

RETAIL PROPERTY FOR LEASE**116****GREEN RD.
KNOXVILLE, TN****OFFERING SUMMARY**

Lease Rate:	N/A
Year Built:	2013
Building Size:	2,280 SF

PROPERTY OVERVIEW

Rare free standing Walmart outparcel available. This free standing building is in great condition with the potential for a drive-thru. Located just off Chapman Highway directly in front of Walmart Supercenter. Walmart store #1320 is one of the largest earning Walmart's in the state. The red light to Chapman Hwy. presents a daily traffic count of 30,379



Platinum member

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OFFERING SUMMARY

Available SF:	2,280 SF
Lease Rate:	N/A
Lot Size:	0.3 Acres
Year Built:	2013
Building Size:	2,280
Zoning:	C4



LOCATION DESCRIPTION

Located just off Chapman Highway directly in front of Walmart Supercenter. Walmart is one of the highest earning in the state. Great exposure for all of Walmart's customers along with many other stores in the center. Surrounded by: Walmart, Ruby Tuesdays, Walgreens, Home Depot, Game Stop, CATO, Dollar Tree, UPS Store, and more.

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N/A

Building Name	Radio Shack
Street Address	116 Green Rd.
City, State, Zip	Knoxville, TN 37920
County/Township	Knox
Retail Clientele	General

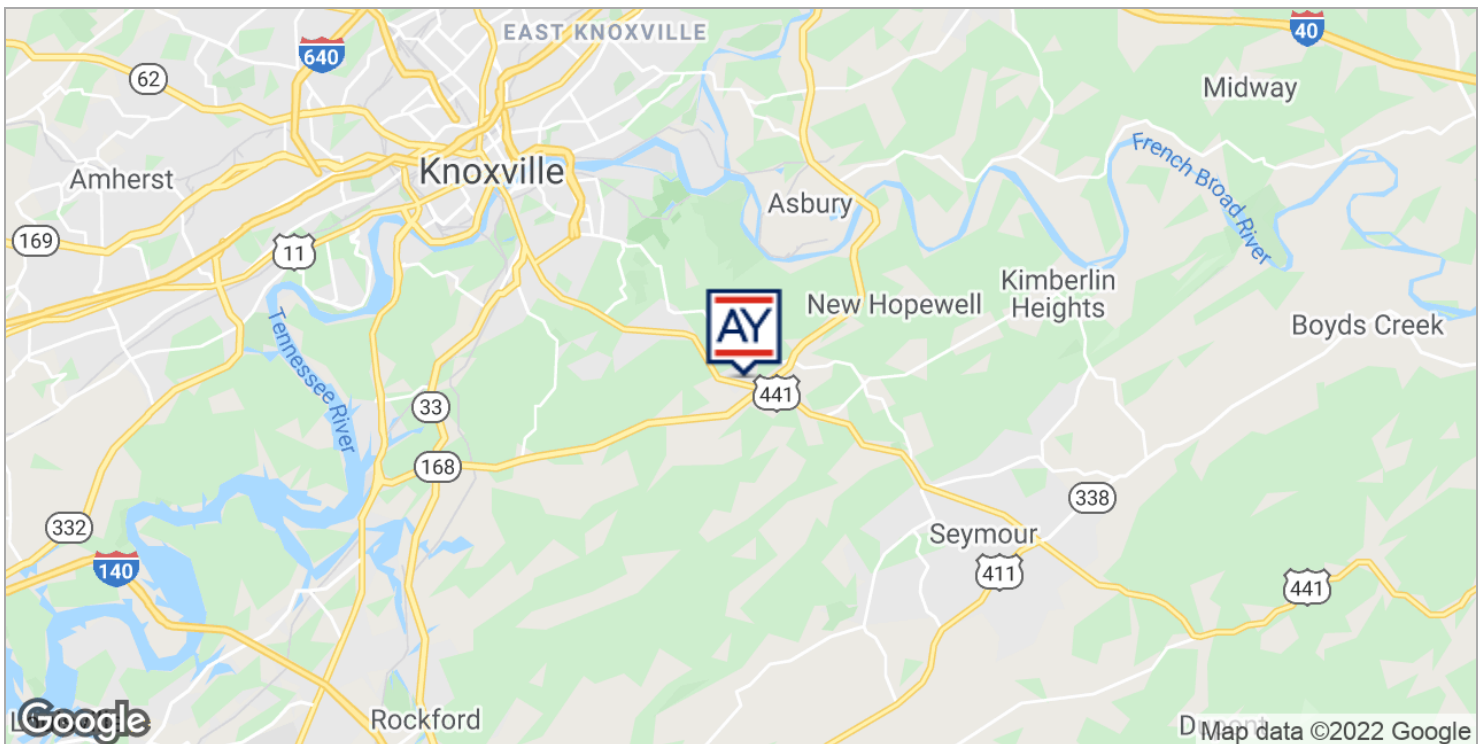
Building Size	2,280 SF
Tenancy	Single
Year Built	2013
Load Factor	Yes
Condition	Excellent
Roof	Built 2013, Warranty available upon request.
Free Standing	Yes

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	C4
Lot Size	0.3 Acres
Corner Property	yes

Street Parking	Yes
Parking Type	Surface

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes

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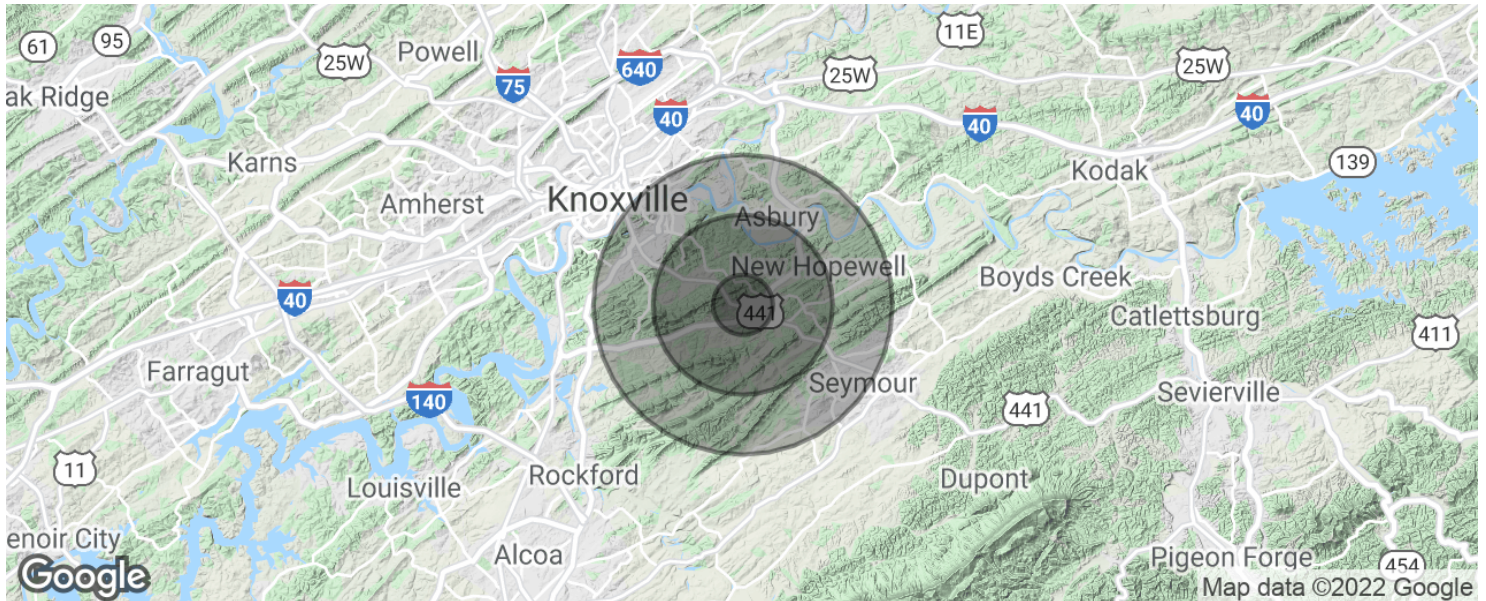
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	1,292	12,179	38,307
Median age	41.6	40.7	38.8
Median age (Male)	40.3	39.4	37.4
Median age (Female)	41.8	41.3	40.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	547	5,270	16,655
# of persons per HH	2.4	2.3	2.3
Average HH income	\$56,704	\$52,513	\$47,801
Average house value	\$145,060	\$161,284	\$156,196

* Demographic data derived from 2010 US Census

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