

Northgate Plaza Shopping Center

4434 N Broadway
Knoxville, Tennessee 37917

Property Highlights

- Retail spaces 1,200 SF to 88,000+- SF
- Excellent visibility from Broadway
- Close proximity to I-640, downtown Knoxville, heart of Fountain City and Halls
- Lots of rooftops
- Value priced

For More Information

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For Lease

1,199 - 88,740 SF | \$6.50 - 14.00 SF/yr
Retail Space

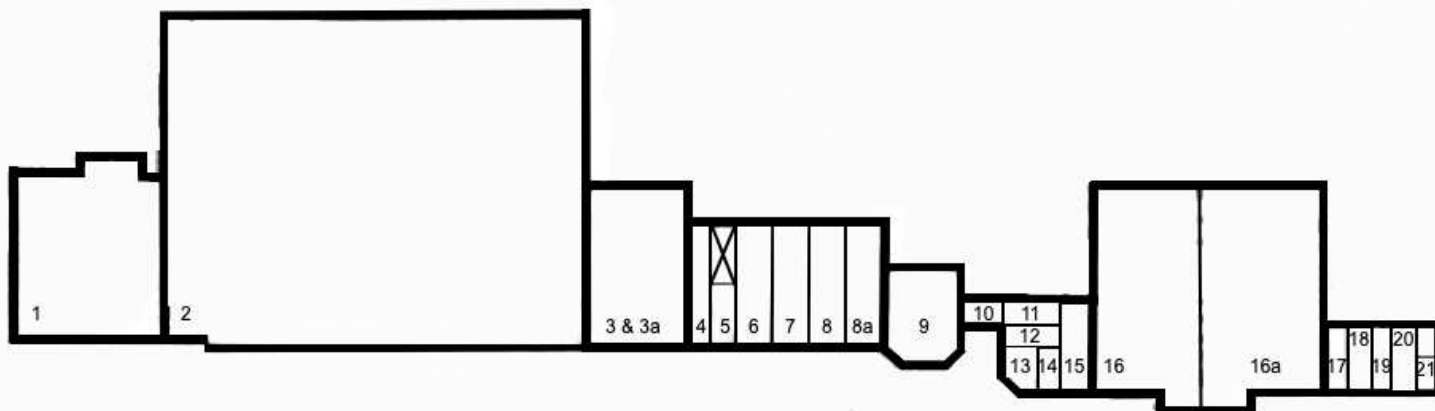
Property Description

Multiple retail and service-driven spaces ranging from 1,200 SF to 88,000+ SF priced from \$4.50 PSF - \$14.50 PSF. Current Estimated NNN's: \$1.50 PSF. Flexible Lease Terms.

Location Description

Conveniently located on N. Broadway in North Knoxville with great accessibility to Interstate 640. Service and Retail driven traffic. Located within minutes of downtown Knoxville, Fountain City, and Halls. Easy access to the center with abundant parking.





Offering Summary

Lease Rate:	\$6.50 - 14.00 SF/yr (NNN)
Building Size:	143,560 SF
Available SF:	1,199 - 88,740 SF
Zoning:	Commercial
Market:	Knoxville
Submarket:	North Knoxville

Spaces

4434 North Broadway
4424 North Broadway
4420 North Broadway
4416 North Broadway
4334 North Broadway
4318 North Broadway
4314 North Broadway
4326 North Broadway
4322 (Former Little Caesars)
4342, 4400 North Broadway

Lease Rate

\$6.50 SF/yr
\$9.00 SF/yr
\$12.00 SF/yr
\$13.85 SF/yr
\$14.00 SF/yr
\$14.00 SF/yr
\$14.00 SF/yr
\$8.50 SF/yr
\$14.00 SF/yr
\$14.00 SF/yr

Space Size

88,740 SF
10,000 SF
2,880 SF
1,880 SF
1,200 SF
1,199 SF
1,200 SF
16,341 SF
1,200 SF
3,000 SF

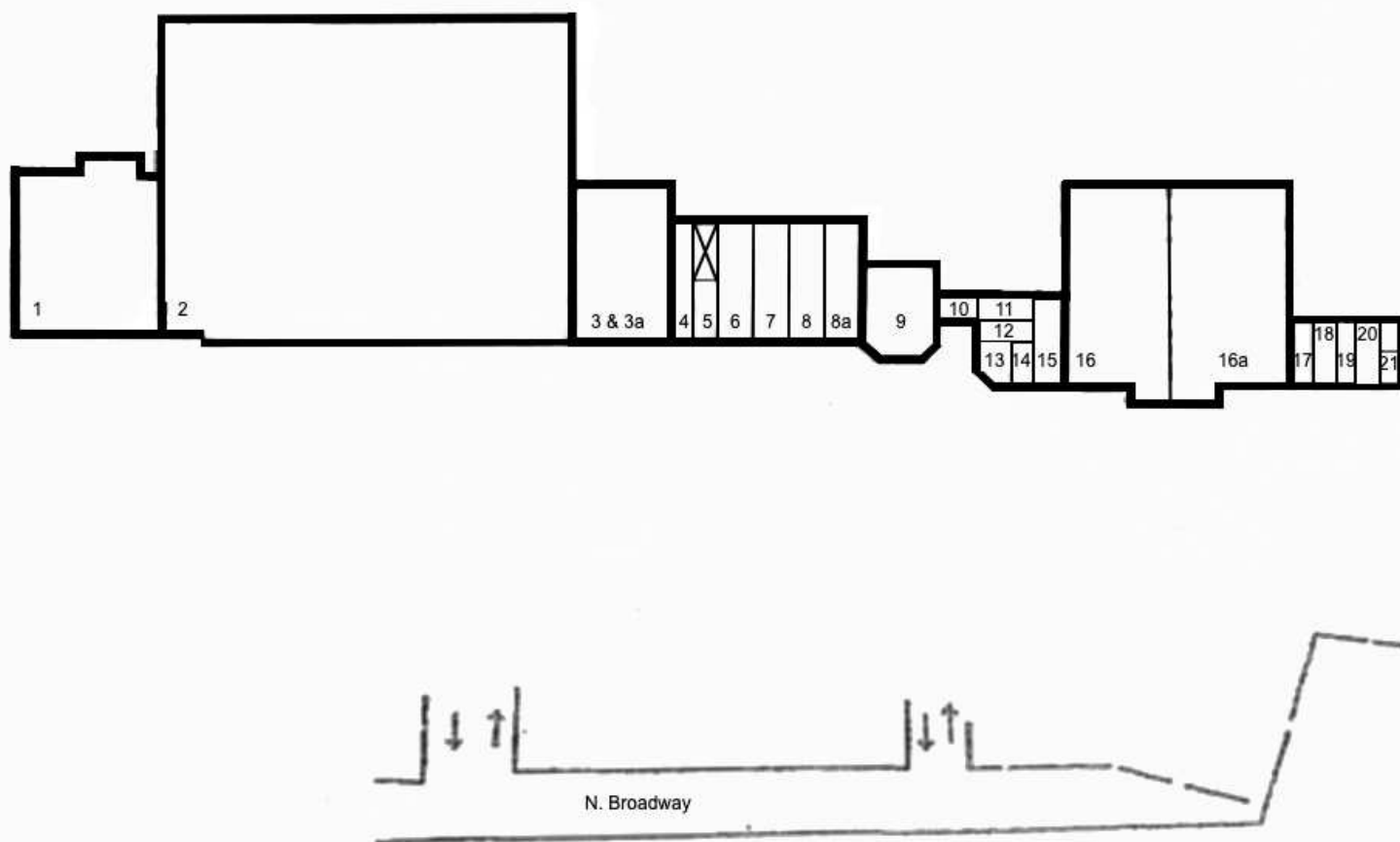


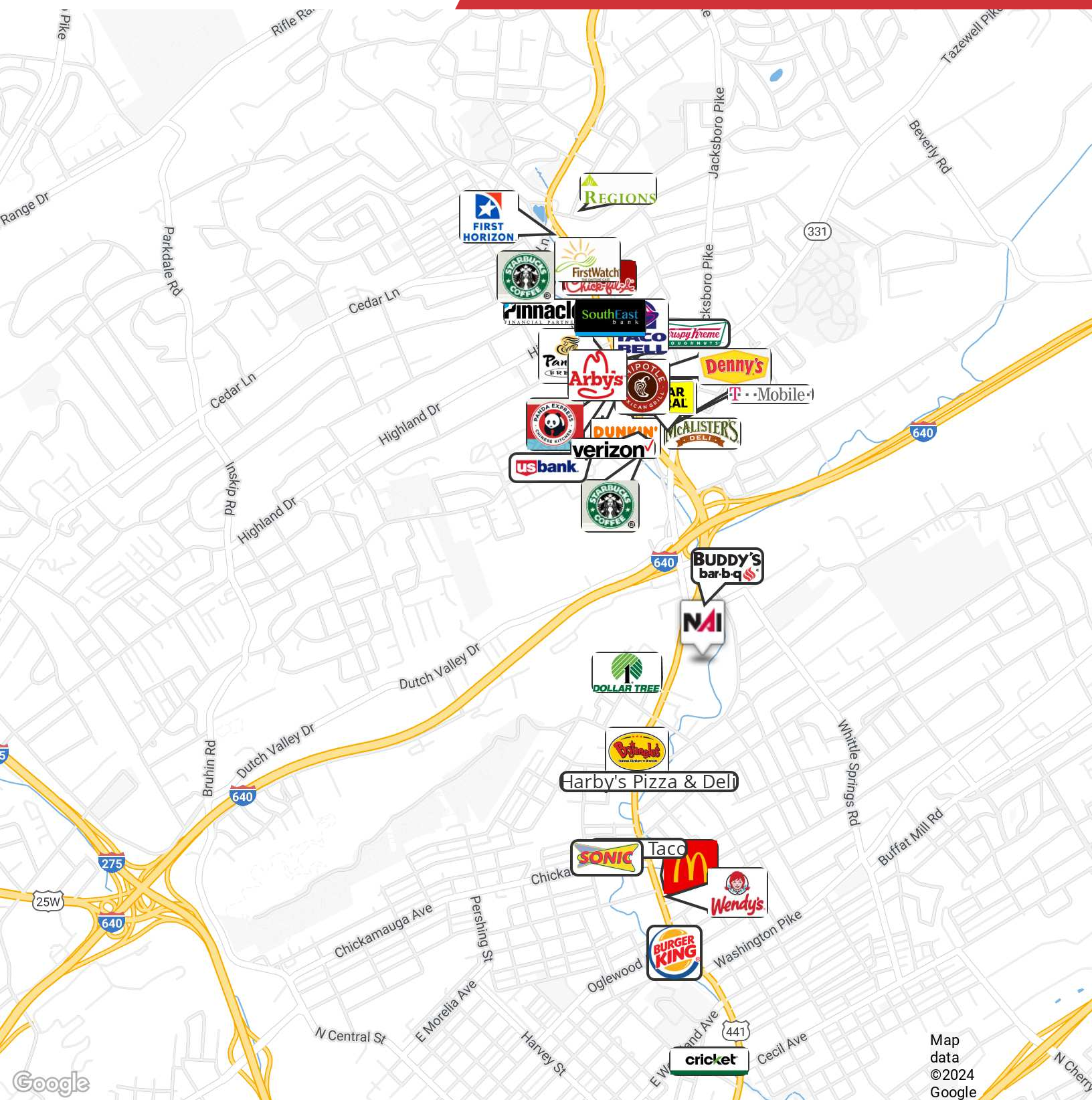


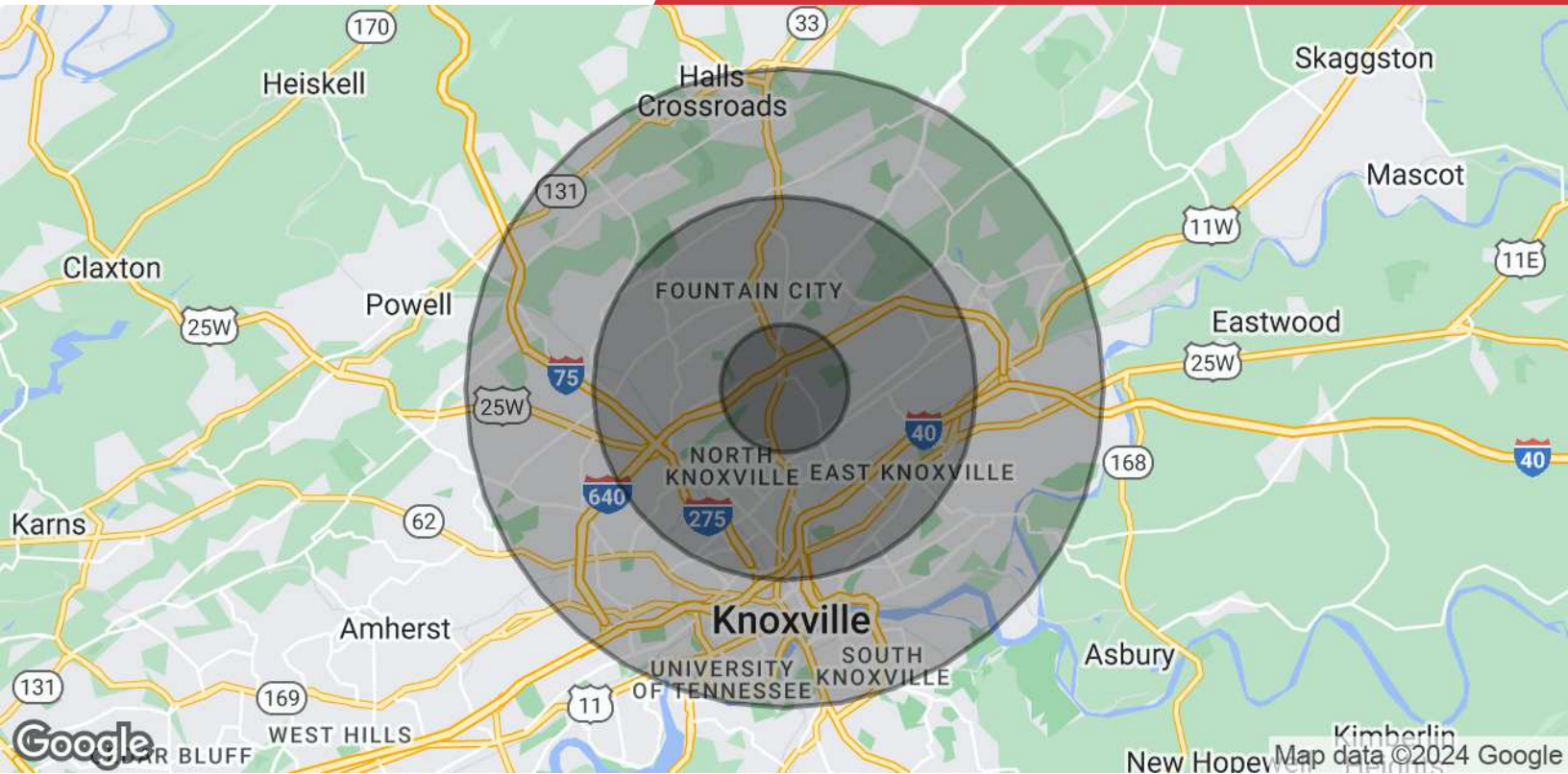
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NORTHGATE PLAZA
4300-3600 N. Broadway
Knoxville, TN
25.41 Acres
836 Parking Spaces







Population

	1 Mile	3 Miles	5 Miles
Total Population	7,907	63,027	149,548
Average Age	39.5	38.3	35.8
Average Age (Male)	37.8	36.2	34.2
Average Age (Female)	39.4	40.1	37.3

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	4,116	33,711	71,367
# of Persons per HH	1.9	1.9	2.1
Average HH Income	\$42,597	\$44,557	\$48,969
Average House Value	\$112,116	\$121,262	\$130,330

Traffic Counts

/day

* Demographic data derived from 2020 ACS - US Census