



The Markets at Choto

12346 Northshore Dr.
Knoxville, Tennessee 37922

For more information

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Property Highlights

- Strong traffic generating tenants and neighbors, including:
- TENNOVA extended hours walk-in/emergency clinic
- DON GALLO Mexican Restaurant
- NOIRE the nail bar
- WEIGEL's
- RURAL-METRO Emergency Service Provider
- Tommy Spears-Darrel Clabough, DDS's
- Medi-Spa @ Choto
- Cravin' Wings
- Johnny Brusco's Pizzeria
- Central Vet Clinic at Choto
- Signature Self Storage

Property Description

Located in one of the hottest residential growth sectors in Knox County, The Markets at Choto is situated in a vastly under-served retail area, creating quite the opportunity!! This is an opportunity to get in on the 'ground floor' of a well-designed project that will serve the deep West Knoxville community for many years to come.

For Lease

High-End Retail

1,470 SF

OFFERING SUMMARY

Available SF	1,470 SF
Lease Rate	\$25.50 SF/yr (NNN)
Lot Size	15.0 Acres
Building Size	5,500 SF

DEMOGRAPHICS

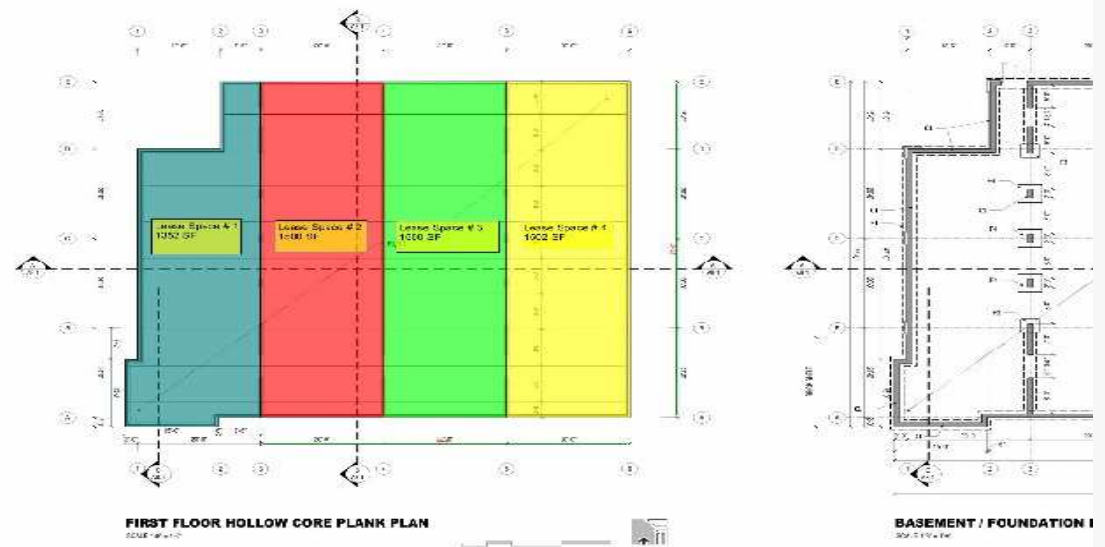
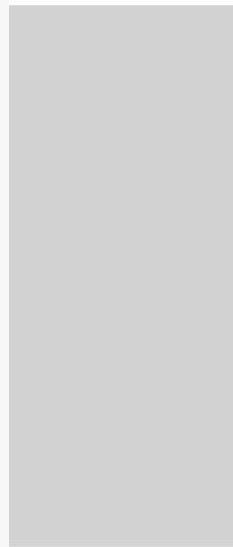
Stats	Population	Avg. HH Income
1 Mile	1,634	\$155,541
5 Miles	47,545	\$109,794
10 Miles	168,578	\$90,198

For Lease

1470 RSF/1386 USF

Shell Condition with \$18.63 psf TI

LEASE TYPE	NNN
TOTAL SPACE	1,470 SF
LEASE TERM	60 months
LEASE RATE	\$25.50 SF/yr

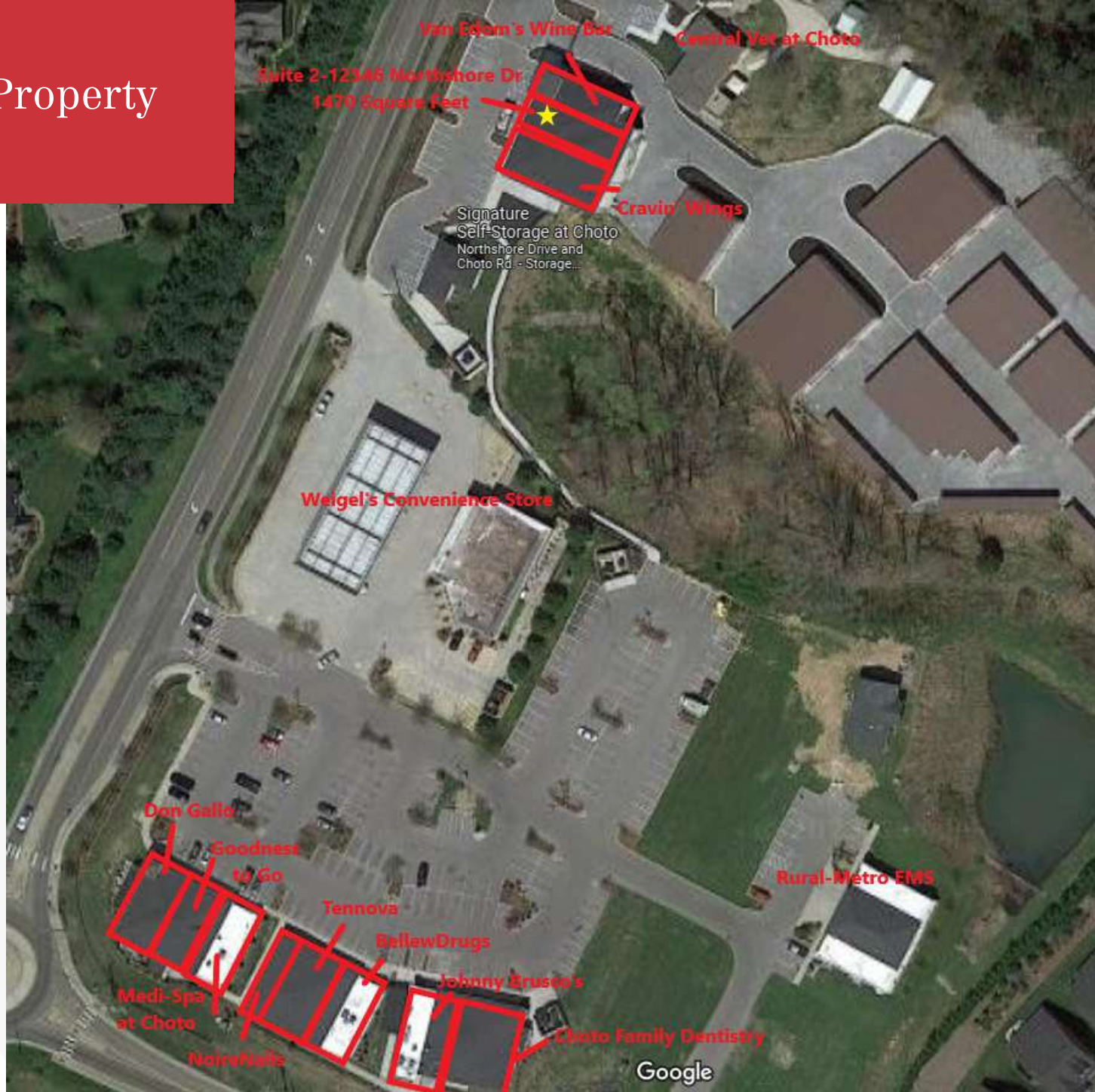


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Northshore Drive	Available	1,470 SF	NNN	\$25.50 SF/yr

For Lease

Retail Property

1,470 SF



For Lease

High-End Retail

1,470 SF



For Lease

Retail Property

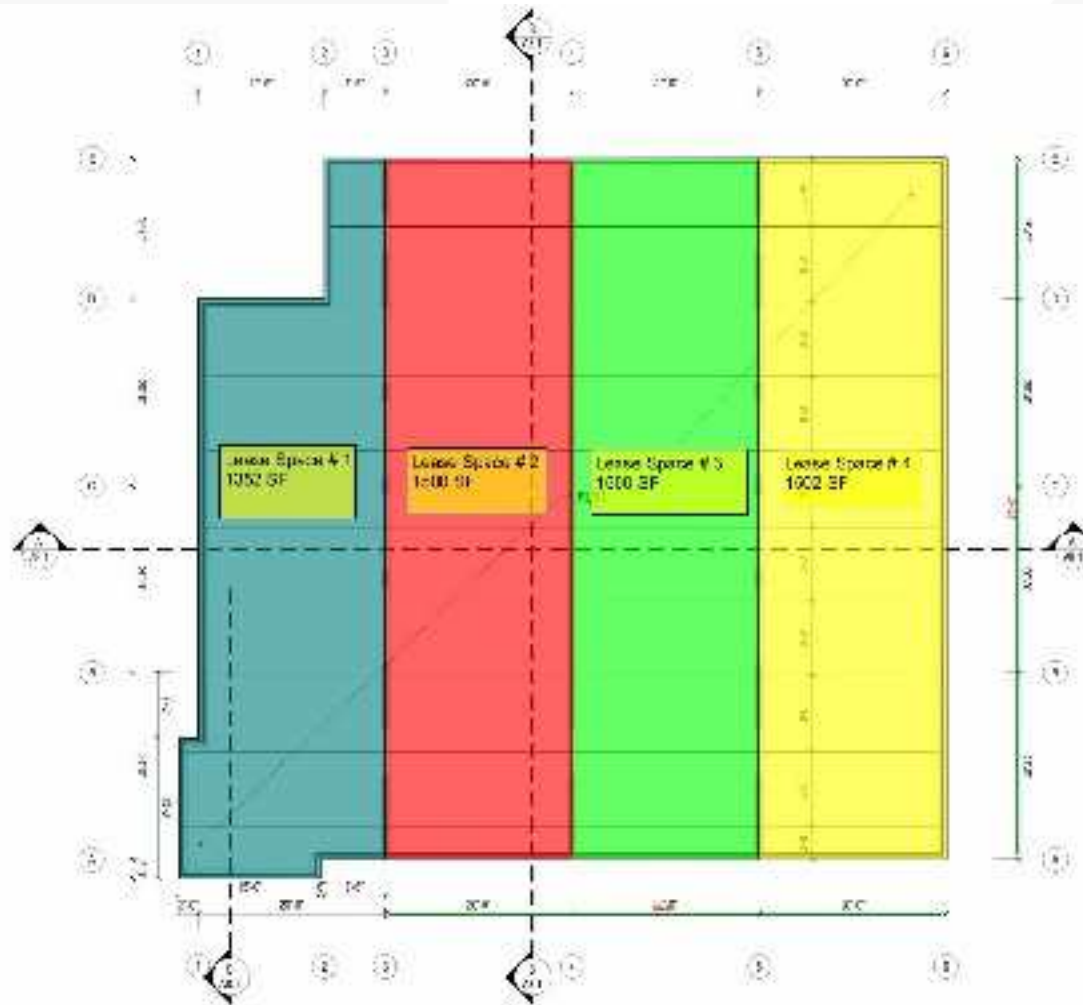
1,470 SF



For Lease

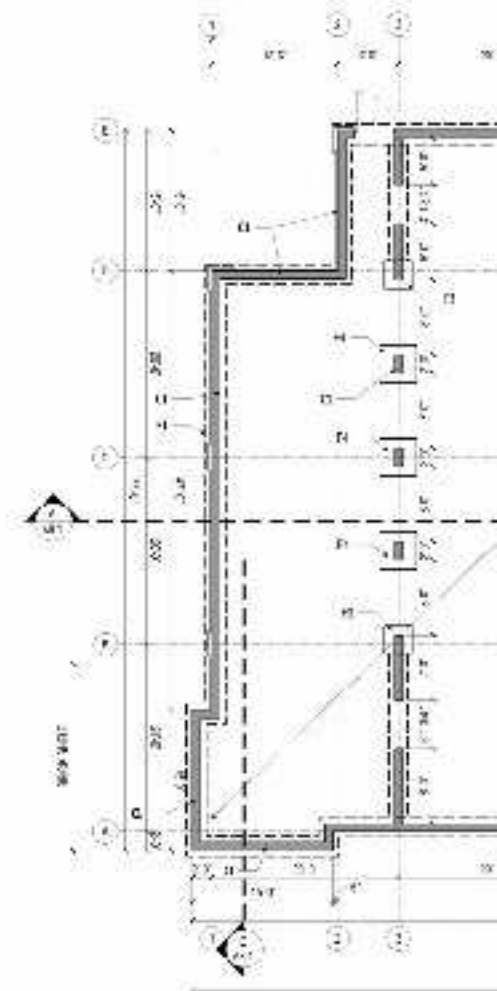
Retail Property

1,470 SF



FIRST FLOOR HOLLOW CORE PLANK PLAN

SCALE 1/8" = 1'-0"



BASEMENT / FOUNDATION PLAN

SCALE 1/8" = 1'-0"

Current Tenant Photos



For Lease

Retail Property

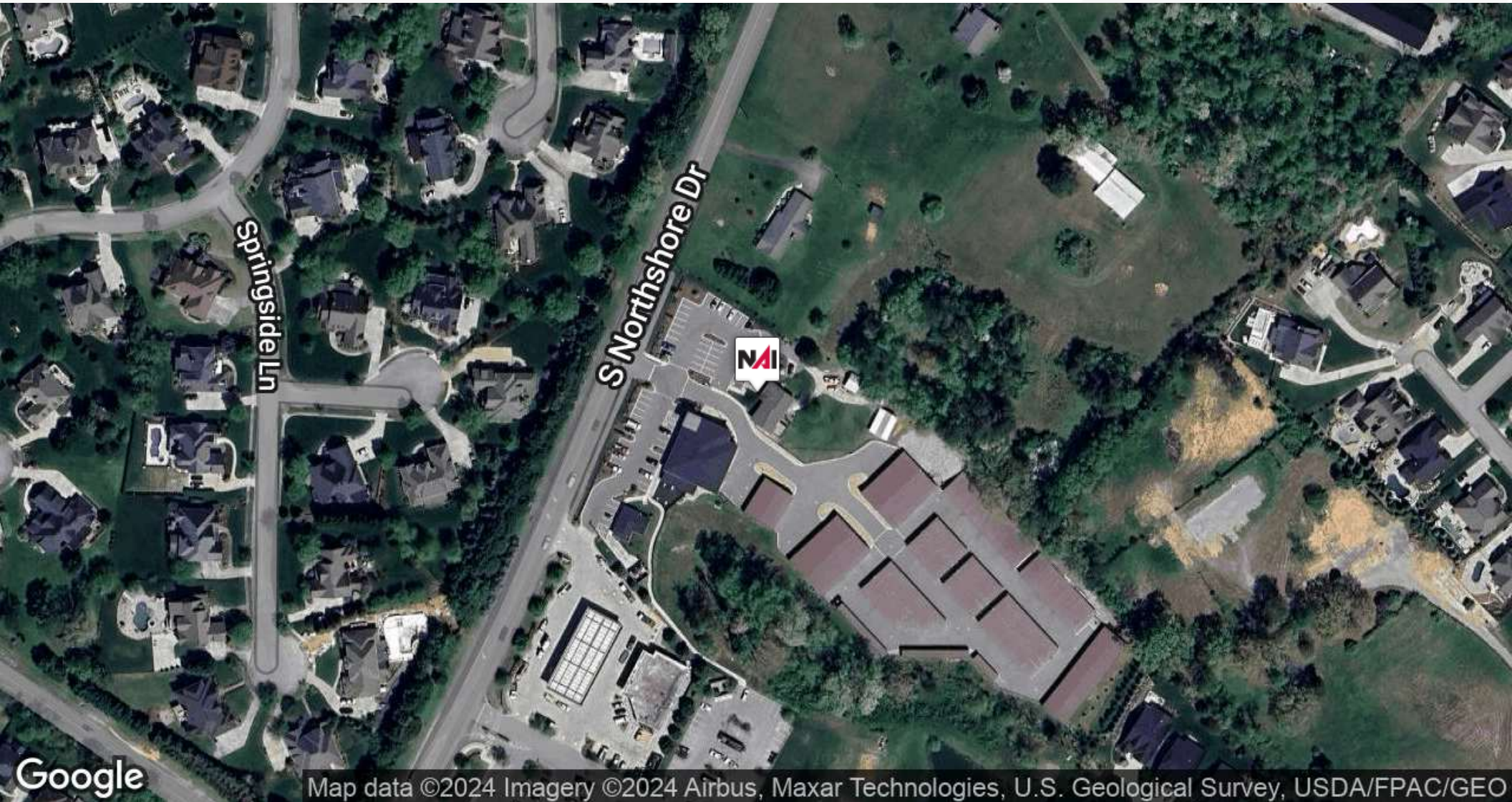
1,470 SF



For Lease

High-End Retail

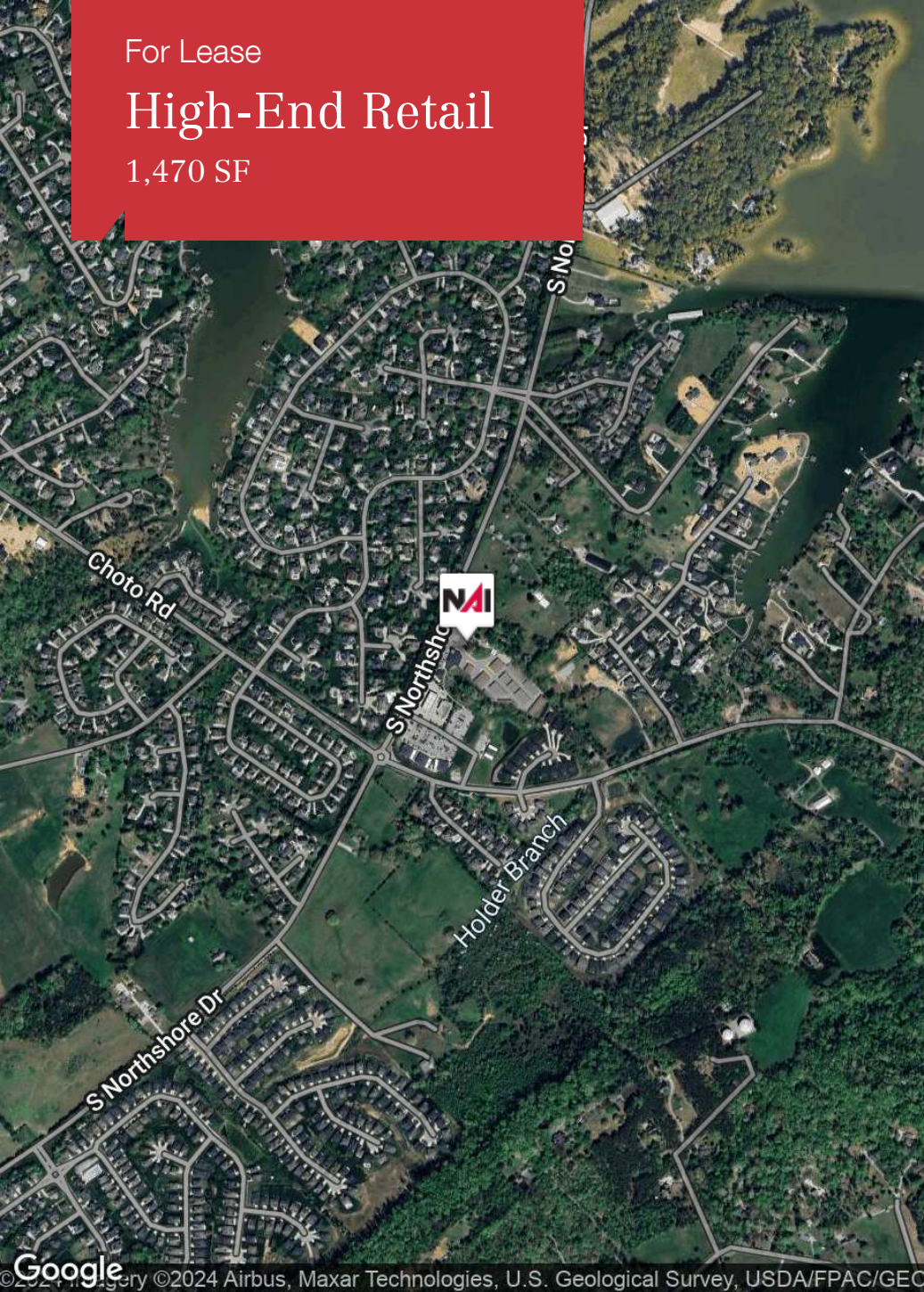
1,470 SF



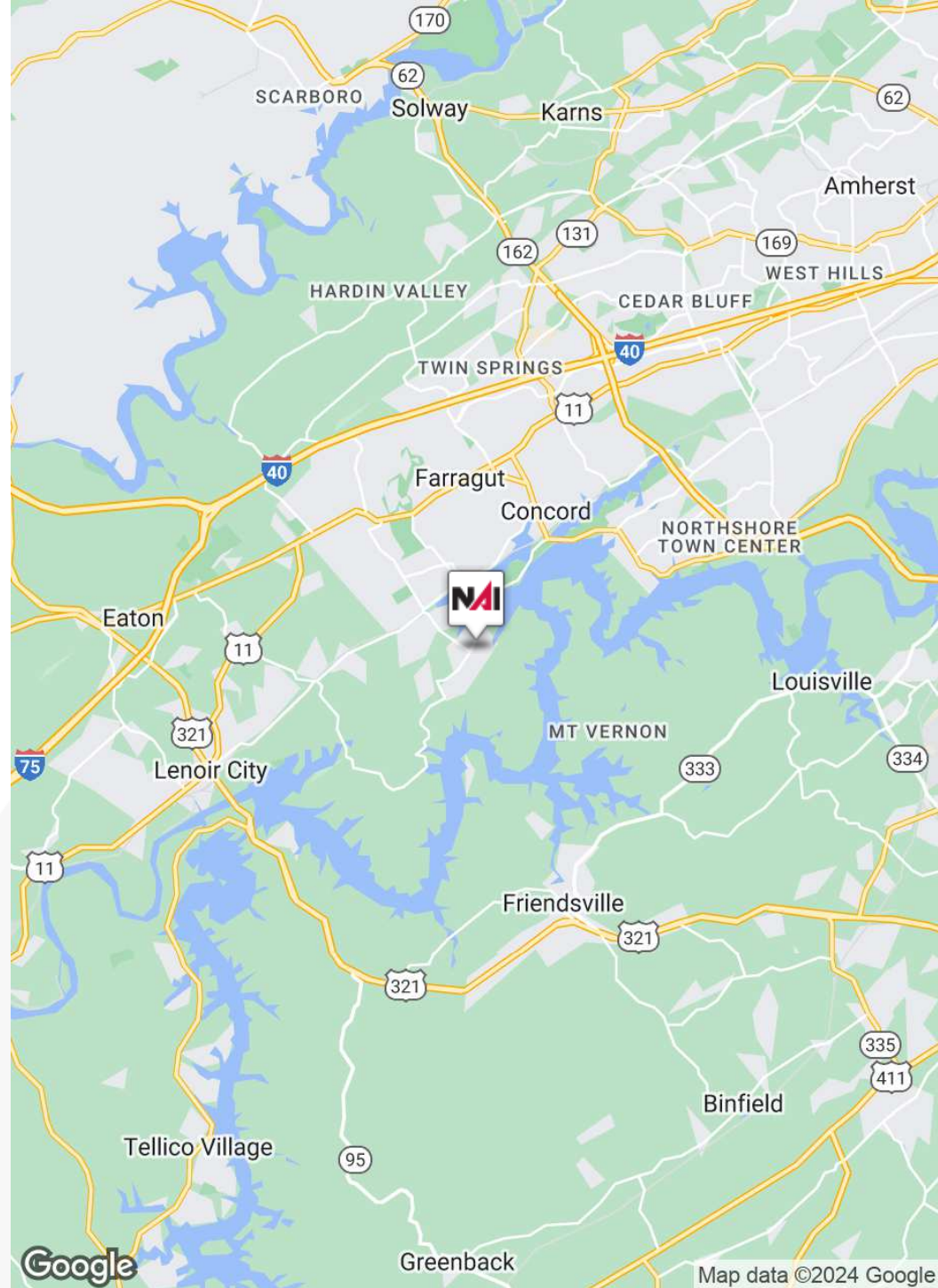
For Lease

High-End Retail

1,470 SF



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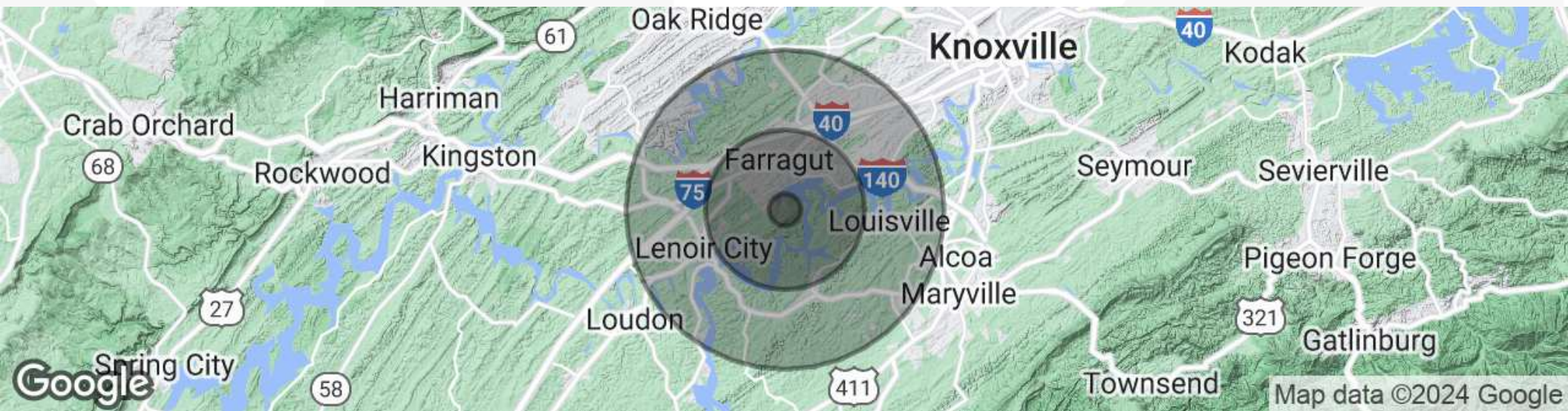


Map data ©2024 Google

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POPULATION

Total population

Median age

Median age (Male)

Median age (Female)

1 MILE

1,634

38.4

37.5

39.0

5 MILES

47,545

42.5

41.8

42.7

10 MILES

168,578

39.6

38.7

40.5

HOUSEHOLDS & INCOME

Total households

of persons per HH

Average HH income

Average house value

1 MILE

520

3.1

\$155,541

\$473,144

5 MILES

17,863

2.7

\$109,794

\$320,253

10 MILES

65,949

2.6

\$90,198

\$266,410

* Demographic data derived from 2020 ACS - US Census

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