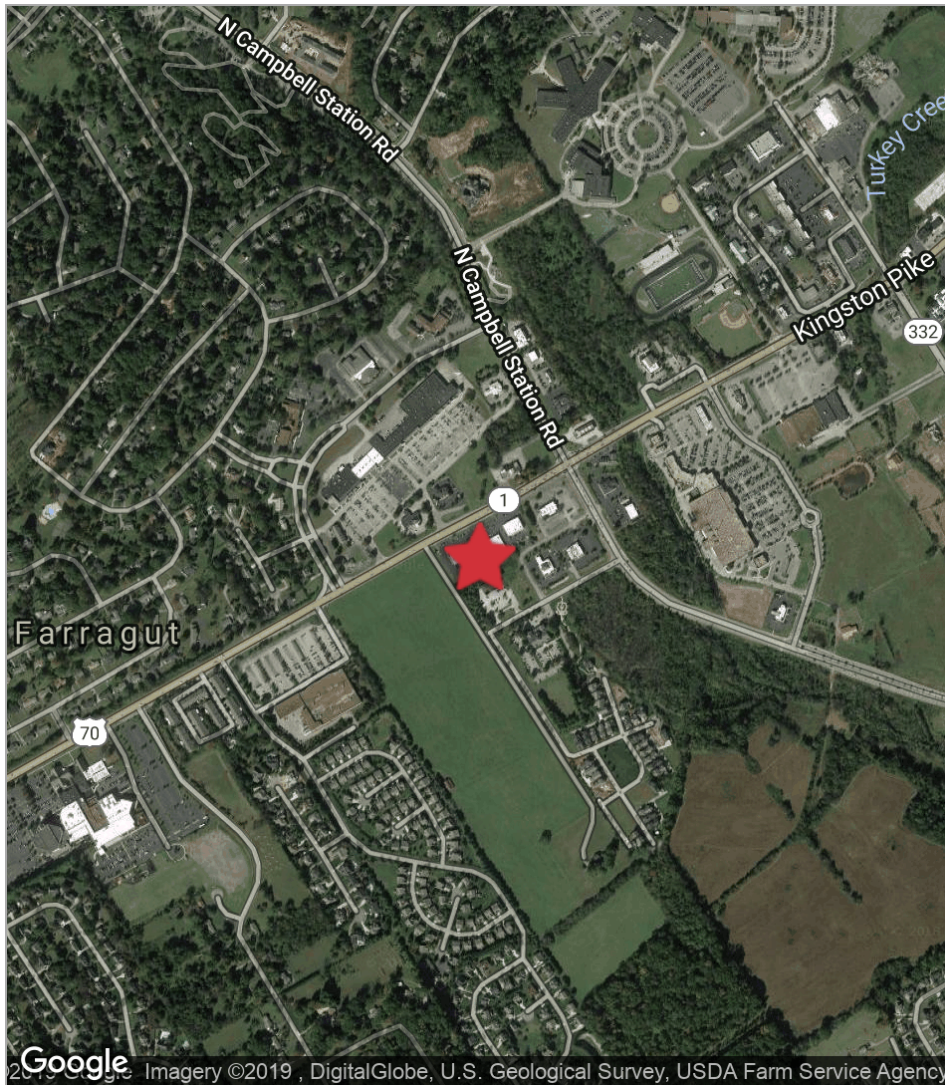
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# Location Maps

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# Demographics Map

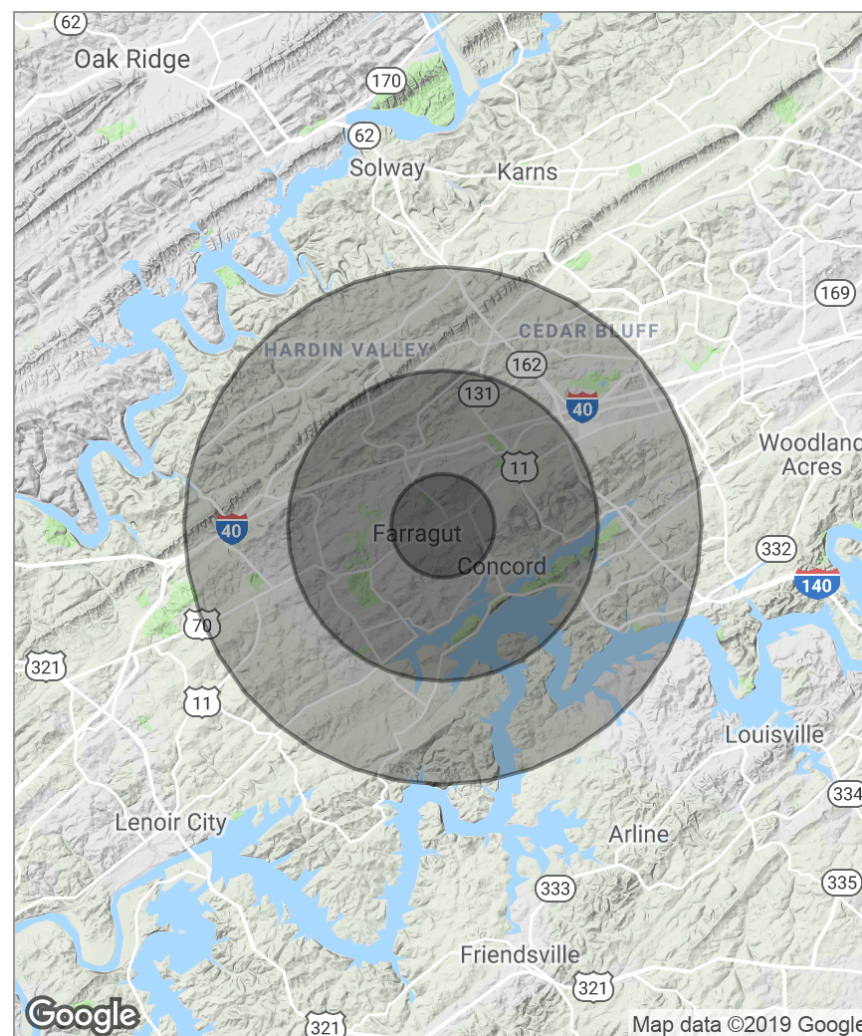
Retail For Lease

## Heart of Farragut, Affordable Mixed Use Center

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



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