



# Kingston Pike End Cap Available

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Platinum member

PRESENTED BY

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### OFFERING SUMMARY

Available SF: 5,800 SF

Lease Rate: \$32.00 SF/yr (NNN)

Year Built: 1984

Building Size: 102,345

Renovated: 2014

### PROPERTY OVERVIEW

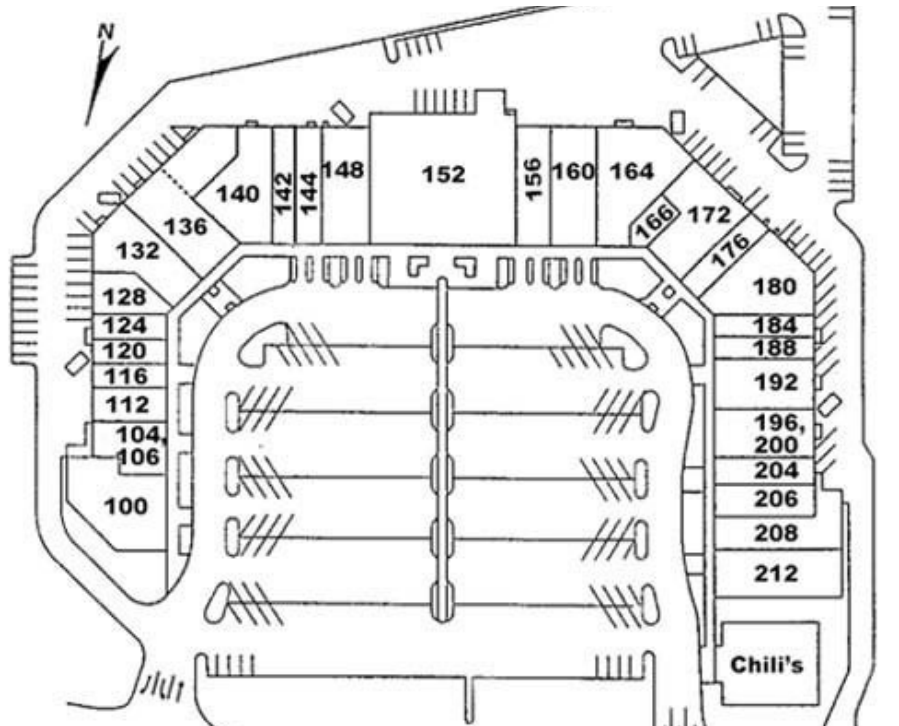
For more than 35 years THE GALLERY has held itself as west Knoxville's place to be for open-air shopping. Its 26 stores remain a magnet to everyone who travels down Kingston Pike (Knoxville's most traveled road). Foot traffic is assured with three popular restaurants plus a diverse list of tenants that includes a major furniture anchor specialty women's shops and a sports store. THE GALLERY will remain Knoxville's shopping destination for some time to come.

### LOCATION OVERVIEW

Perhaps the most well positioned inline shopping center in west Knoxville. The Gallery is just 1/2 mile from West Town Mall on Kingston Pike (47,000 VPD)

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### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,620 - 5,800 SF	Lease Rate:	\$19.00 - \$21.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
192	Available	3,240 SF	NNN	\$20.50 SF/yr
140	Available	2,902 SF	NNN	\$19.00 SF/yr
184	Available	1,620 SF	NNN	\$19.00 SF/yr
132	Available	2,938 SF	NNN	\$19.00 SF/yr
124	Available	1,200 SF	NNN	\$21.00 SF/yr

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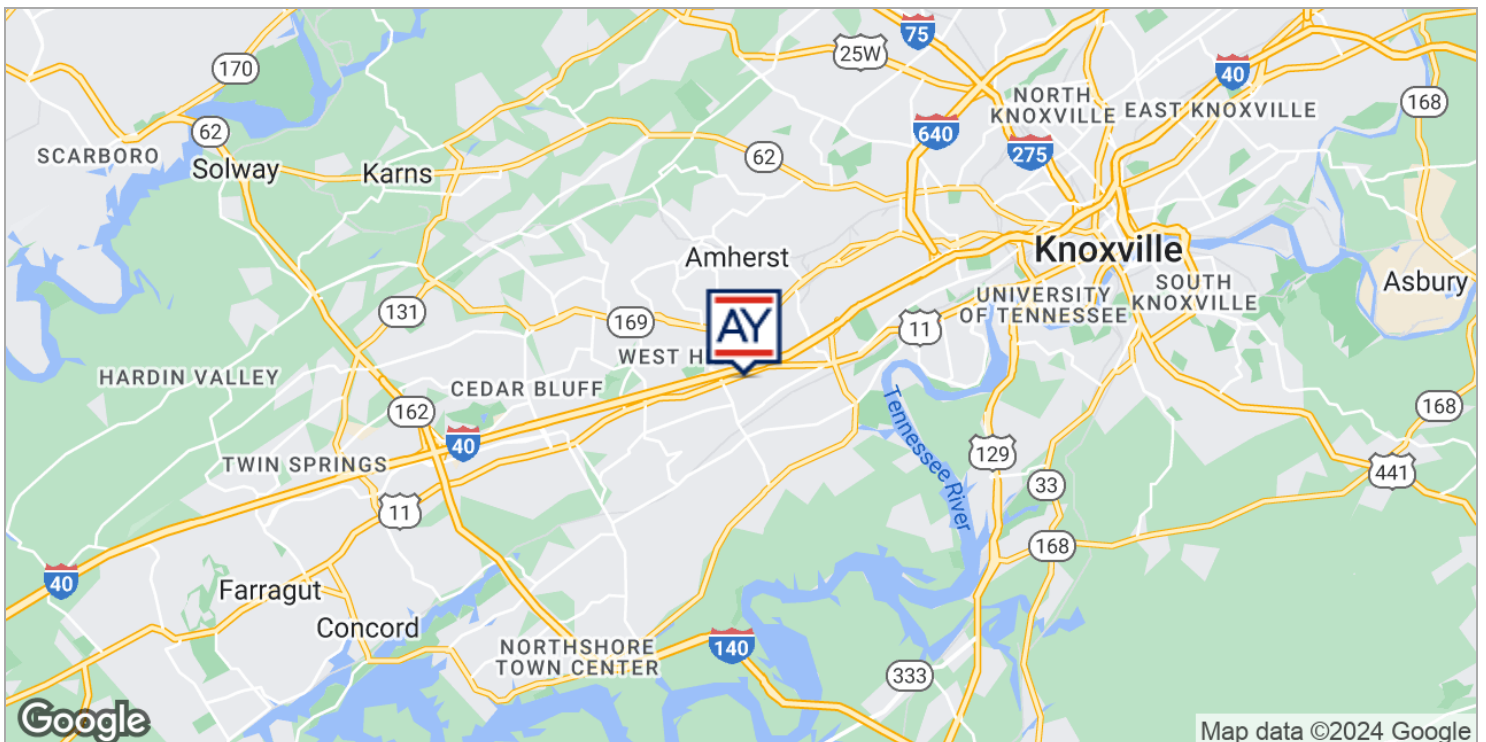
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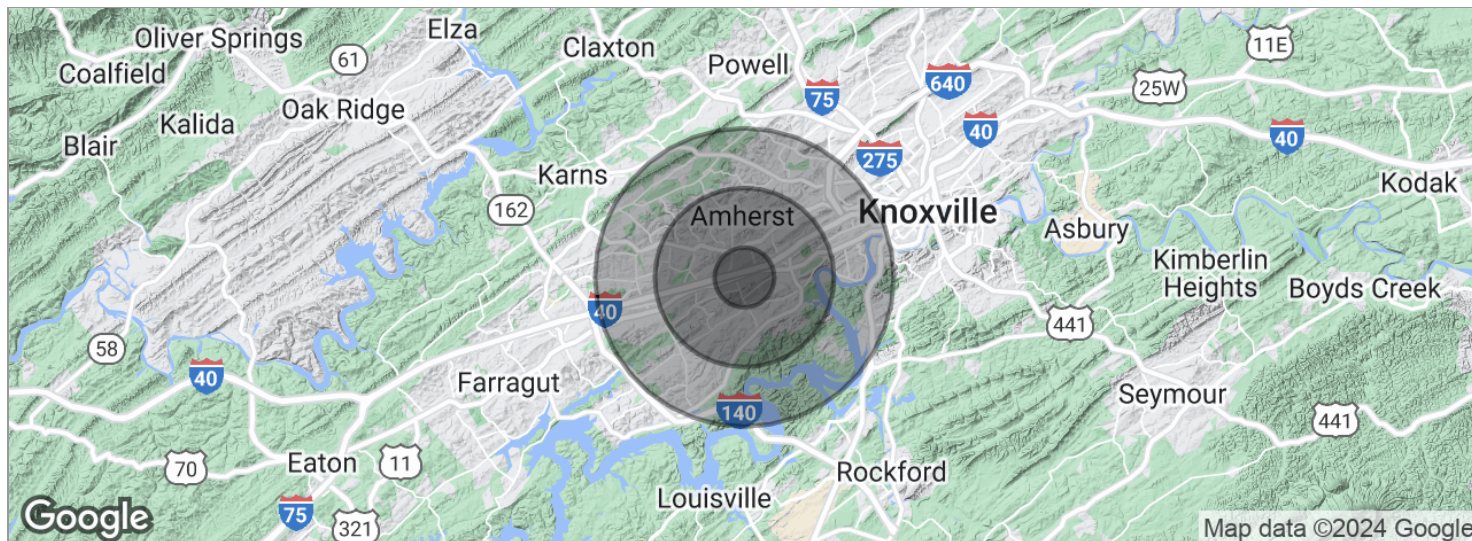
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	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Total population	6,061	56,585	129,639
Median age	35.2	35.1	35.4
Median age (Male)	35.3	34.2	34.6
Median age (Female)	38.7	36.5	36.3
<b>HOUSEHOLDS &amp; INCOME</b>			
Total households	3,008	25,986	56,879
# of persons per HH	2.0	2.2	2.3
Average HH income	\$72,945	\$73,665	\$75,850
Average house value	\$292,411	\$200,348	\$197,524

\* Demographic data derived from 2020 ACS - US Census

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