

# FOR LEASE

## TOWN & COUNTRY COMMONS

Kingston Pike & N. Peters Road

Former Conn's Box  
Available to Lease

DICK'S  
SPORTING GOODS

Panera  
BREAD

BLAZE PIZZA

Jason's deli

BEST  
BUY

Staples

FIREHOUSE  
SUBS

DOLLAR TREE

LOWE'S

Bargain Hunt

CLUB  
FITNESS

ups

PET SUPPLIES PLUS

AVAILABLE  
24,502 SF

AVAILABLE  
42,550 SF

### Property Highlights

- Former Conn's box fronting N. Peters Road
- Front & Rear loading docks in place
- Established 650,000 SF regional retail center
- Superb co-tenancy and local access
- Tenant improvement packages available
- Former Grocery Box (42,550 sf) & Tuesday Morning (24,502 sf) also available

Leasing Information:

 TAILWATER  
PROPERTIES

865.588.8663

Property Management:

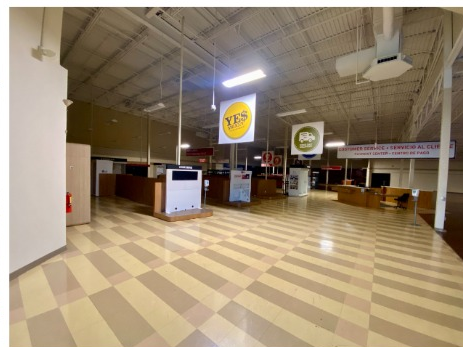
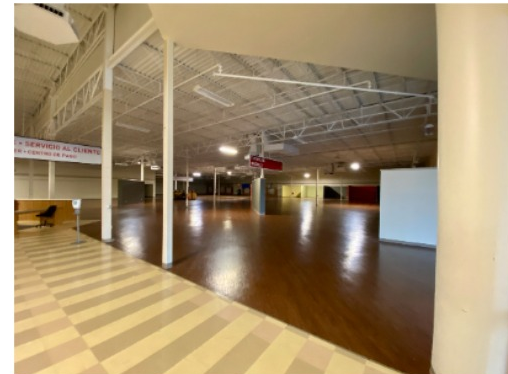
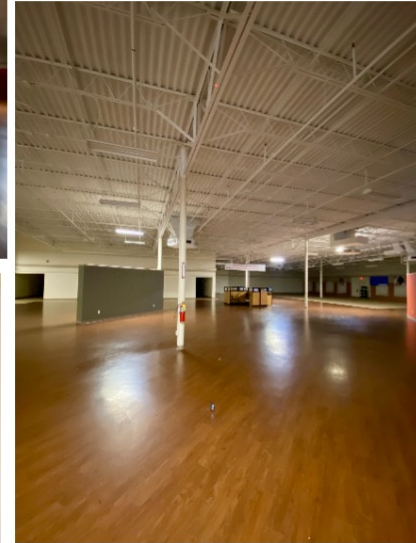
 Pine Tree



**FOR LEASE**

**TOWN & COUNTRY COMMONS**  
Kingston Pike & N. Peters Road

**Former Conn's Box**  
34,942 square feet



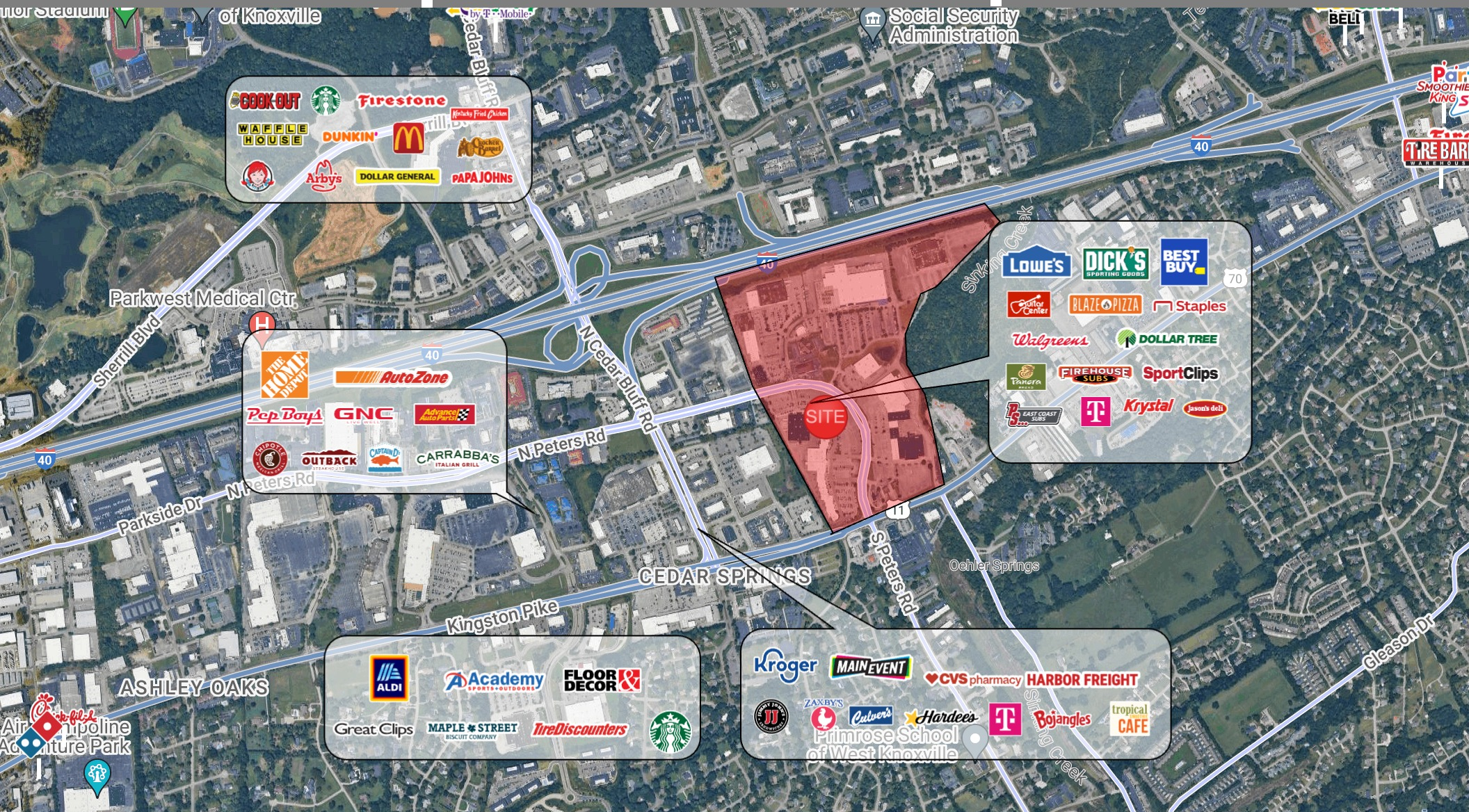


# FOR LEASE

## TOWN & COUNTRY COMMONS

### Kingston Pike & N. Peters Road

Up to 42,500 square feet  
available to lease



205 N Peters Rd Knoxville, TN 37923	1 mi Radius	3 mi Radius	5 mi Radius
Population	7,002	65,679	141,837
Average HH Income	\$81,754	\$121,678	\$133,824
Employees	12,991	40,650	86,735

Leasing Information:



865.588.8663

Property Management:





# FOR LEASE

## TOWN & COUNTRY COMMONS

Kingston Pike & N. Peters Road



Ideally located between  
Kingston Pike & Interstate 40/75



Former AMC Movie Theater  
Interstate Visibility



Former Conn's Box  
Now Available



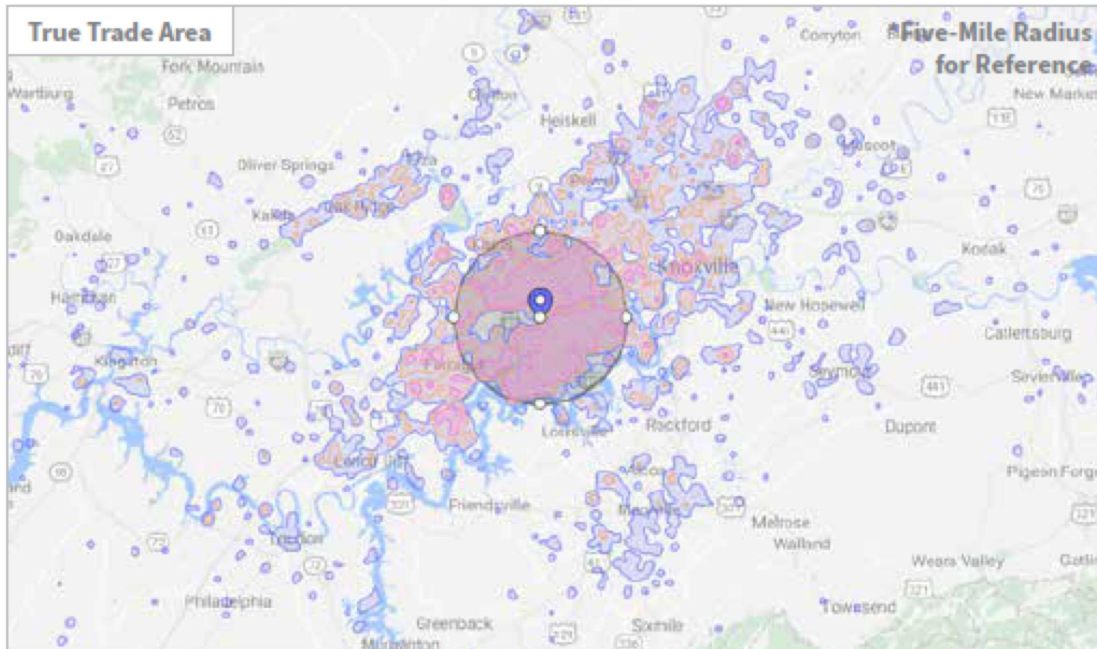
Former Grocery Box  
Kingston Pike Visibility  
Coming Soon



*Pine Tree*

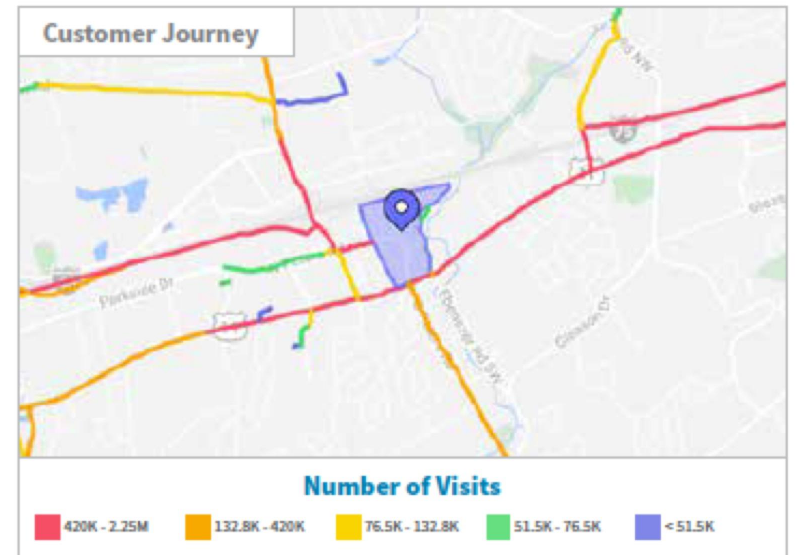
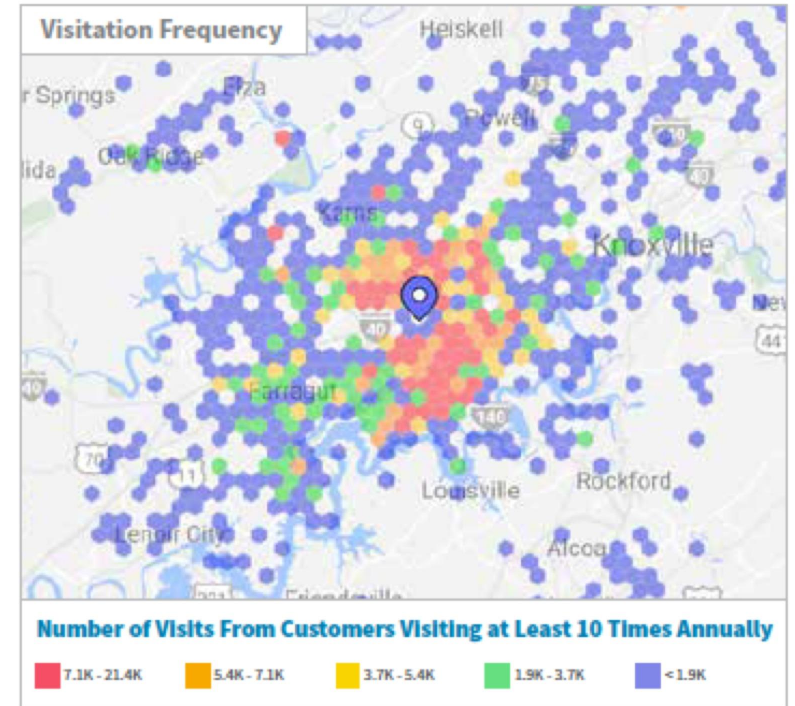


# Demographics & Trade Area



## Census Profiles Based on Traffic Volume Coming to Shopping Center within 20 Miles

Overview	40% Traffic Vol	60% Traffic Vol	80% Traffic Vol
Population	106,798	219,755	444,213
Trade Area Size	43.72 sq mi	116.95 sq mi	347.28 sq mi
<b>Ethnicity</b>			
White	88,457	180,475	367,542
African American	6,058	16,244	34,947
Hispanic	5,366	10,444	20,163
Asian	4,173	7,428	9,801
<b>Household Income</b>			
Median	\$64,290	\$58,932	\$51,587



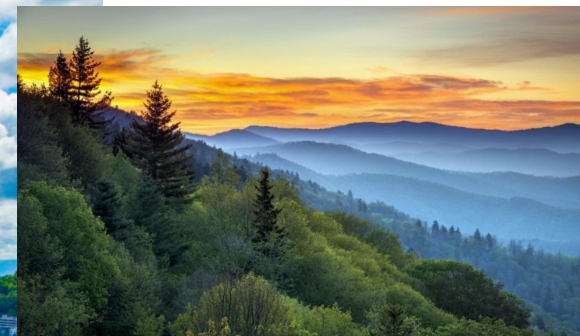


# FOR LEASE

## TOWN & COUNTRY COMMONS

Kingston Pike & N. Peters Road

## KNOXVILLE, TN



Great Smoky Mountains National Park



University of Tennessee

Located in the eastern third of the State of Tennessee, Knoxville is the third largest city & MSA within the state. Knoxville is home to the University of Tennessee and also serves as the gateway to the Great Smoky Mountains National Park, America's most visited national park. Knoxville benefits from a low-cost of living and no state income tax for Tennessee. The Knoxville MSA's unemployment rate consistently outperforms state & national averages

The Knoxville MSA has a diverse local economy. The city of Oak Ridge, just northwest of Knox County, is home to numerous governmental & defense agencies. Those serve as an economic driver for the entire region. Knoxville serves as corporate headquarters for both Clayton Homes & Pilot Flying J, both recently acquired by Berkshire-Hathaway. Other major employers are DENSO Manufacturing, Discovery Network, Jewelry Television, and Covenant Health.

With a stable local economy, low-cost of living, no state income tax, strong local employers, and beautiful natural resources, Knoxville will continue to attract growing businesses.

### TOP EMPLOYERS

Y-12 National Security Complex	10,986
Covenant Health	9,792
University of Tennessee	9,384
Knox County Schools	8,082
Denso Manufacturing	5,350