

Food City Shopping Center

7510 Asheville Hwy
Knoxville, TN 37924



LOCATION SUMMARY

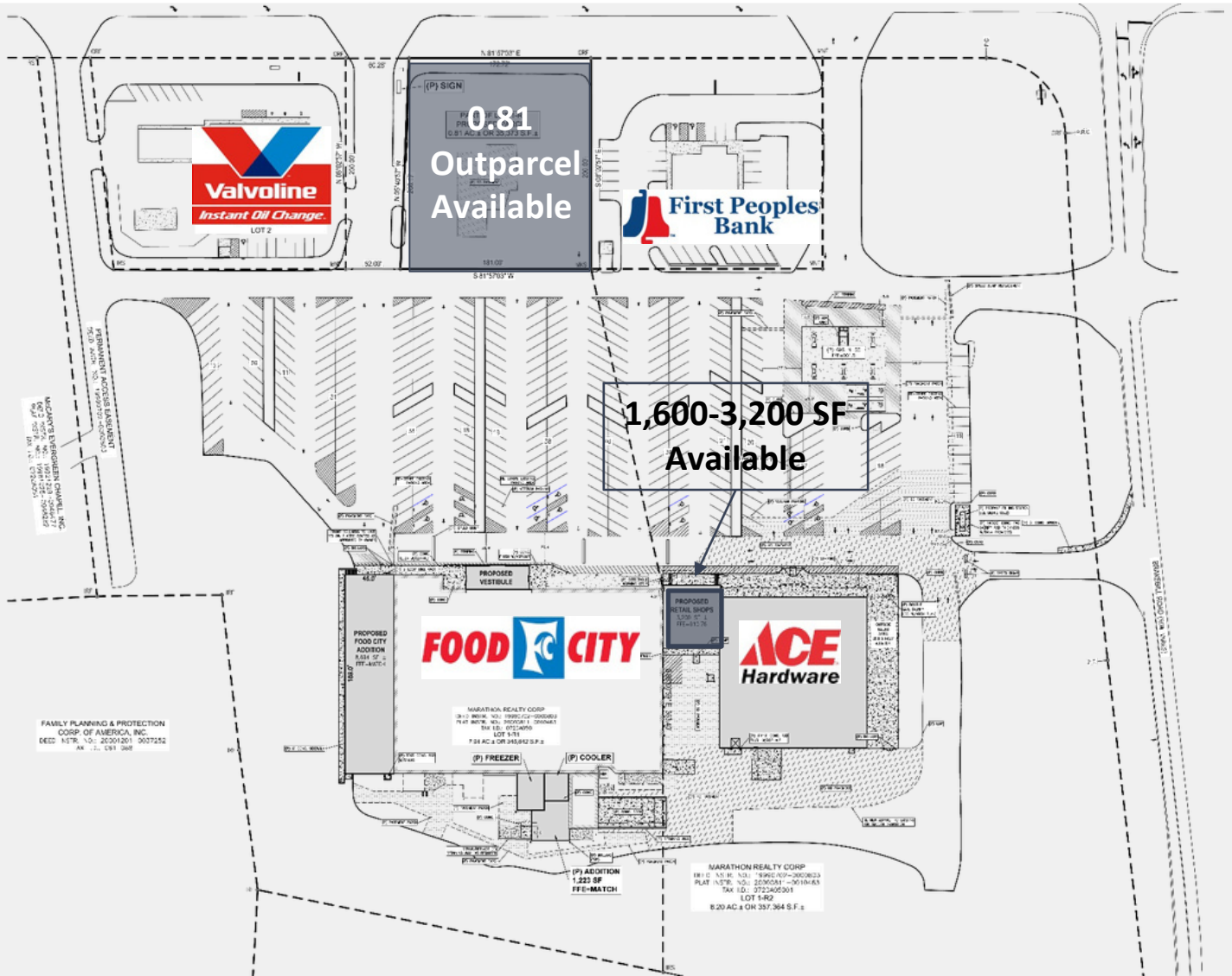
- Food City just redeveloped their store and opened a new Ace Hardware.
- The traffic count to the west are 28,930 AADT and 20,381 AADT closer to Hillcrest Rd. Brakebill Rd has 3,000 AADT.
- 0.81 AC outparcel available
- 1,600-3,200 SF of Shops Available inline
- Good access and visibility from Asheville Hwy

For further information

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INLINE RETAIL

| | |
|---------------|-----------------|
| Available SF: | 1,600- 3,200 SF |
| Lease Rate: | \$28.00 PSF |
| Lease Type: | NNN |

OUTPARCEL DETAILS

| | |
|-----------------|--------------|
| Lot Size: | 0.81 ac |
| Frontage: | 172.72 feet |
| Purchase Price: | \$550,000.00 |

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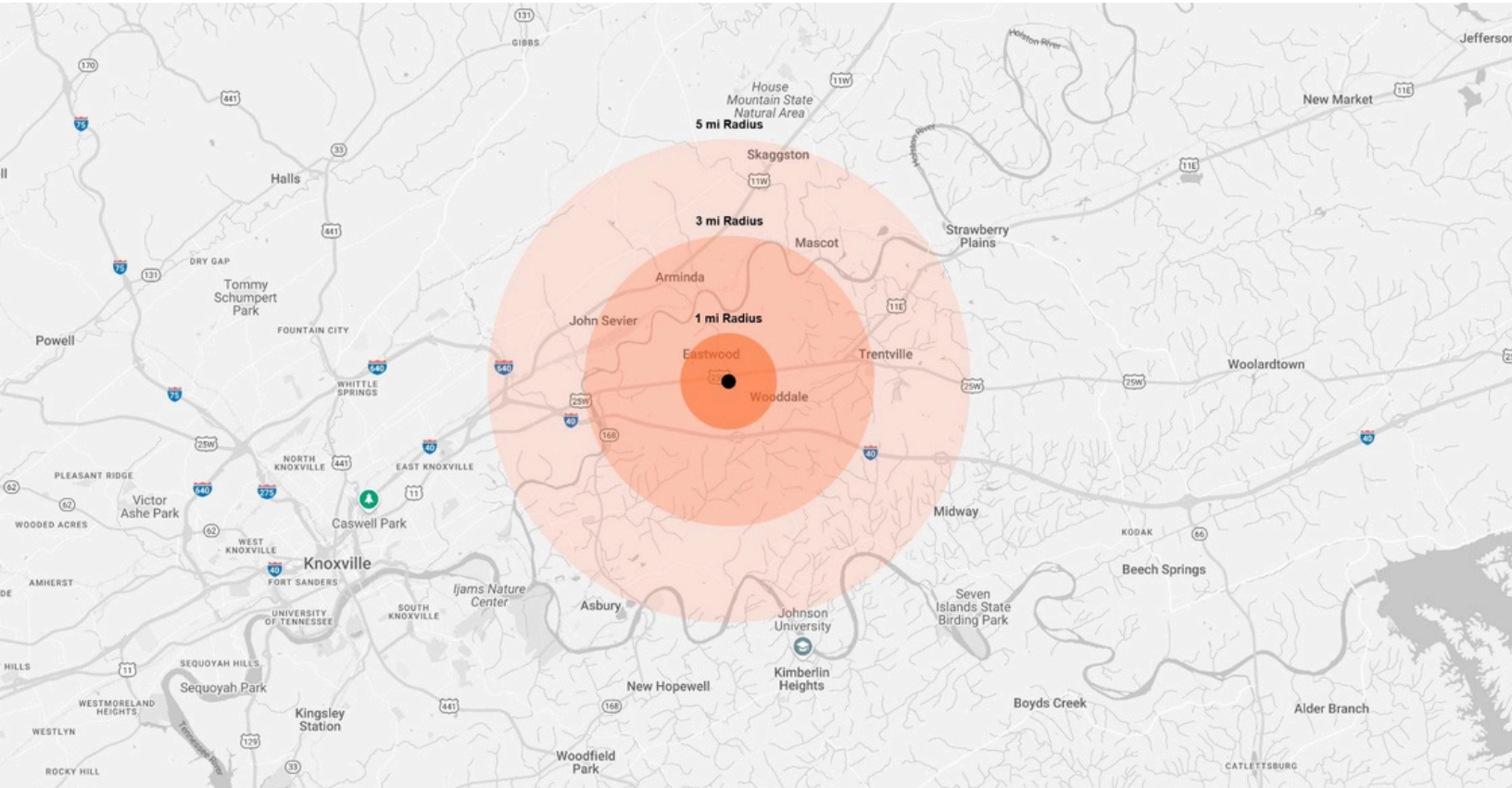
**AVISON
YOUNG**

Inline Space

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| Population | 1 mi radius | 3 mi radius | 5 mi radius |
|----------------------------------|--------------------|--------------------|--------------------|
| Estimated Population (2024) | 2,042 | 8,983 | 29,390 |
| Median Age | 42.8 | 43.3 | 42.2 |
| Median Age (Male) | 41.5 | 42.0 | 41.0 |
| Average Age (Female) | 44.0 | 44.5 | 43.3 |
| Households & Spending | 1 mi radius | 3 mi radius | 5 mi radius |
| Total Households | 828 | 3,661 | 11,922 |
| # of Persons per HH | 2.5 | 2.4 | 2.5 |
| Average Household Income | \$102,840 | \$104,131 | \$105,523 |
| Household Expenditure | \$7,660 | \$7,732 | \$7,726 |

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