



**PROPOSAL**

# Foothills Mall - Outparcel For Sale

**197 FOOTHILLS MALL DRIVE**

Maryville, TN 37801

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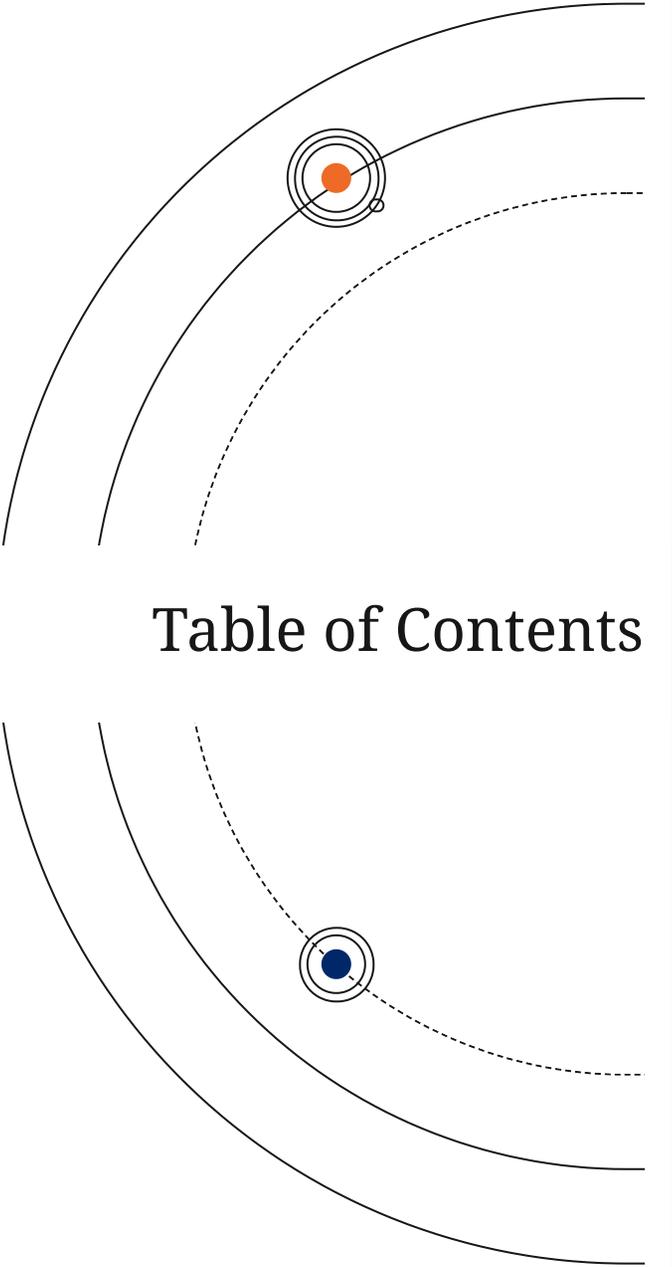
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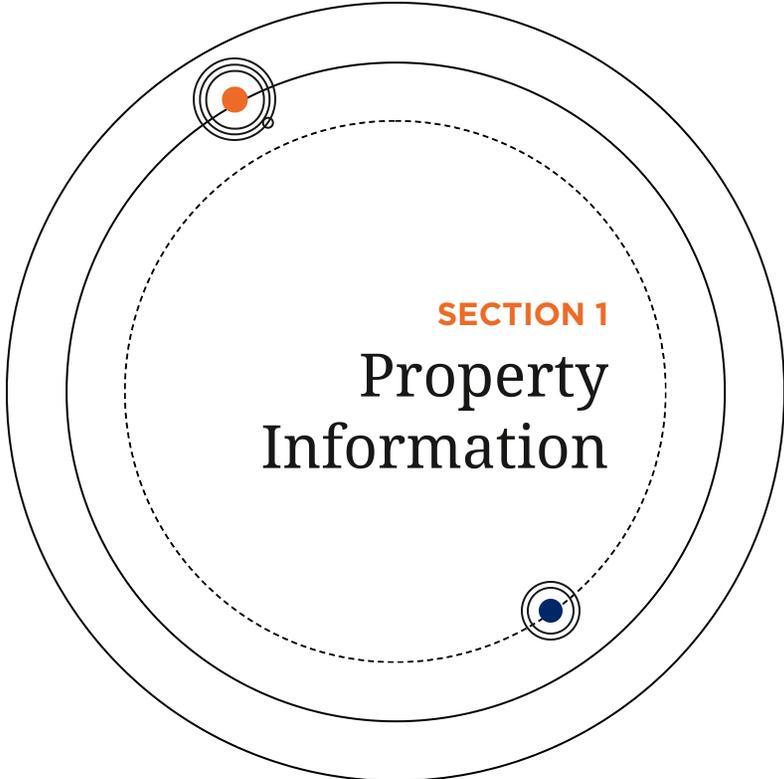
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# PROPERTY SUMMARY



## VIDEO

### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,600,000
<b>LOT SIZE:</b>	2.1 Acres
<b>TRAFFIC COUNT:</b>	31,007 Vehicals Per Day

<b>DEMOGRAPHICS</b>	<b>5 MILES</b>	<b>7.5 MILES</b>	<b>10 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	31,409	42,843	62,640
<b>TOTAL POPULATION</b>	78,239	106,553	156,429
<b>AVERAGE HH INCOME</b>	\$85,613	\$88,225	\$101,249

### PROPERTY HIGHLIGHTS

- 2.1 acres (subdividable)
- Positioned at the main entrance of the Foothills Mall
- Excellent visibility and access from Mall Road, Foothills Mall Drive and Alcoa Hwy
- Within 2.6 miles from Maryville College, ranked as one of the best colleges in the south
- Maryville is in Blount County, and serves as its county seat
- Maryville is know for its thriving restaurants, breweries, parks and greenways

## PROPERTY DESCRIPTION

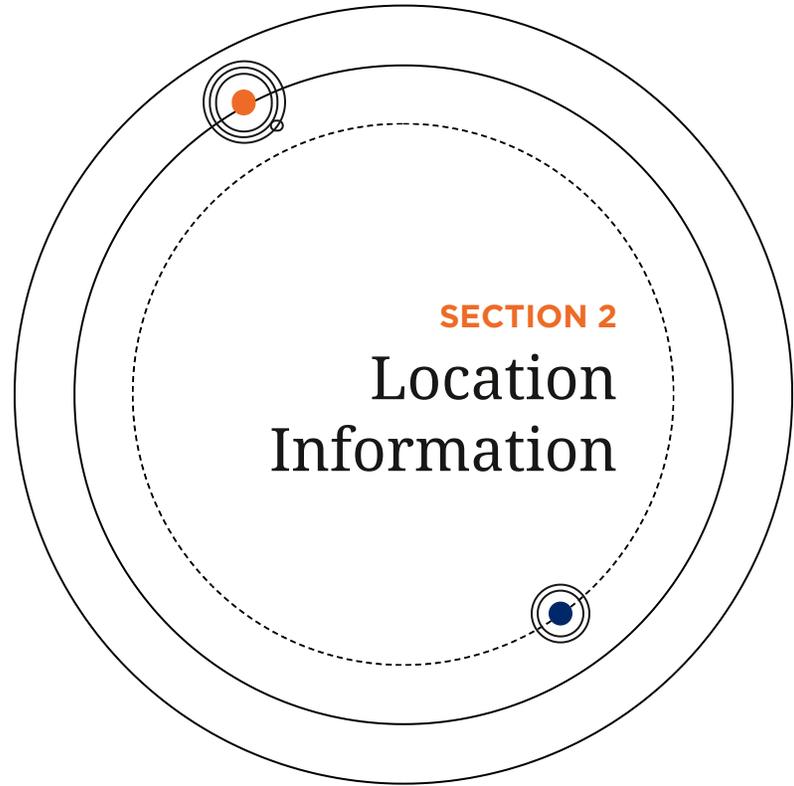


## PROPERTY DESCRIPTION

SVN is pleased to present 2.1 acres adjacent to the Foothills Mall, the premier shopping destination in Maryville, Tennessee, featuring over 45 stores and restaurants. Anchored by national retailers like Publix, Belk, TJMaxx, AMC Theatre, Workout Anytime Fitness, and BJ's Wholesale Club. Specialty stores include American Eagle Outfitters, Bath & Body Works, Finish Line, and Maurices, offering a diverse range of retail, dining, and entertainment options. This high profile development opportunity has excellent visibility and access from Mall Road and Foothills Mall Drive across from Kroger, Hobby Lobby and Harbor Freight.

## LOCATION DESCRIPTION

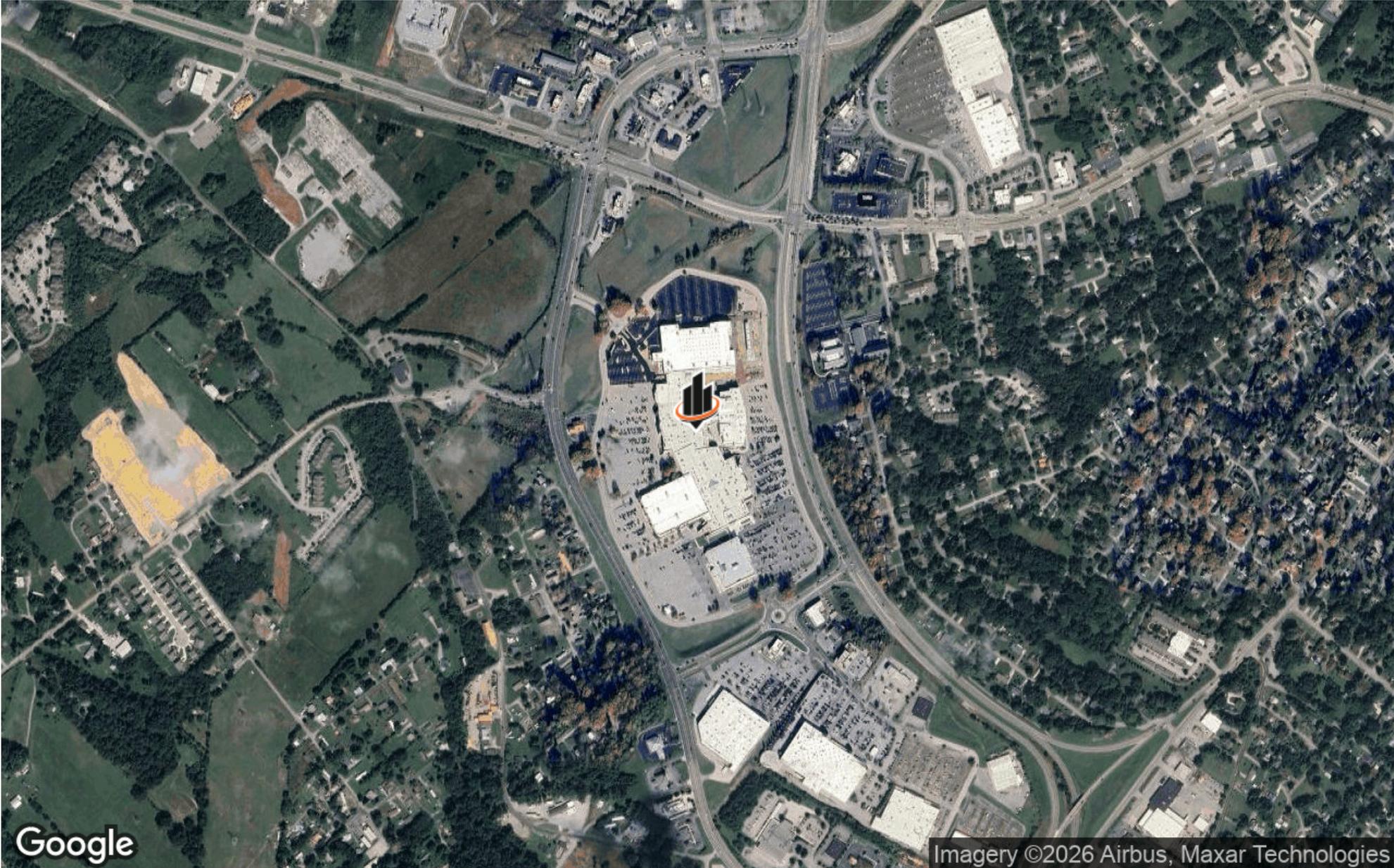
Strategically located at the intersection of Alcoa Highway, Highway 321, and Highway 411, Foothills Mall is easily accessible. It's a 30-minute drive from downtown Knoxville and 10 minutes from Tyson McGhee Airport, making it convenient for locals and tourists. Its proximity to the Great Smoky Mountains National Park, attracting over 15 million visitors annually, enhances its appeal. With its strong anchor tenants and diverse offerings, Foothills Mall is a key shopping hub in the Knoxville Metropolitan Area.



**SECTION 2**

**Location  
Information**

AERIAL MAP



# REGIONAL MAP



# SURROUNDING RETAIL



Represents Traffic Counts

Source: ©2024 Kalibrate Technologies (Q2 2024).  
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# EMPLOYMENT & ECONOMY

## Blount County, Tennessee

Blount County is home to several prominent employers that play a crucial role in the local and regional economy. Among the key contributors is Denso Manufacturing, a significant automotive component manufacturing facility employing over 4,000 people. Denso's presence in Maryville underscores the city's strong industrial base and its importance in the automotive supply chain.

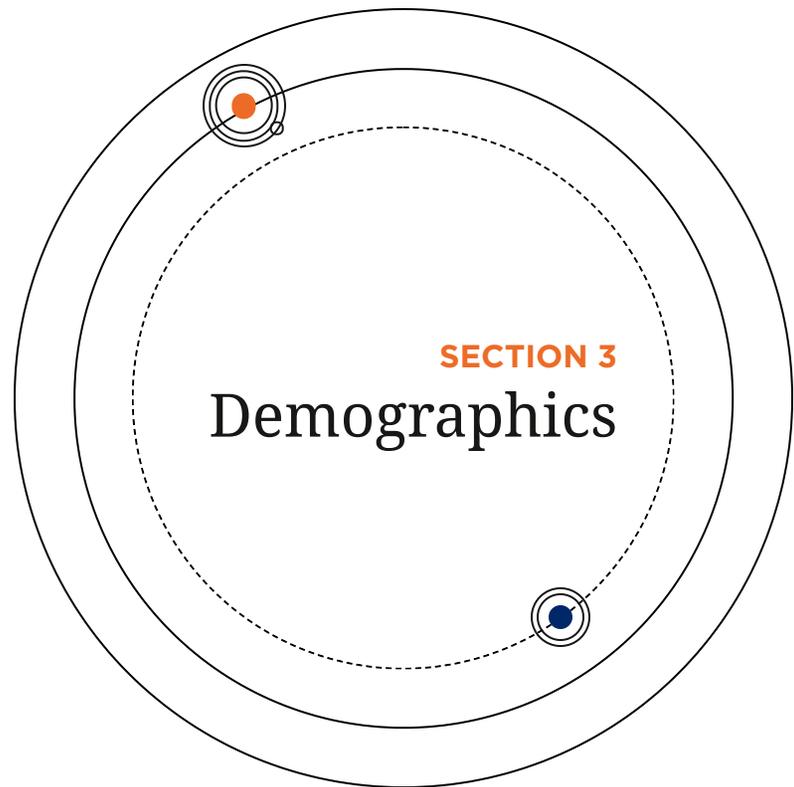
McGhee Tyson Airport, located in Blount County, serves as a vital transportation hub for the Knoxville metropolitan area. The airport employs over 2,700 people and significantly contributes to the local economy by facilitating travel and commerce throughout East Tennessee.

In October 2023, Amazon opened a new \$200 million facility in Blount County, creating thousands of jobs and providing a substantial boost to the community's employment opportunities. This development has had a significant positive impact on the local economy, attracting additional businesses and enhancing the area's economic landscape.

Additionally, Smith & Wesson opened its new headquarters and distribution facility in Maryville in October 2023, creating over 600 jobs. The company plans to expand further in 2024 with an additional building that will house a museum and retail space, further contributing to the area's economic growth and diversification.

These major employers, combined with Maryville's strategic location and business-friendly environment, make it an attractive destination for businesses and residents alike, fostering continued economic prosperity and development.



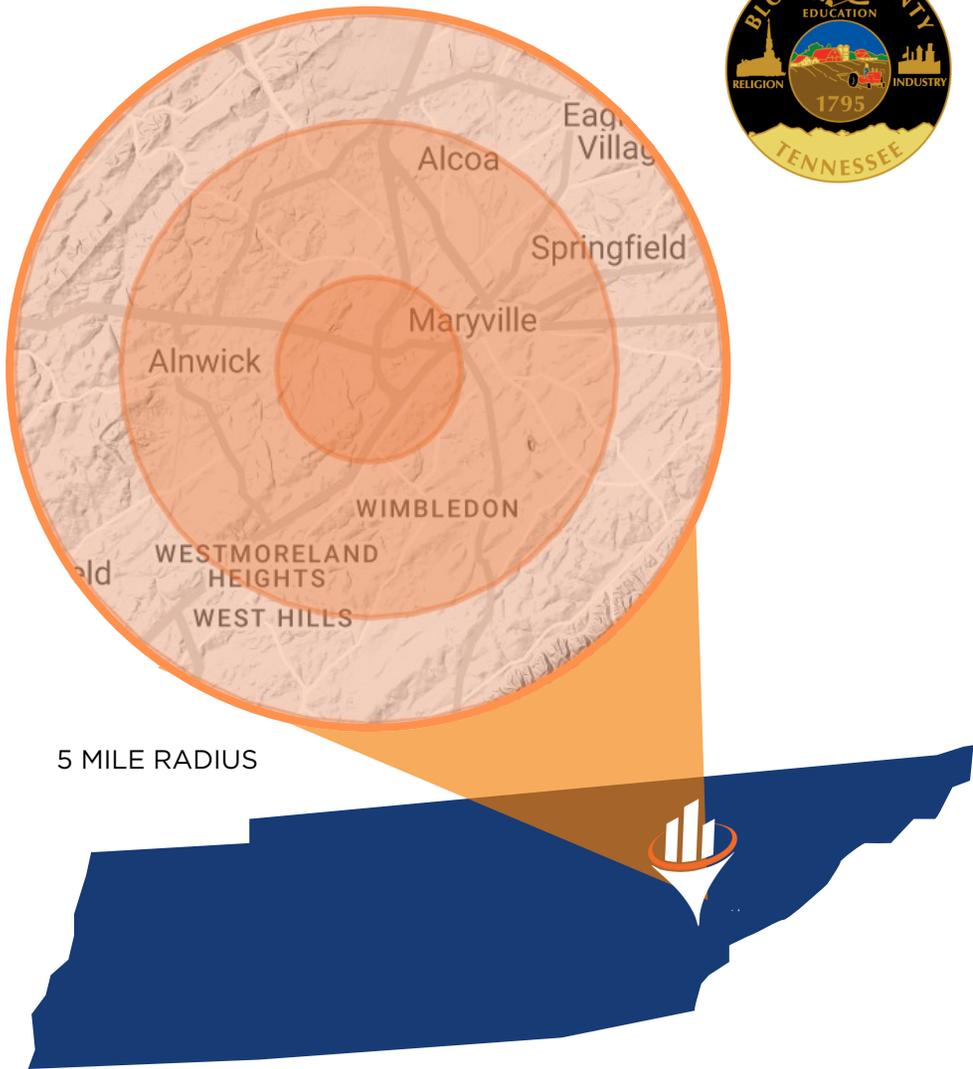


**SECTION 3**  
**Demographics**



# FACTS AND FIGURES

City: Maryville  
 Mayor: Andy White  
 Website: maryvillegov.com  
 County: Blount  
 State: Tennessee



## POPULATION



78,239  
POPULATION



42  
MEDIAN AGE



31,409  
HOUSEHOLDS

## EDUCATION



36.9%  
HIGH SCHOOL GRADUATE



29.2%  
SOME COLLEGE



27.1%  
BACHELORS/GRAD/PROF DEGREE

## INCOME



\$85,613  
MEDIAN HOUSEHOLD INCOME



\$38,524  
PER CAPITA INCOME



\$282,891  
MEDIAN NET WORTH

## EMPLOYMENT



58.3%  
WHITE COLLAR



27%  
BLUE COLLAR



14.7%  
SERVICES



3.3%  
UNEMPLOYMENT RATE

## DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.