

# For Lease!

# FOOTHILLS MALL

197 Foothills Mall Dr. Maryville, TN



435 - 35,000 SF Inline Spaces Available

Two Drive-Thru Outparcel Options



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## PROPERTY DESCRIPTION

Foothills Mall is a premier shopping destination in Maryville, Tennessee, featuring over 45 stores and restaurants. Anchored by national retailers like Publix, Belk, TJMaxx, AMC Theater, Workout Anytime Fitness, Farmers Home Furniture and soon to join the mix in fall 2024 is BJ's wholesale club. The mall offers a diverse range of retail, dining, and entertainment options, catering to various preferences.

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.

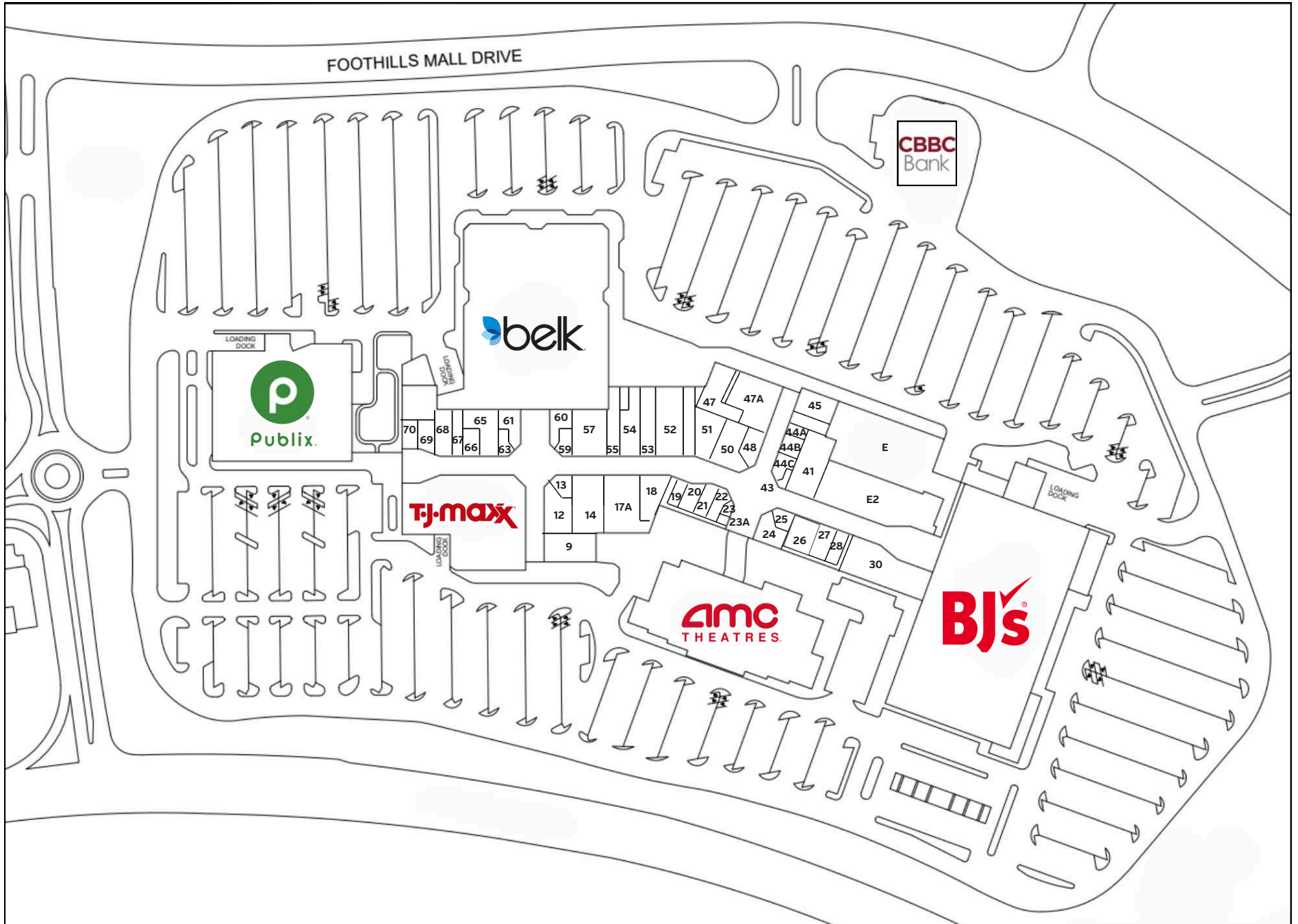
### OFFERING SUMMARY

|                       |                  |
|-----------------------|------------------|
| <b>LEASE RATE:</b>    | Negotiable (NNN) |
| <b>NNN FEES:</b>      | Approx. \$4.38   |
| <b>AVAILABLE SF:</b>  | 435 - 35,000 SF  |
| <b>LOT SIZE:</b>      | 53.87 Acres      |
| <b>BUILDING SIZE:</b> | 448,050 SF       |

# PHOTOS



# SITE PLAN



# CURRENT RETAILERS

|           |                                       |           |           |  |          |
|-----------|---------------------------------------|-----------|-----------|--|----------|
| Suite A   | <b>Publix</b>                         | 48,387 SF | Suite 41  | <b>Antiques Home &amp; Decor</b>         | 5,335 SF |
| Suite B   | <b>Belk</b>                           | 80,959 SF | Suite 43  | <b>VACANT</b>                            | 438 SF   |
| Suite C   | <b>BJ's Wholesale Club</b>            | 99,825 SF | Suite 44C | <b>Claire's</b>                          | 850 SF   |
| Suite D   | <b>AMC Theaters</b>                   | 45,276 SF | Suite 44B | <b>Lets Get Faded</b>                    | 1,051 SF |
| Suite E   | <b>Farmer's Furniture</b>             | 18,482 SF | Suite 44A | <b>Cruise Planners</b>                   | 550 SF   |
| Suite E2  | <b>VACANT</b>                         | 14,921 SF | Suite 45  | <b>Smoky Mountain Coin &amp; Jewelry</b> | 2,474 SF |
| Suite 9   | <b>Cancun Mexican Restaurant</b>      | 4,813 SF  | Suite 47A | <b>Workout Anytime</b>                   | 6,865 SF |
| Suite 12  | <b>Foothills Bridal Boutique</b>      | 3,200 SF  | Suite 47  | <b>BJ's Membership Center</b>            | 4,296 SF |
| Suite 13  | <b>Sweet Somethings</b>               | 1,088 SF  | Suite 48  | <b>VACANT</b>                            | 1,587 SF |
| Suite 14  | <b>Kingston Sports</b>                | 5,118 SF  | Suite 50  | <b>Collectibles &amp; More</b>           | 3,204 SF |
| Suite 17A | <b>American Eagle</b>                 | 5,766 SF  | Suite 51  | <b>Bath &amp; Body Works</b>             | 2,000 SF |
| Suite 18  | <b>Vitamin World</b>                  | 1,950 SF  | Suite 52  | <b>Finish Line</b>                       | 5,041 SF |
| Suite 19  | <b>Shelly's Southern Sass</b>         | 1,186 SF  | Suite 53  | <b>Purple Mountain Creative</b>          | 3,600 SF |
| Suite 20  | <b>Journey's</b>                      | 1,690 SF  | Suite 54  | <b>Maryville Music Academy</b>           | 3,566 SF |
| Suite 21  | <b>VACANT</b>                         | 1,692 SF  | Suite 55  | <b>Gentry Mercantile</b>                 | 3,025 SF |
| Suite 22  | <b>VACANT</b>                         | 1,012 SF  | Suite 57  | <b>Maurice's</b>                         | 4,870 SF |
| Suite 23  | <b>VACANT</b>                         | 500 SF    | Suite 59  | <b>Great American Cookies</b>            | 899 SF   |
| Suite 23A | <b>VACANT</b>                         | 435 SF    | Suite 60  | <b>Forever Diamonds</b>                  | 1,887 SF |
| Suite 24  | <b>VACANT</b>                         | 2,030 SF  | Suite 61  | <b>Treasures Jewelers</b>                | 1,794 SF |
| Suite 25  | <b>H&amp;R Block</b>                  | 1,151 SF  | Suite 63  | <b>D'California</b>                      | 816 SF   |
| Suite 26  | <b>VACANT</b>                         | 1,653 SF  | Suite 65  | <b>Hallmark</b>                          | 4,402 SF |
| Suite 27  | <b>Designer Touch Hair &amp; Skin</b> | 1,500 SF  | Suite 66  | <b>Lee Nails</b>                         | 1,000 SF |
| Suite 28  | <b>VACANT</b>                         | 1,200 SF  | Suite 67  | <b>Devine Moon</b>                       | 1,500 SF |
| Suite 30  | <b>VACANT</b>                         | 8,080 SF  | Suite 68  | <b>VACANT</b>                            | 2,205 SF |
| Suite 43  | <b>Eva's Eyebrow Threads</b>          | 438 SF    | Suite 69  | <b>VACANT</b>                            | 1,250 SF |
|           |                                       |           | Suite 70  | <b>Blount County Clerk's Office</b>      | 1,276 SF |

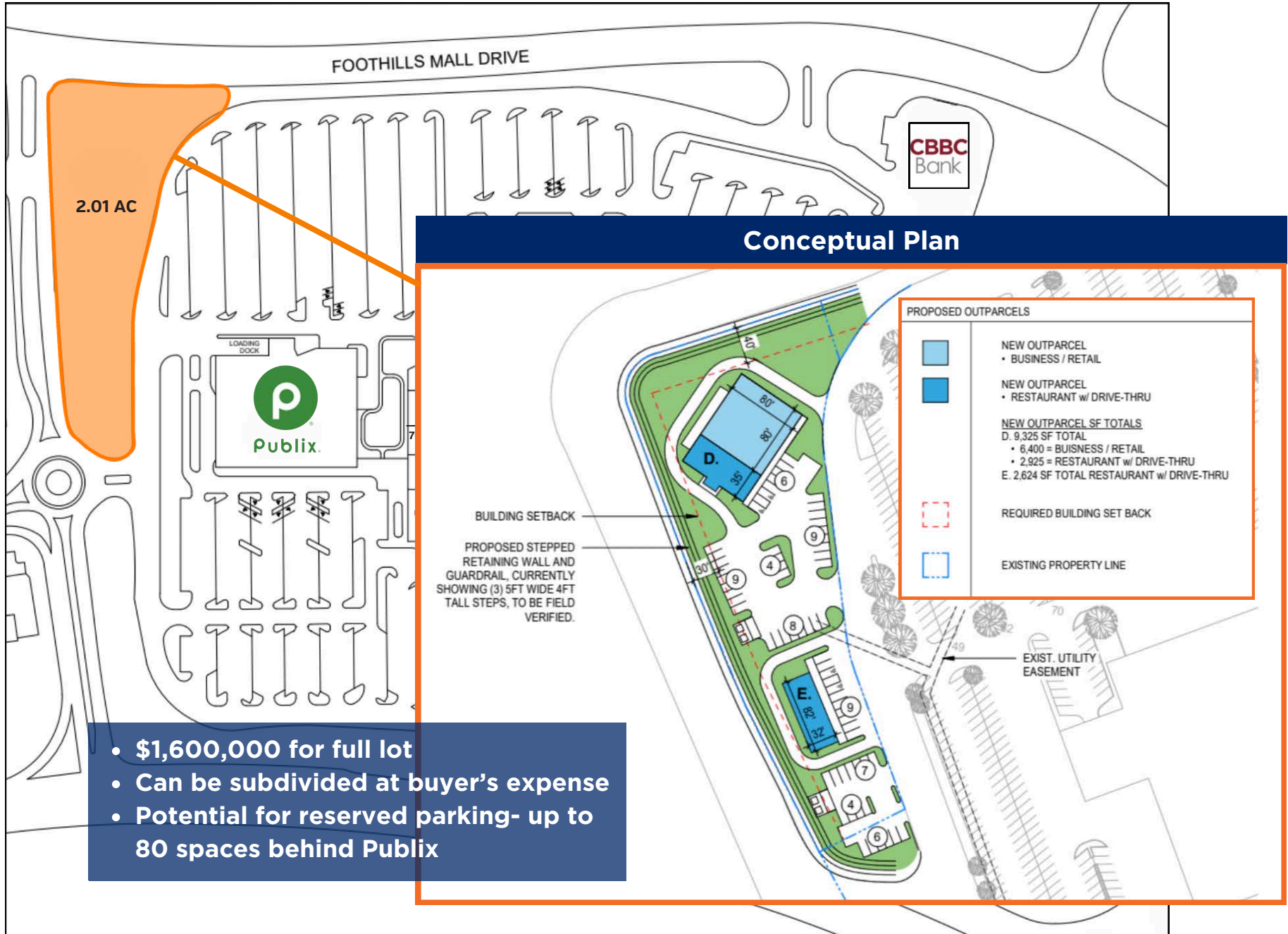
# POTENTIAL FOR NEW JUNIOR BOX



**Suite G: Option for 9,000 SF - 35,000 SF**



# 2.01 AC OUTPARCEL FOR SALE



# SURROUNDING RETAIL



**Represents Traffic Counts**

Source: ©2024 Kalibrate Technologies (Q2 2024).  
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# REGIONAL MAP



# DEMOGRAPHICS

**POPULATION** **5 MILES** **7.5 MILES** **10 MILES**

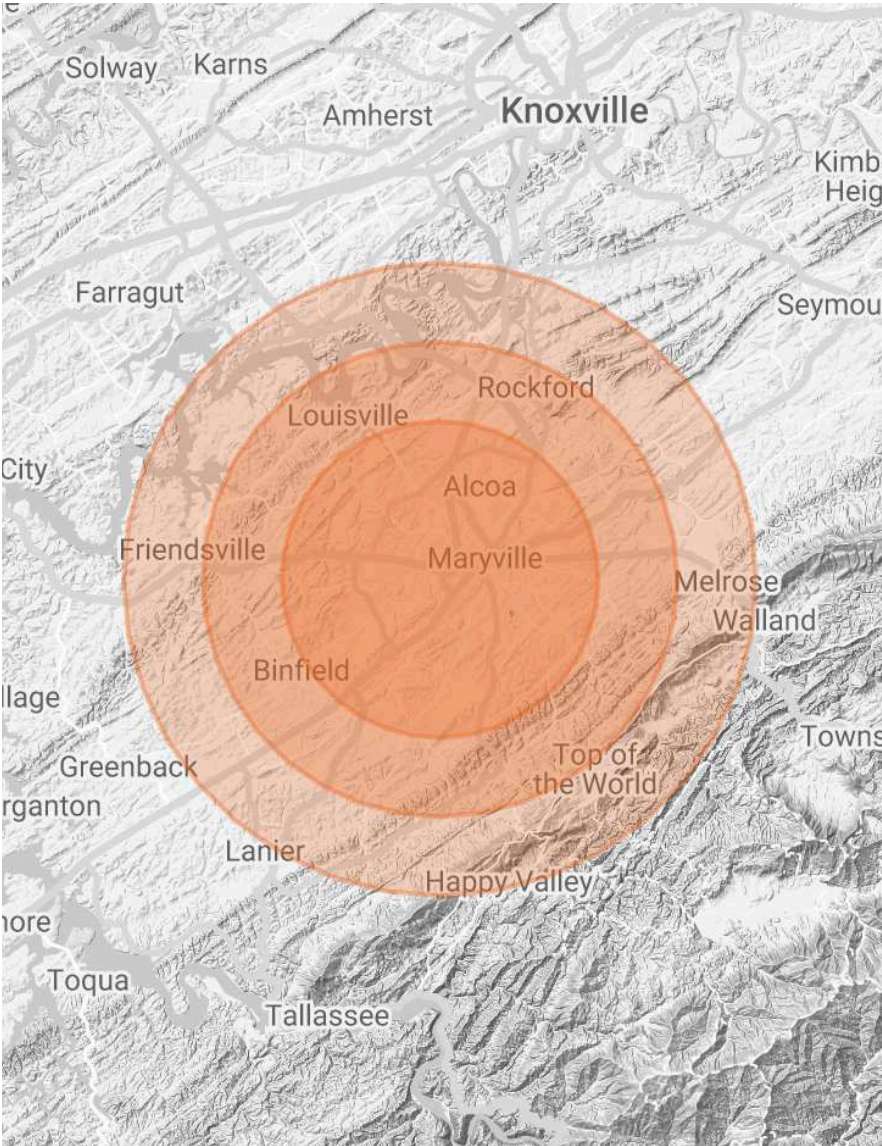
|                             |        |         |         |
|-----------------------------|--------|---------|---------|
| <b>TOTAL POPULATION</b>     | 78,239 | 106,553 | 156,429 |
| <b>AVERAGE AGE</b>          | 42     | 43      | 43      |
| <b>AVERAGE AGE (MALE)</b>   | 40     | 41      | 42      |
| <b>AVERAGE AGE (FEMALE)</b> | 43     | 44      | 44      |

**HOUSEHOLDS & INCOME** **5 MILES** **7.5 MILES** **10 MILES**

|                            |           |           |           |
|----------------------------|-----------|-----------|-----------|
| <b>TOTAL HOUSEHOLDS</b>    | 31,409    | 42,843    | 62,640    |
| <b># OF PERSONS PER HH</b> | 2.5       | 2.5       | 2.5       |
| <b>AVERAGE HH INCOME</b>   | \$85,613  | \$88,225  | \$101,249 |
| <b>AVERAGE HOUSE VALUE</b> | \$324,374 | \$339,204 | \$392,377 |

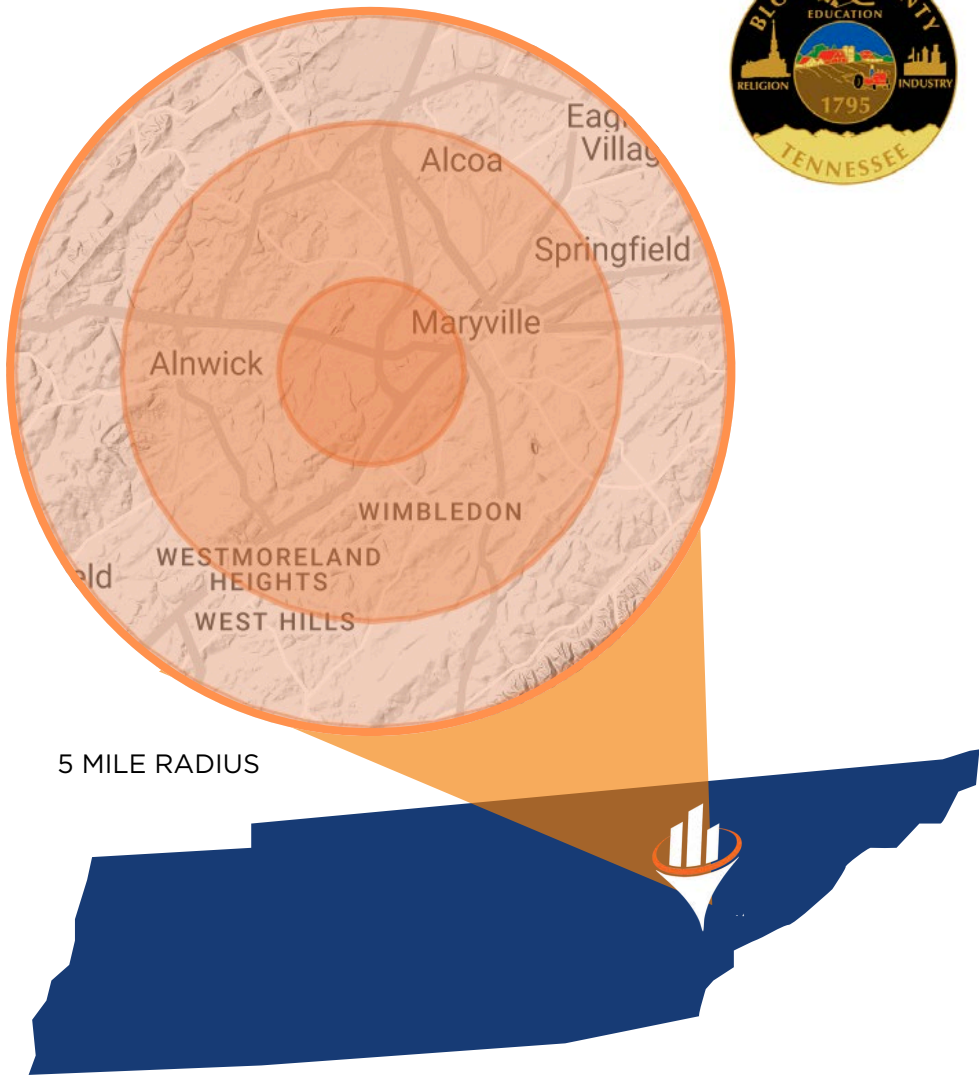
**RACE** **5 MILES** **7.5 MILES** **10 MILES**

|   |        |        |         |
|---|--------|--------|---------|
| <b>TOTAL POPULATION - WHITE</b>           | 66,637 | 91,686 | 135,473 |
| <b>TOTAL POPULATION - BLACK</b>           | 2,857  | 3,419  | 4,422   |
| <b>TOTAL POPULATION - ASIAN</b>           | 1,023  | 1,207  | 2,414   |
| <b>TOTAL POPULATION - HAWAIIAN</b>        | 24     | 30     | 47      |
| <b>TOTAL POPULATION - AMERICAN INDIAN</b> | 295    | 441    | 565     |



# 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

# 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.

