



OFFERING SUMMARY

Available SF:

PROPERTY OVERVIEW

Flexible square footages to fit any retail needs up to 25,000sf with employee parking and loading areas located in the rear of the building. Immense amount of parking for clients and customers created with great Co-Tenancy throughout the center.

Lease Rate:

N/A

Zoned PC (Planned Commercial Zone) / CA (General Business Zone) the uses of this building are endless with the most generous zoning in the county.

LOCATION OVERVIEW

Building Size:

84,653

Located in the heart of the Halls retail corridor, the former Kmart box is located at the intersection of Maynardville Pike and Neal Dr. This located services the markets of Halls, Fountain City, Maynardville, Corryton and Powell.

The shopping center is visible to one of the highest daily traffic counts in the county at 33,914 cars per day an incredible daytime population.

Market:

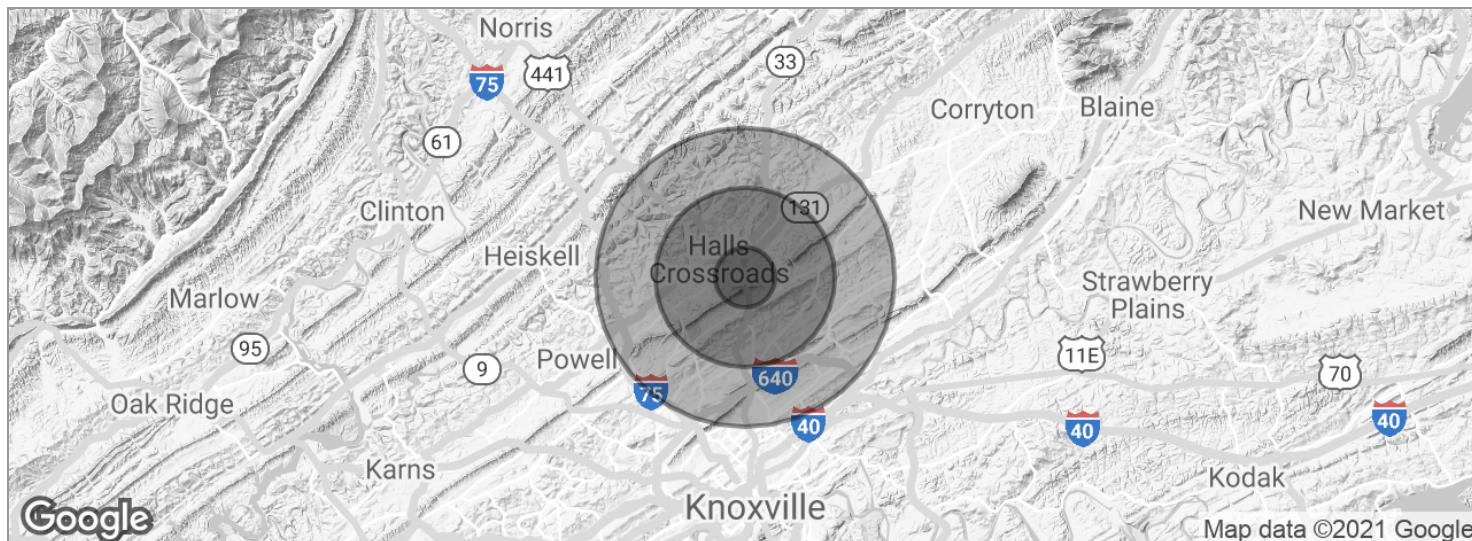
Knoxville

Jake Brewer, CCIM

Senior Vice President

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	1 MILE	3 MILES	5 MILES
POPULATION			
Total population	4,031	35,959	86,208
Median age	35.5	37.3	38.1
Median age (Male)	35.8	36.9	36.7
Median age (Female)	36.5	38.0	39.7
HOUSEHOLDS & INCOME			
Total households	1,653	14,839	37,586
# of persons per HH	2.4	2.4	2.3
Average HH income	\$49,240	\$59,489	\$54,580
Average house value	\$215,071	\$190,253	\$159,951

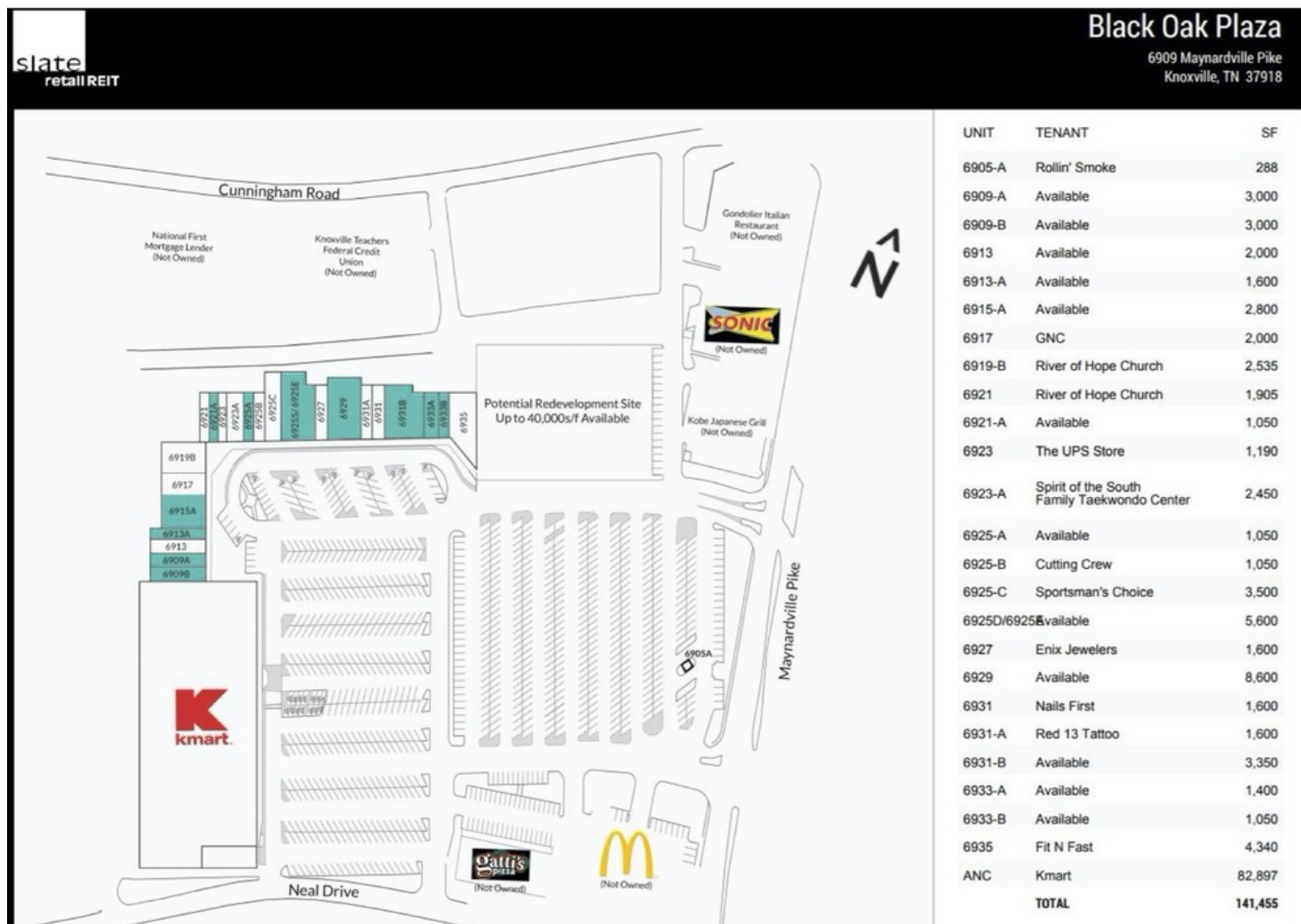
* Demographic data derived from 2010 US Census

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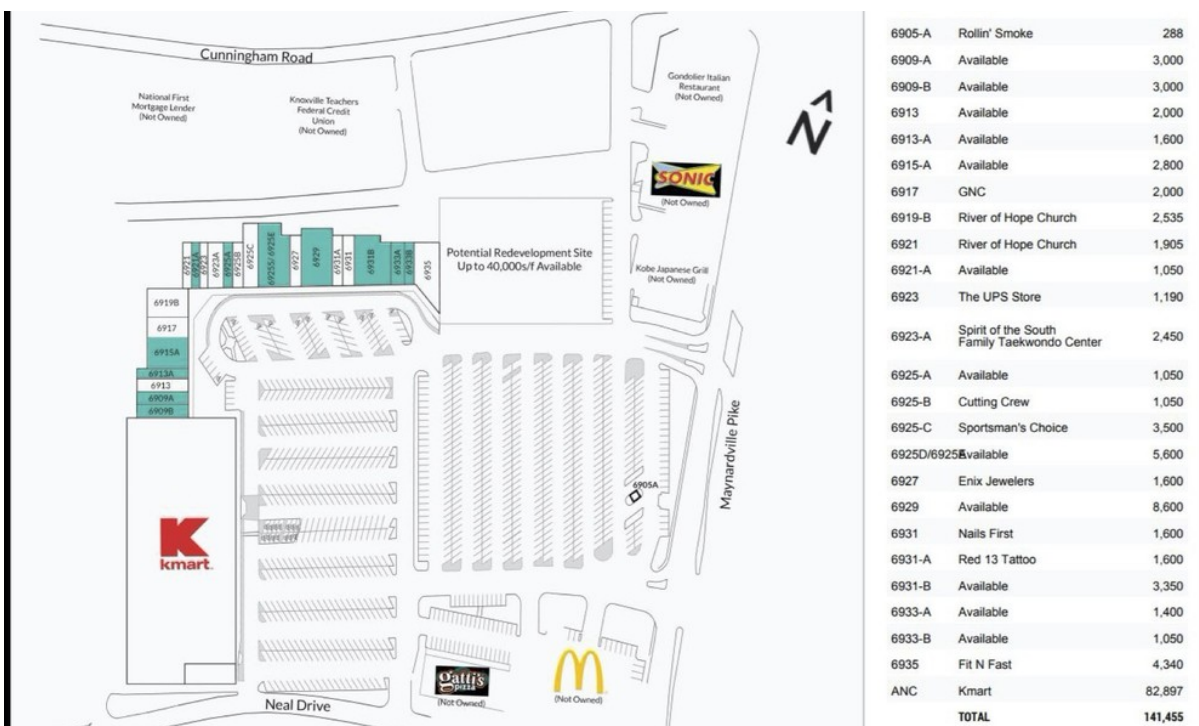


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LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	N/A

AVAILABLE SPACES

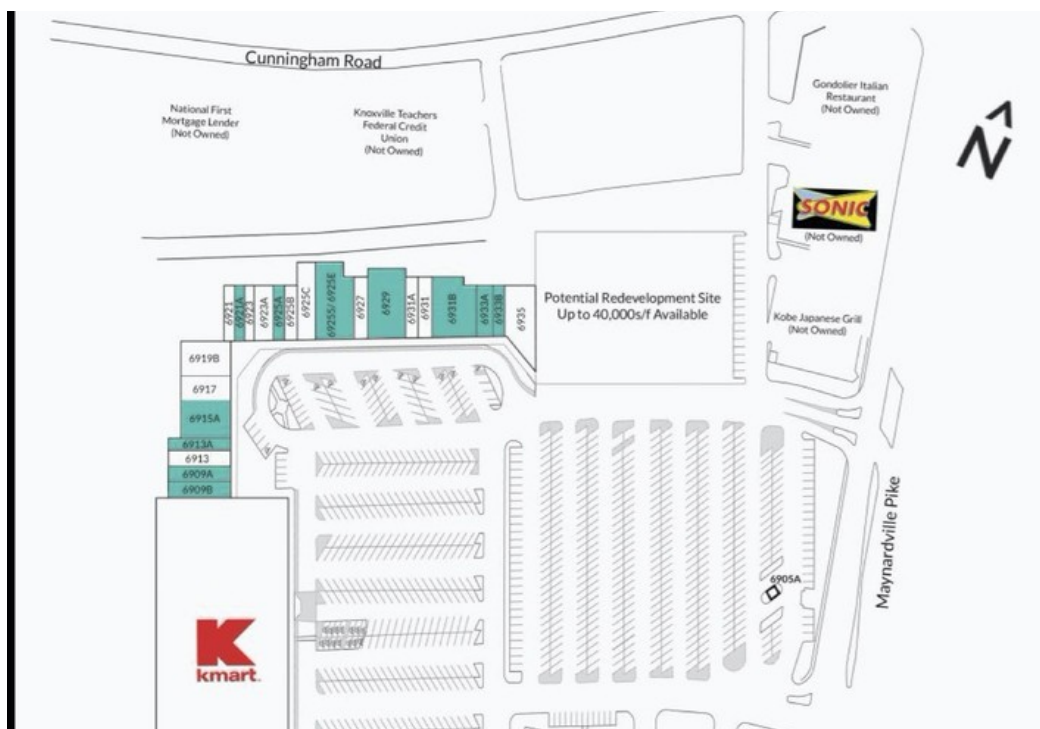
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
6909-A	-	3,000 SF	NNN	\$8.00 SF/yr -
6909-B	-	3,000 SF	NNN	\$8.00 SF/yr -
6913	-	2,000 SF	NNN	\$8.00 SF/yr -
6913-A	-	1,600 SF	NNN	\$8.00 SF/yr -
6915-A	-	2,800 SF	NNN	\$8.00 SF/yr -
6919-B	-	2,535 SF	NNN	\$8.00 SF/yr -
6921	-	1,905 SF	NNN	\$8.00 SF/yr -
6921-A	-	1,050 SF	NNN	\$8.00 SF/yr -
6925-A	-	1,050 SF	NNN	\$8.00 SF/yr -

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6905-A	Rollin' Smoke	288
6909-A	Available	3,000
6909-B	Available	3,000
6913	Available	2,000
6913-A	Available	1,600
6915-A	Available	2,800
6917	GNC	2,000
6919-B	River of Hope Church	2,535
6921	River of Hope Church	1,905
6921-A	Available	1,050
6923	The UPS Store	1,190
6923-A	Spirit of the South Family Taekwondo Center	2,450
6925-A	Available	1,050
6925-B	Cutting Crew	1,050
6925-C	Sportsman's Choice	3,500
6925D/6925E	Available	5,600
6927	Enix Jewelers	1,600
6929	Available	8,600
6931	Nails First	1,600
6931-A	Red 13 Tattoo	1,600
6931-B	Available	3,350
6932-A	Available	1,400

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
6925D E	-	5,600 SF	NNN	\$8.00 SF/yr	-
6929	-	8,600 SF	NNN	\$8.00 SF/yr	-
6931-B	-	3,350 SF	NNN	\$8.00 SF/yr	-
6933-A	-	1,400 SF	NNN	\$8.00 SF/yr	-
6933-B	-	1,050 SF	NNN	\$8.00 SF/yr	-

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The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.



6900 Maynardville Pike Knoxville, TN 37918

Retail Property For Lease



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