

Executive Summary

Retail For Lease

Heart of Farragut, Affordable Mixed Use Center



Property Details

Available SF	1,625 - 3,529 SF
Lease Rate	\$20.00 - 22.00 SF/YR
Lot Size	4.4 Acres
Building Size	43,019 SF
Zoning	C-1 Town Of Farragut
Market	West Knoxville
Sub Market	Farragut
Cross Streets	Campbell Station And Kingston Pike

Property Overview

This opportunity offers affordable rent in the heart of the highly desirable Town of Farragut. One lot removed from Campbell Station and Kingston Pike, the main and main of Farragut.

Multiple retail/office suites catering to retail and office needs.

The site offers ease of ingress/egress with multiple access points. Fronting Kingston Pike, the location serves all parts of Farragut efficiently. Quick access to I-40 further highlights this opportunity.

Top end demographics, close by rooftops and high visibility location add to the appeal of this center.

Affordable rents, \$2.50 NNN's est.

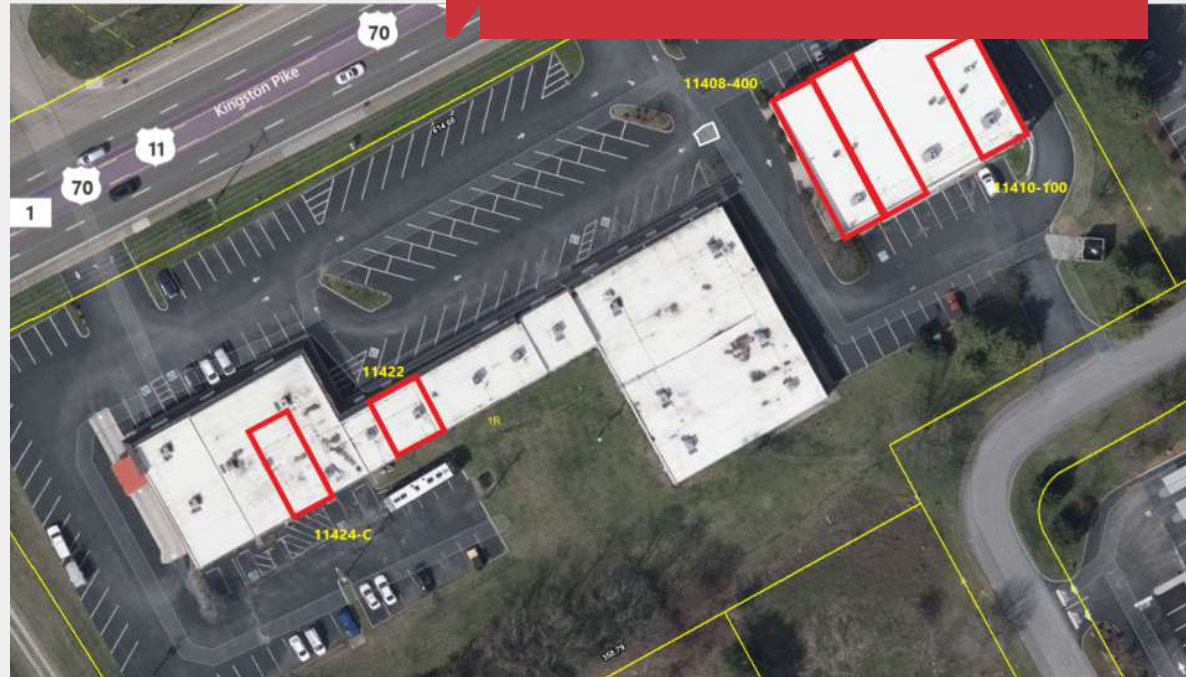
- Easy to find location

11420 Kingston Pike

Farragut, Tennessee 37934

Property Features

- 11408 Kingston Pike Ste 300- 1,625 SF of retail frontage offered at \$22.00 base + \$2.50 NNN's.
- 11408 Kingston Pike Ste 400- 1903 SF of medical office space at \$22.00 base + \$2.50 NNN's.
- Suites may be combined
- Affordable rent in the heart of Farragut
- Convenient location with quick access to all parts West



Retail For Lease

Heart of Farragut, Affordable Mixed Use Center

LEASE TYPE **NNN** | TOTAL SPACE **1,625 - 3,529 SF** | LEASE TERM **60 MONTHS** | LEASE RATE **\$20.00**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
11408 Kingston Pike-400	Available	1,904 - 3,529 SF	NNN	\$22.00 SF/yr	Built out medical office with adjacent s
11408 Kingston Pike-300	Available	1,625 - 3,529 SF	NNN	\$20.00 SF/yr	Medical/Office adjacent to an additiona



Retail For Lease

Heart of Farragut, Affordable Mixed Use Center



Retail For Lease

Heart of Farragut, Affordable Mixed Use Center



Retail For Lease

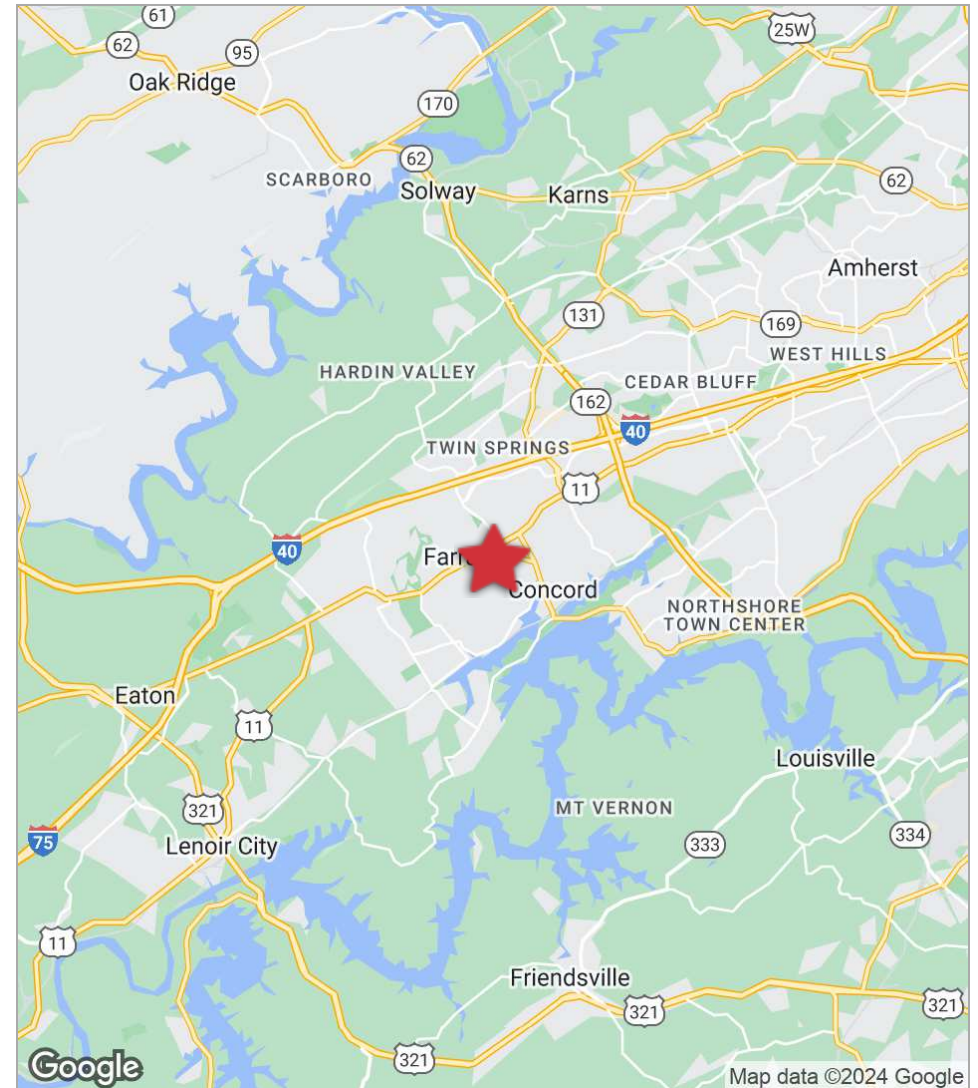
Heart of Farragut, Affordable Mixed Use Center



Location Maps

Retail For Lease

Heart of Farragut, Affordable Mixed Use Center



Demographics Map

Retail For Lease

Heart of Farragut, Affordable Mixed Use Center

Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,424	31,094	65,534
MEDIAN AGE	44.8	42.5	40.9
MEDIAN AGE (MALE)	43.9	41.7	40.3
MEDIAN AGE (FEMALE)	45.3	43.0	41.3

Housholds & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,743	11,873	24,270
# OF PERSONS PER HH	2.5	2.6	2.7
AVERAGE HH INCOME	\$99,297	\$102,465	\$106,539
AVERAGE HOUSE VALUE	\$256,107	\$297,939	\$306,644

