



PROPERTY DESCRIPTION

Rare retail vacancy located in the heart of Farragut with excellent co-Tenancy. The space is open and versatile providing flexibility for prospective tenants to modify to suit their needs. It features high ceilings, one office, new LED lighting, and built in display cabinetry.

PROPERTY HIGHLIGHTS

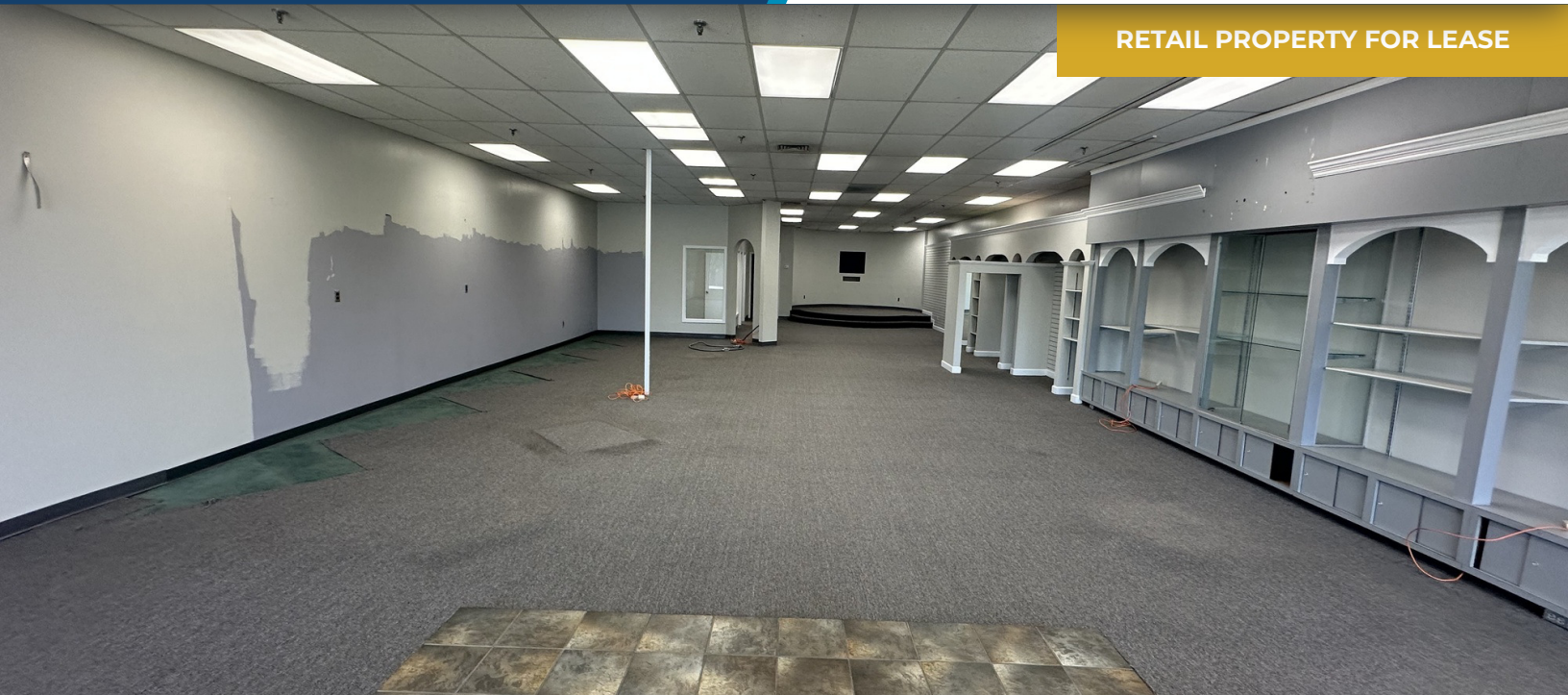
- Heart of Farragut
- Co-Tenants include The Fresh Market, Hallmark, Pet Depot, Planet Fitness
- 33,000 VPD on Kingston Pike
- Strong Demographics

OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (NNN)
Available SF:	2,565 SF
Building Size:	53,034 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,617	14,241	31,330
Total Population	4,119	37,923	83,396
Average HH Income	\$159,931	\$168,018	\$158,723

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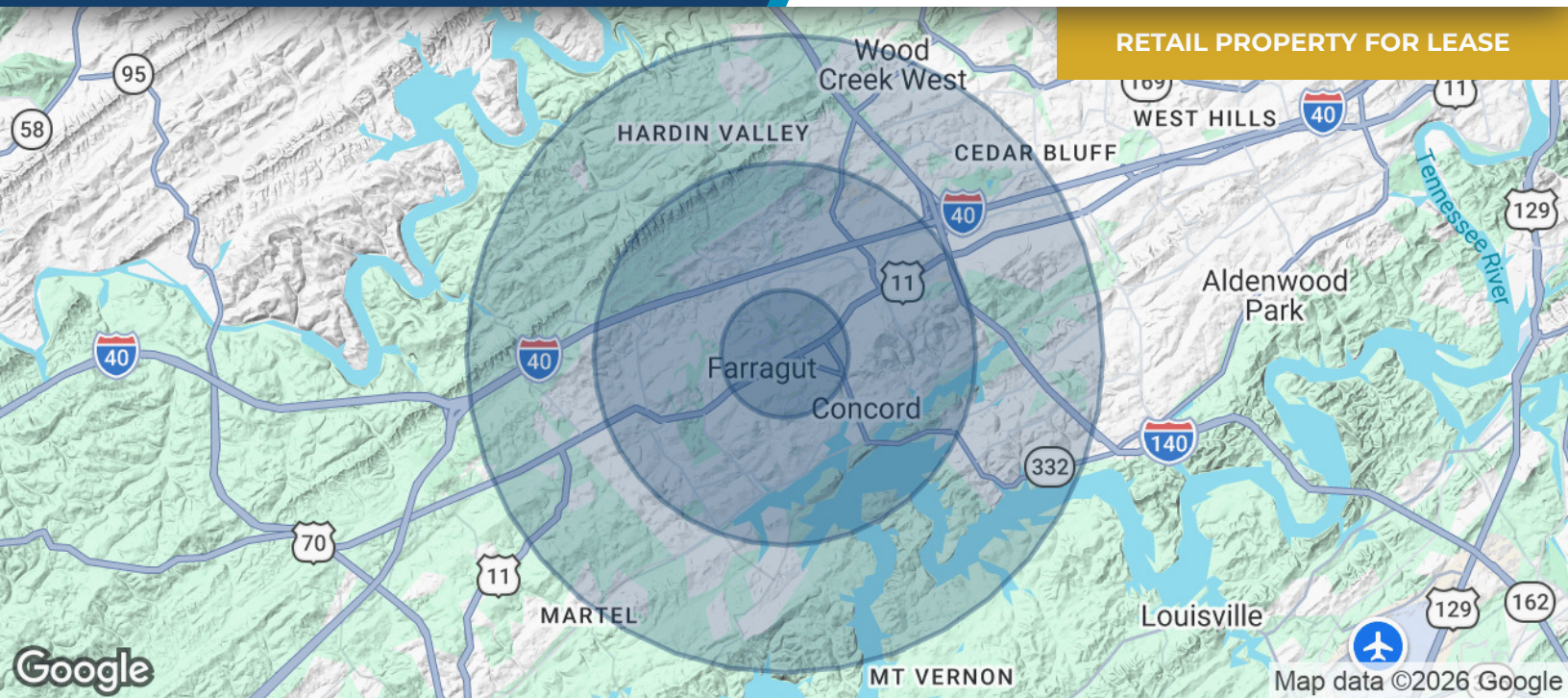
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,119	37,923	83,396
Average Age	47.0	43.0	42.0
Average Age (Male)	41.4	41.9	41.1
Average Age (Female)	49.6	43.6	42.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,617	14,241	31,330
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$159,931	\$168,018	\$158,723
Average House Value	\$499,873	\$526,988	\$505,234

2023 American Community Survey (ACS)

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