

For Lease

# Retail Property

1,350 - 6,900 SF



## Steele Landing Retail

# Steele Landing

Hardin Valley Road & Steele Road  
Knoxville, Tennessee 37932

## Property Highlights

- Up to 6,900 SF available
- Out parcel opportunity
- Signalized intersection
- Flexible bay size
- \$30.00 psf NNN

## Property Description

Join us at Hardin Valley's newest retail center! Located at the intersection of Hardin Valley Road and Steele Road directly across from Hardin Valley Elementary and Middle Schools and Hardin Valley Academy - the location cannot be beat!

The development is currently planned for two 6,900 square foot retail buildings located adjacent to the newly constructed Embassy Veterinary Center.



For more information

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For Lease - Hardin Valley Road & Steele Road

# Hardin Valley

1,350 - 6,900 SF

## Hardin Valley

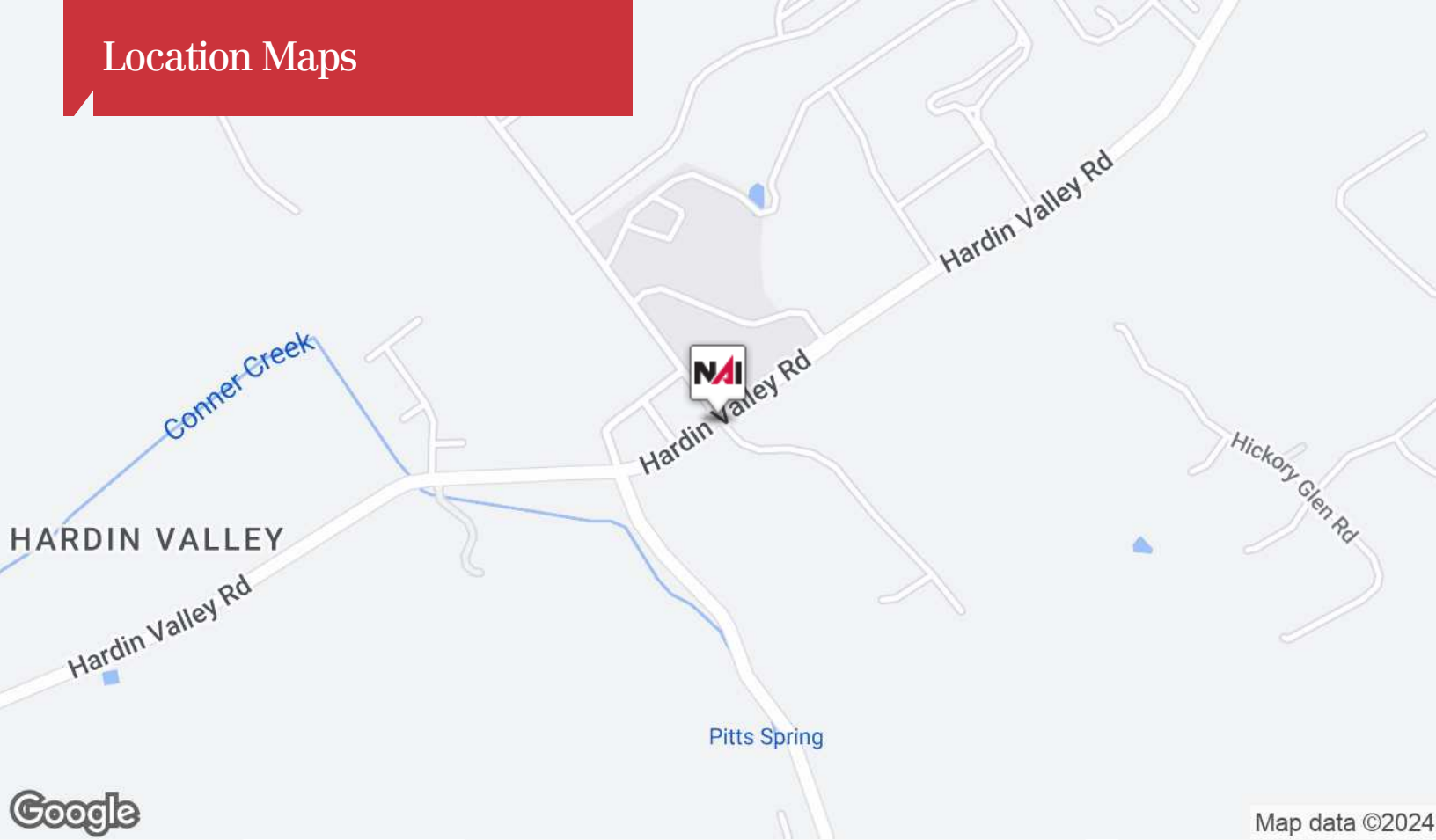
Hardin Valley is a rural neighborhood located on the west side of Knoxville, nestled between Farragut (to the south) and Oak Ridge (to the north). Years ago, Hardin Valley was little more than acres of beautiful farmland and home to Pellissippi Community College, but in recent years, this area of town has been undergoing extensive development. Suburban neighborhoods began cropping up in the 1990s along with apartment complexes located close to the community college. Retail development has been expanding, and property values are skyrocketing. While there are many long-time residents who are open activists against all of this expansion, there is little doubt that Hardin Valley will look very different in the next five to ten years, possibly becoming a new hotspot for shopping and recreation much like Farragut. While Hardin Valley still boasts a small-town feel (you will need to travel elsewhere to visit the post office or go to a Walmart), it has become home to many new restaurants, and it honestly has all of the amenities one might need. As of now, it is less expensive to live in Hardin Valley than it is to live in Farragut, but it is still close enough to Farragut (a 15-minute drive) that you won't feel like you're living "out in the boonies."

Hardin Valley is home to both popular chain restaurants and small businesses that you won't find anywhere else.

Hard Knox Pizza  
Maple Street Biscuit Company  
Double Dogs  
Don Gallo Mexican Grill  
Salsarita's  
Dickey's Barbecue Pit  
Zaxby's  
Stefanos Pizza  
Snappy Tomato  
Firehouse Subs  
Marco's Pizza  
Arby's  
Wendy's  
McDonald's  
Tealicious  
Dunkin'  
Tomo Poke Bowl  
Mikata Japanese Grill & Sushi  
Orange Hat Brewing Company  
The Casual Pint

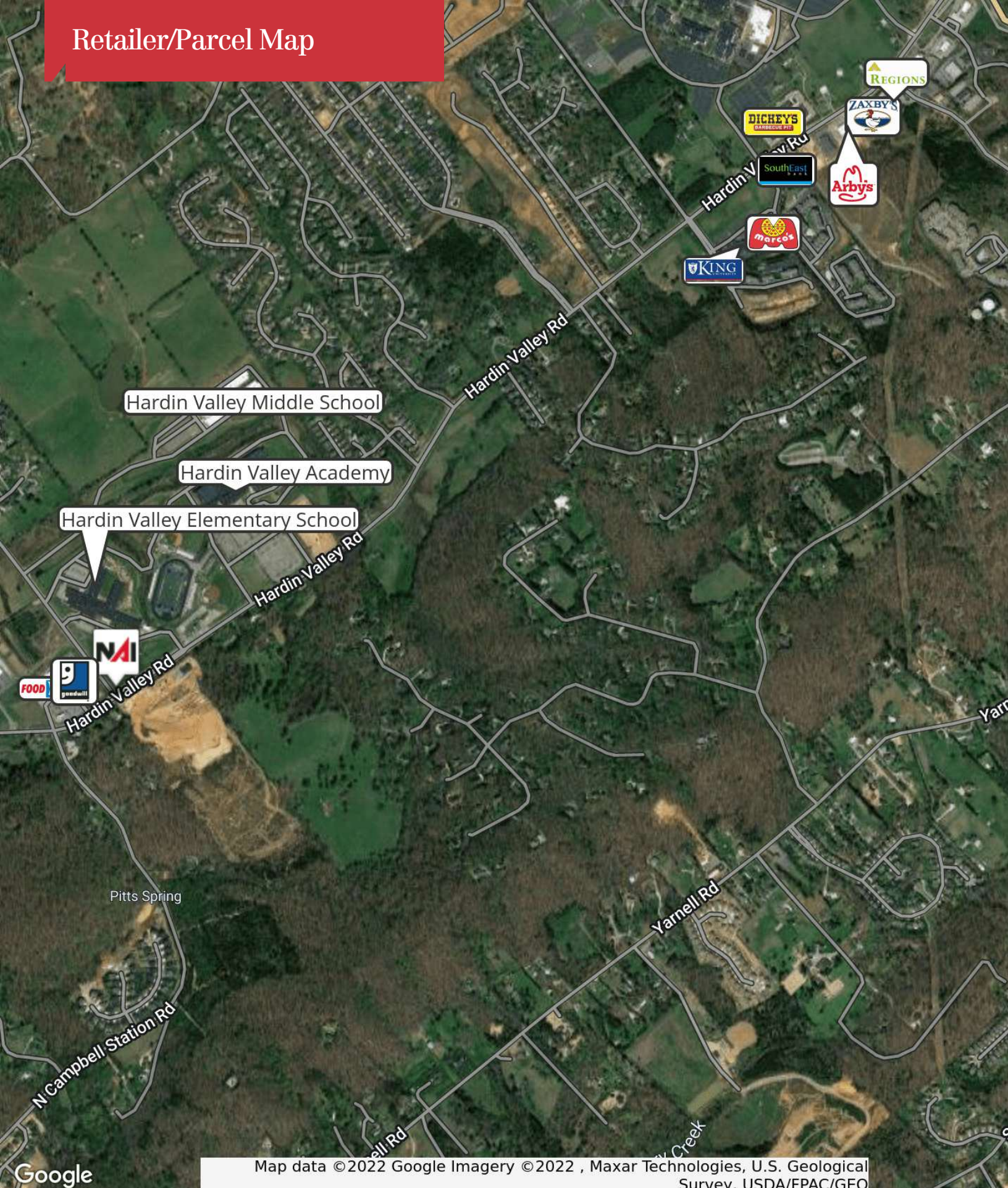


# Location Maps





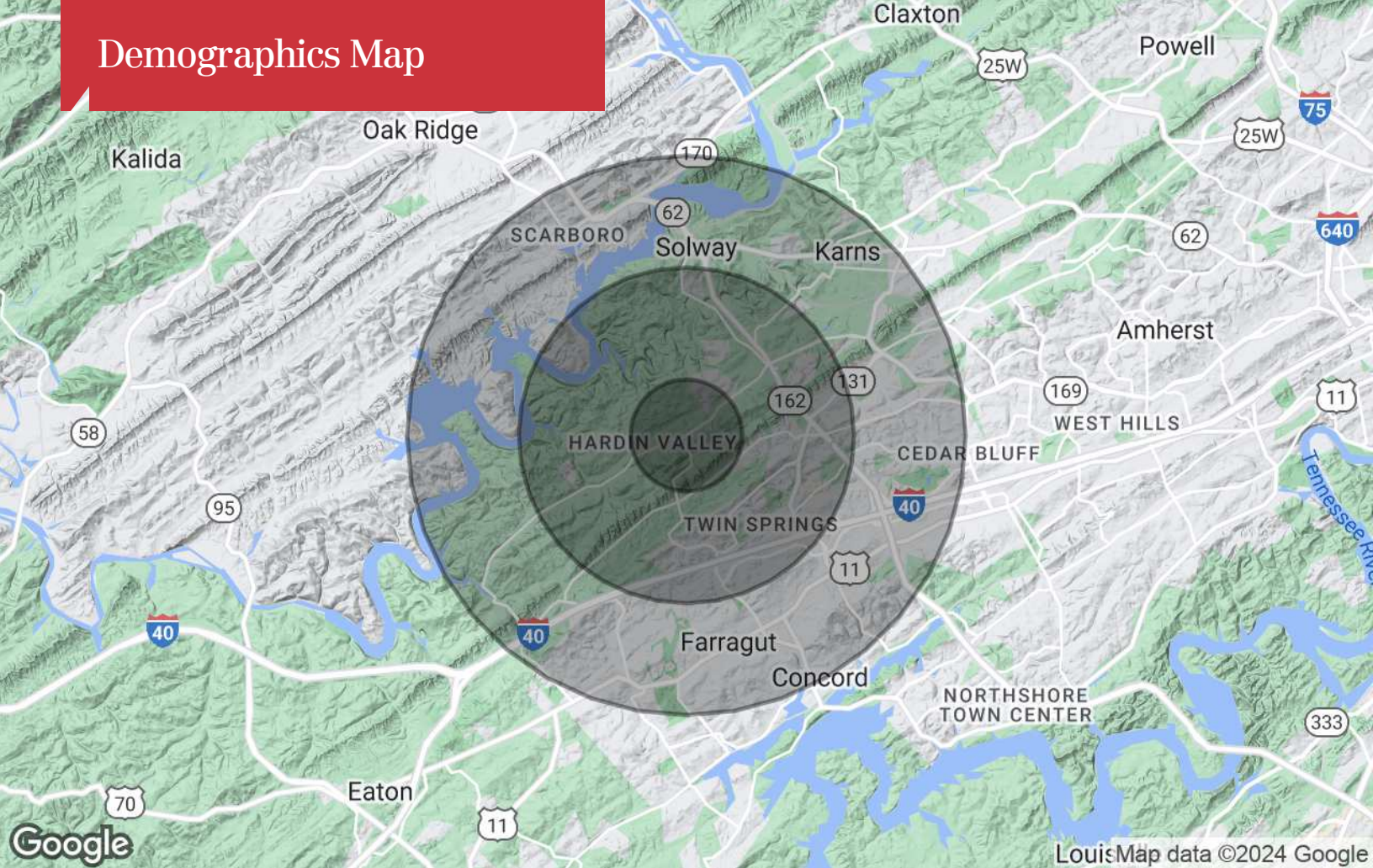
# Retailer/Parcel Map



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# Demographics Map



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	349	20,405	61,568
MEDIAN AGE	28.7	38.8	41.7
MEDIAN AGE (MALE)	27.5	38.0	40.4
MEDIAN AGE (FEMALE)	29.4	39.7	42.6

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	139	8,691	25,336
# OF PERSONS PER HH	2.5	2.3	2.4
AVERAGE HH INCOME	\$80,938	\$102,027	\$108,416
AVERAGE HOUSE VALUE	\$4,622,797	\$349,082	\$377,481

## Race

	1 Mile	3 Miles	5 Miles
% WHITE	97.0%	91.8%	91.9%
% BLACK	0.9%	2.2%	2.4%
% ASIAN	2.1%	4.8%	4.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.2%
% OTHER	0.0%	1.2%	1.2%

## Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	0.6%	4.6%	4.9%

\* Demographic data derived from 2020 ACS - US Census