

For Lease

Retail Property

1,500 - 1,750 SF | \$24.50 - 27.00 SF/yr

Earthfare I & II

10913-10901 Parkside Drive
Knoxville, Tennessee 37934

Property Highlights

- Located at the east entrance to Turkey Creek
- Earthfare anchored
- Competitively Priced
- Outstanding traffic counts and generators
- High visibility
- Ease of ingress/egress

Property Description

Two retail buildings situated at the east entrance to Turkey Creek offering exposure to over 20,000 cars daily. Anchor tenant Earthfare and multiple national and regional tenants offer traffic generating neighbors. Adjacent neighbors driving traffic and Exposure include Tenna Turkey Creek Medical Center, Target, Walmart, numerous restaurants and shops. Come be a part of thriving Turkey Creek!

OFFERING SUMMARY

Available SF	1,500 - 1,750 SF
Lease Rate	\$24.50 - 27.00 SF/yr (NNN)
Lot Size	5.14 Acres
Building Size	4,952 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	2,660	\$77,913
5 Miles	80,450	\$95,627
10 Miles	227,749	\$87,377

For more information

Michael Moore

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Tiffany Fentress

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Retail Property

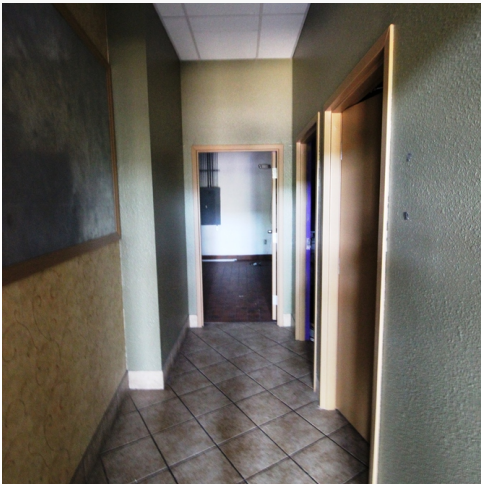
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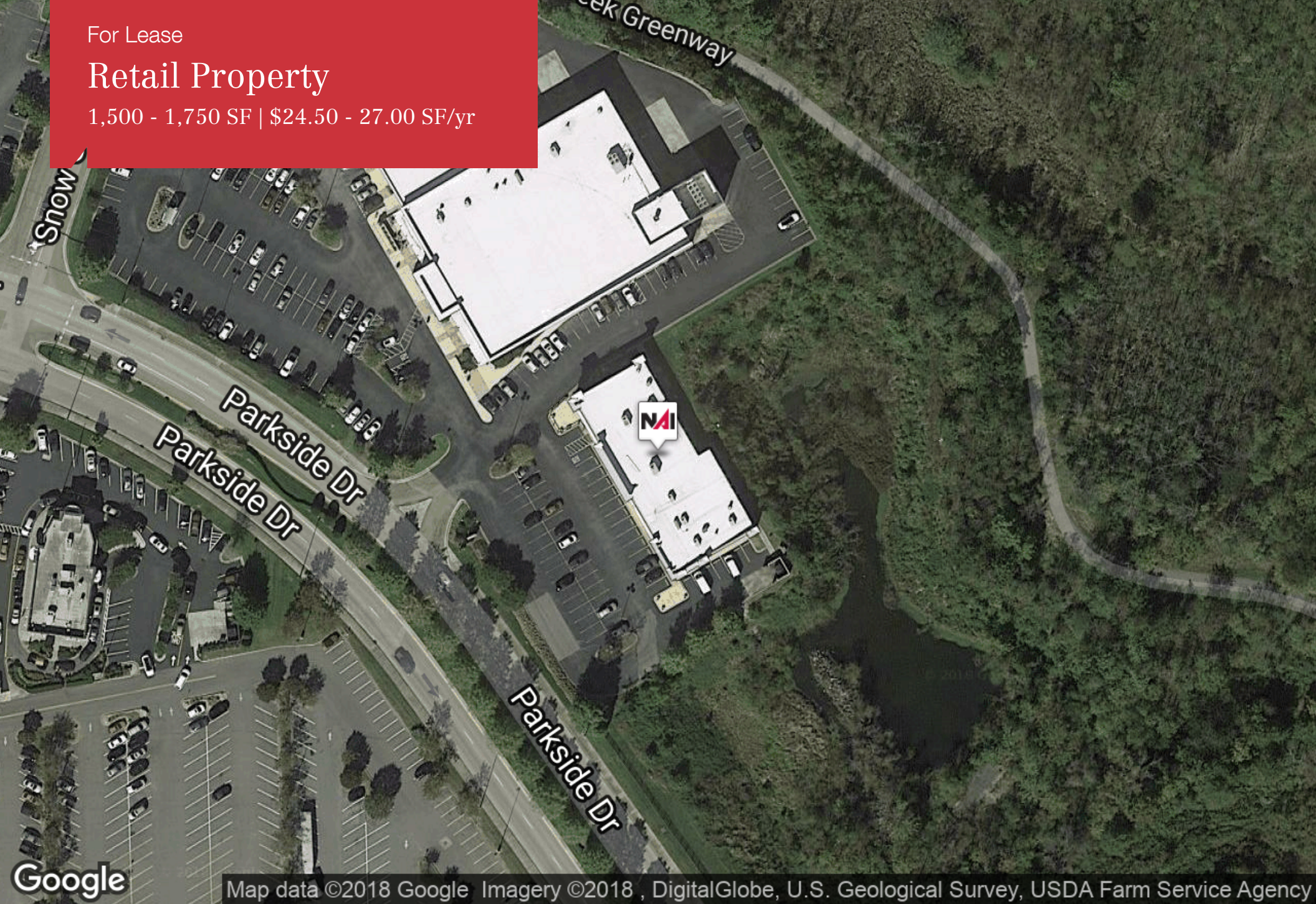
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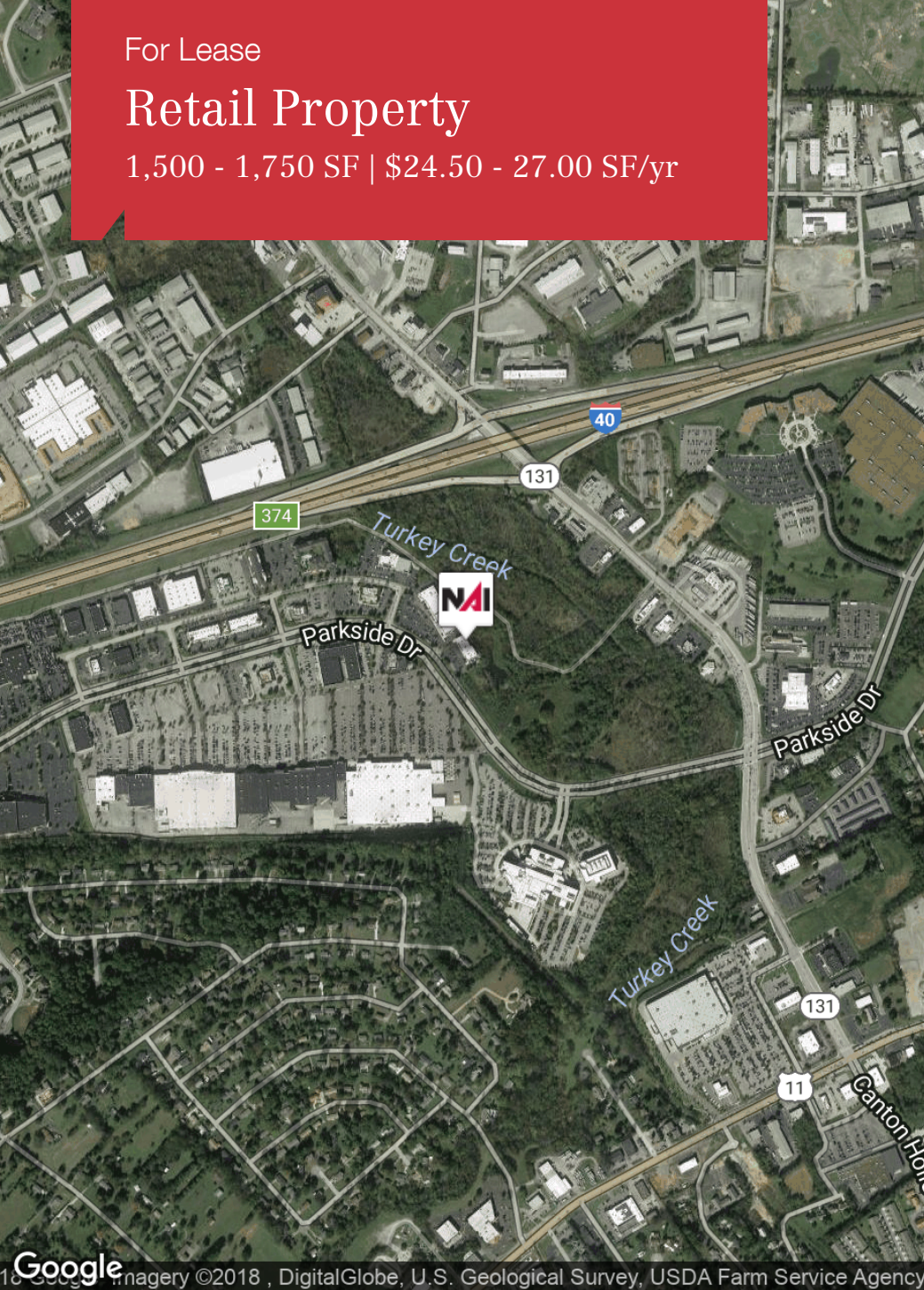


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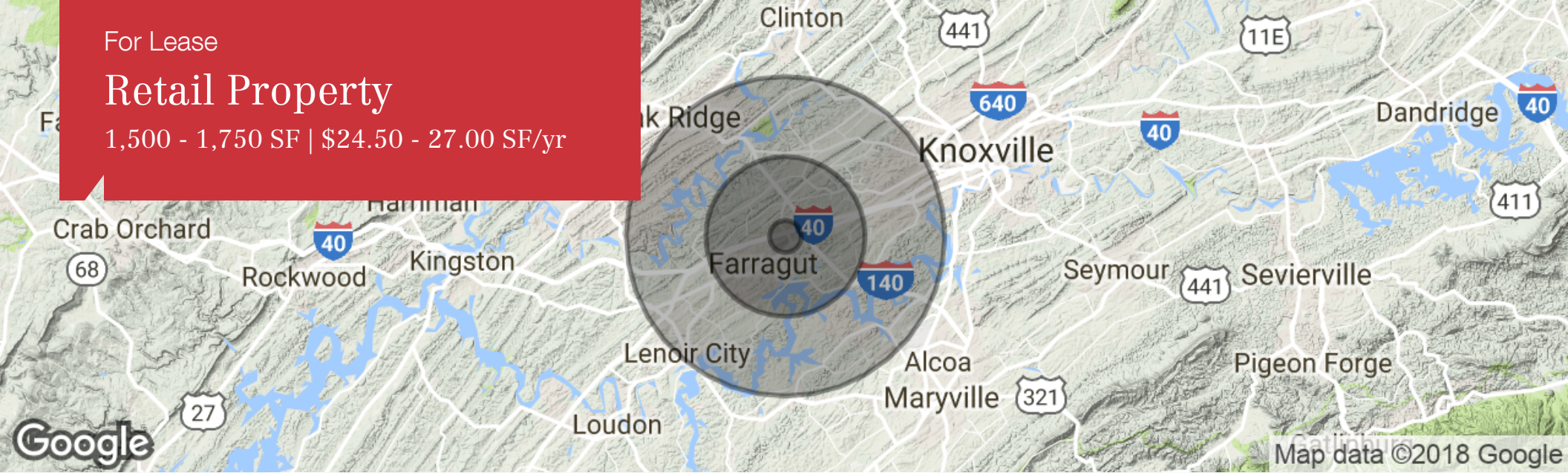
Google

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Population

	1 Mile	5 Miles	10 Miles
Total Population	2,660	80,450	227,749
Median Age	44.3	39.5	38.8
Median Age (Male)	45.4	38.6	38.0
Median Age (Female)	42.8	39.9	39.6

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	1,098	30,953	92,122
# of Persons Per HH	2.4	2.6	2.5
Average HH Income	\$77,913	\$95,627	\$87,377
Average House Value	\$217,724	\$269,847	\$255,915

Race

	1 Mile	5 Miles	10 Miles
% White	96.9%	89.6%	90.3%
% Black	1.5%	5.0%	4.5%
% Asian	1.3%	3.6%	2.8%
% Hawaiian	0.0%	0.1%	0.1%
% Indian	0.0%	0.2%	0.2%
% Other	0.0%	0.4%	0.6%

Ethnicity

	1 Mile	5 Miles	10 Miles
% Hispanic	3.8%	3.4%	3.7%

* Demographic data derived from 2010 US Census

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Michael Moore

Advisor

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Memberships & Affiliations

Knoxville Association of Realtor's CIE
Tennessee Association of Realtor's
Past Board Member of the Teton Board of Realtor's Ethics Council
Wyoming Broker's License (Inactive)
Idaho Broker's License (Inactive)

Education

University of Tennessee College of Journalism, 1992-1997

Professional Background

Michael Moore has a diverse background in real estate and facility management. Active in the Knoxville brokerage community since 2010, Michael has hit the ground running. He has significant experience in NNN leasing, vacant land development, bank REO properties, and asset sales. Clients range from local clients, US clients from coast to coast, and international clients ranging from Singapore, Australia, New Zealand and Europe.

Michael honed his craft in the Rocky Mountains, holding broker licenses in Idaho and Wyoming. Accomplishments included the marketing and sale of several large working and guest ranches totaling over 3000 acres, income producing resort assets and select mountain properties.

Prior to embarking upon a career in real estate, Michael was General Manager of several resort properties and service related establishments, including several restaurant start ups.

Combining a knack for communication, intense and comprehensive diligence and market knowledge, Michael is able to bring multiple faceted skills to the various sides of real estate brokerage.

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Tiffany Fentress

Advisor

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Memberships & Affiliations

Tiffany is active within the Knoxville Leading Women Organization and with the Knoxville Chamber of Commerce. Currently, she serves as a Chamber Ambassador and serves on the Chamber's Member Retention Committee. In 2017, she is excited to serve on the Pinnacle Business Awards Committee.

Education

Tiffany earned her brokerage license in 2011 and is currently working toward completing her CCIM Designation. She is proud to have learned her skills from one of the best in the business, her father. Tiffany's dad, Matt Fentress, has specialized in office leasing and sales for the Knoxville area since before she was born. She credits much of her success to him as she was able to get her start in the business by learning from him and working along his side.

Professional Background

Tiffany Fentress is a Commercial Real Estate Advisor who specializes in office leasing and sales. As a Knoxville native and second generation to the industry, she enjoys helping clients find the perfect space in which to establish their business.