



Property Description

- Anchored by high-volume Food City Grocery Store
- Shadow-anchored by a regional Lowe’s Improvement Store and multiple pad users including Chick-Fil-A, CVS, Sonic, McDonald’s
- Situated in the Woodfield Park retail hub with new and existing retailers
- Located at the gateway between downtown Knoxville, just 5 miles away, and to the entrance of the most visited national park in America, the Great Smoky Mountains National Park which boasts over 10 million visits per year
- Traffic Counts:
 - 29,013 AADT on Chapman Highway
 - 14,947 AADT on W. Governor John Sevier Highway

Available Spaces

- 14,100 SF (Demisable)

Development Potential

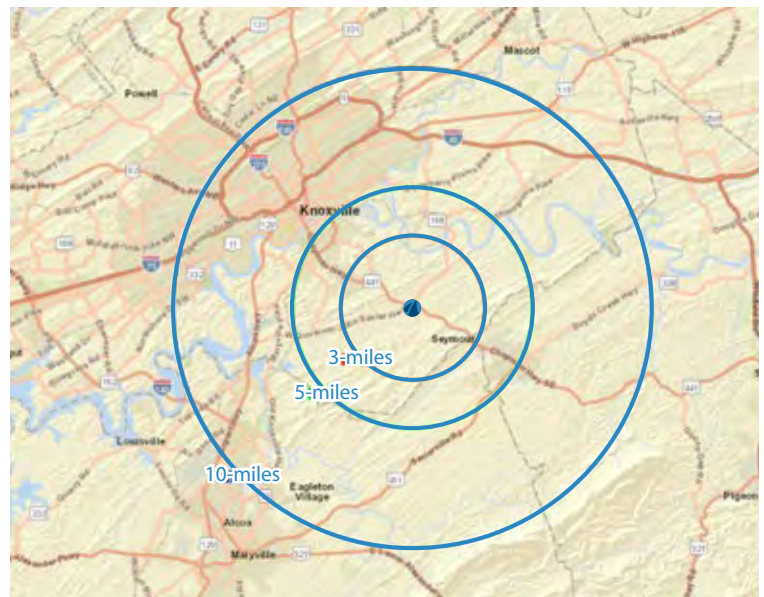
- Multi-tenant 14,100 SF building to be built, demisable, build-to-suit opportunities - 1,000 to 14,100 SF sizes
- 4.952 acre parcel recently purchased as a multi-residential development project

NOW LEASING:

1,000 SF - 14,100 SF

Demographics
(2023 Estimates)

	3-mile radius	5-mile radius	10-mile radius
Population	11,882	40,408	219,771
Average HH Income	\$81,937	\$77,325	\$75,774



WATCH PROPERTY VIDEO

Disclaimer: While Broad Reach Retail Partners, LLC and its affiliates believe the information contained herein to be true and accurate, they make no claims or warranties. Any prospective tenant should conduct thorough, independent due diligence.

For leasing information, please contact:

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South Grove Shopping Center

7562 – 7644 Mountain Grove Drive

Knoxville, Tennessee 37920

Site Plan



Suite	Tenant	SF
7552	Little Tokyo	3,700
7554	Nails So Happy	1,600
7556	Pink & Proper Boutique	1,200
7558	Benchmark Physical Therapy	2,000
7562	American Family Dentistry	3,200
7566	Studio Divine	2,400
7604	KARM	15,152
7606	Pet Supplies Plus	9,840
7608	Food City	44,029
7638	Great Clips	1,400
7644	Gondolier's Pizza	4,500

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