

# For Lease!

# FOOTHILLS MALL

197 Foothills Mall Dr. Maryville, TN



435 - 35,000 SF Inline Spaces Available

Two Drive-Thru Outparcel Options



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## PROPERTY DESCRIPTION

Foothills Mall is a premier shopping destination in Maryville, Tennessee, featuring over 45 stores and restaurants. Anchored by national retailers like Publix, Belk, TJMaxx, AMC Theater, Workout Anytime Fitness, Farmers Home Furniture and soon to join the mix in fall 2024 is BJ's wholesale club. The mall offers a diverse range of retail, dining, and entertainment options, catering to various preferences.

Strategically located at the intersection of Alcoa Highway, Highway 321, and Highway 411, Foothills Mall is easily accessible. It's a 30-minute drive from downtown Knoxville and 10 minutes from Tyson McGhee Airport, making it convenient for locals and tourists. Its proximity to the Great Smoky Mountains National Park, attracting over 15 million visitors annually, enhances its appeal.

With its strong anchor tenants and diverse offerings, Foothills Mall is a key shopping hub in the Knoxville Metropolitan Area.

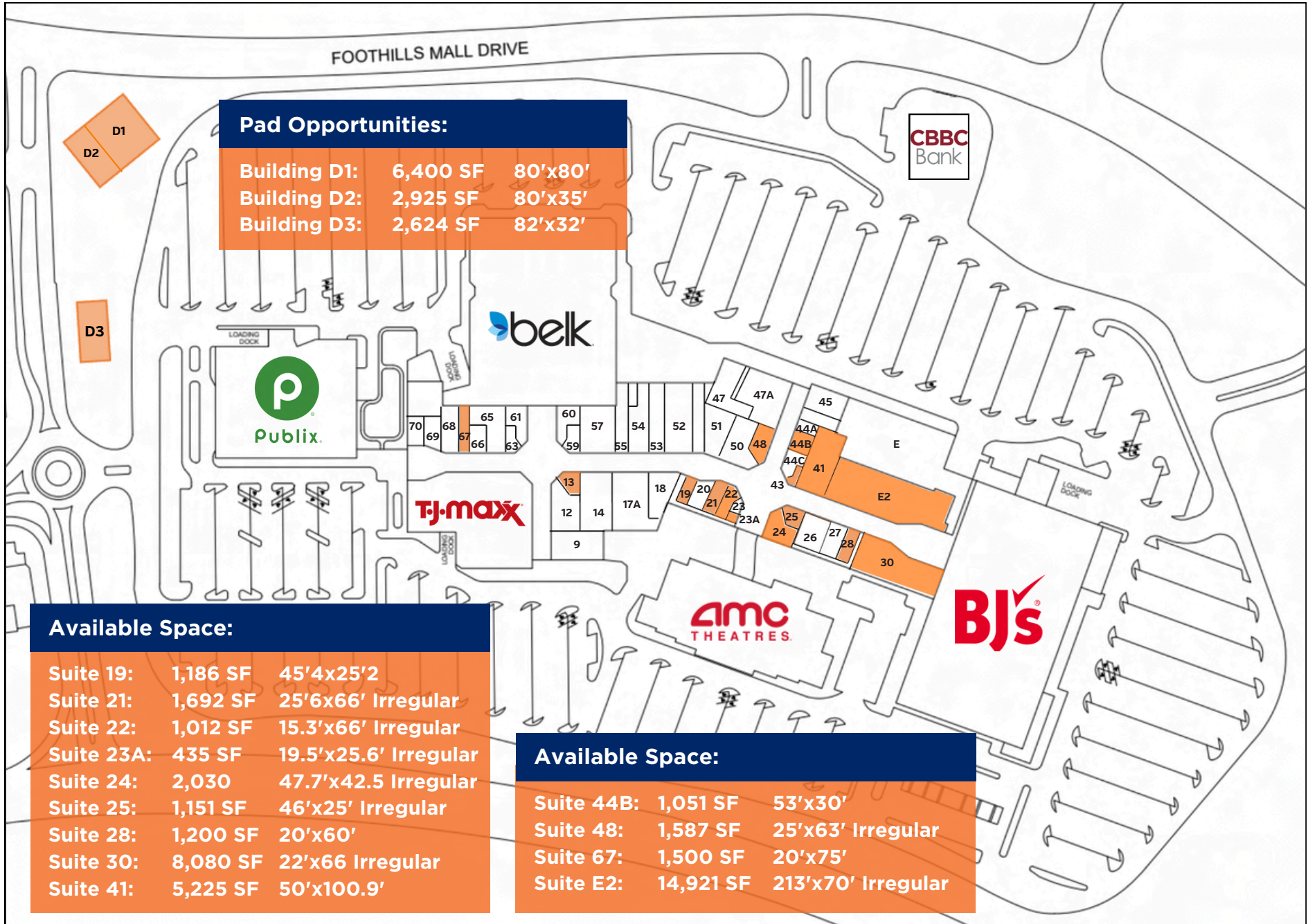
### OFFERING SUMMARY

<b>LEASE RATE:</b>	Negotiable (NNN)
<b>NNN FEES:</b>	Approx. \$4.38
<b>AVAILABLE SF:</b>	435 - 35,000 SF
<b>LOT SIZE:</b>	53.87 Acres
<b>BUILDING SIZE:</b>	448,050 SF

# PHOTOS



# SITE PLAN AND VACANCIES



# POTENTIAL FOR JUNIOR BOX



**Suite G: Option for 9,000 SF - 35,000 SF**



# OUT PARCELS



## LEGEND

PROPOSED OUTPARCELS	
	NEW OUTPARCEL • BUSINESS / RETAIL
	NEW OUTPARCEL • RESTAURANT w/ DRIVE-THRU
<b>NEW OUTPARCEL SF TOTALS</b>	
D. 9,325 SF TOTAL	
• 6,400 = BUSINESS / RETAIL	
• 2,925 = RESTAURANT w/ DRIVE-THRU	
E. 2,624 SF TOTAL RESTAURANT w/ DRIVE-THRU	
	REQUIRED BUILDING SET BACK
	EXISTING PROPERTY LINE

## PARKING CALCULATIONS:

### REQUIRED PARKING:

- RESTAURANT W/ DRIVE-THRU = 1 PER 100 SF, PLUS 1 PER 4 OUTDOOR SEATS
- BUSINESS / MERCANTILE = 1 PER 200 SF

TOTAL OUTPARCEL SF = 11,950 SF

- 6,400 SF TOTAL BUSINESS / RETAIL = REQUIRES 32 PARKING SPACES
- 5,550 SF TOTAL RESTAURANT w/ DRIVE-THRU = REQUIRES 56 PARKING SPACES

- TOTAL PARKING REQUIRED = 88 SPACES
- TOTAL PARKING PROVIDED = 62 SPACES
- PARKING SURPLUS = CURRENTLY SHOWING 26 DEFICIENT



TRUE  
NORTH

1 PROPOSED - SITE PLAN ENLARGED  
1" = 100'-0"

# CURRENT RETAILERS

Suite A	<b>Publix</b>	48,387 SF	Suite 45	<b>Smoky Mountain Coin &amp; Jewelry</b>	2,474 SF
Suite B	<b>Belk</b>	80,959 SF	Suite 47A	<b>Workout Anytime</b>	6,865 SF
Suite C	<b>BJ's Wholesale Club</b>	99,825 SF	Suite 47	<b>BJ's Membership Center</b>	4,296 SF
Suite D	<b>AMC Theaters</b>	45,276 SF	Suite 50	<b>Collectibles &amp; More</b>	3,204 SF
Suite E	<b>Farmer's Furniture</b>	18,482 SF	Suite 51	<b>Bath &amp; Body Works</b>	2,000 SF
Suite E2	<b>Spirit Halloween</b>	14,921 SF	Suite 52	<b>Finish Line</b>	5,041 SF
Suite 9	<b>Cancun Mexican Restaurant</b>	4,813 SF	Suite 53	<b>Strongminds</b>	3,600 SF
Suite 12	<b>Foothills Bridal Boutique</b>	3,200 SF	Suite 54	<b>Maryville Music Academy</b>	3,566 SF
Suite 13	<b>Sweet Somethings</b>	1,088 SF	Suite 55	<b>Gentry Mercantile</b>	3,025 SF
Suite 14	<b>Kingston Sports</b>	5,118 SF	Suite 57	<b>Maurice's</b>	4,870 SF
Suite 17A	<b>American Eagle</b>	5,766 SF	Suite 59	<b>Great American Cookies</b>	899 SF
Suite 18	<b>Vitamin World</b>	1,950 SF	Suite 60	<b>Forever Diamonds</b>	1,887 SF
Suite 19	<b>Shelly's Southern Sass</b>	1,186 SF	Suite 61	<b>Treasures Jewelers</b>	1,794 SF
Suite 20	<b>Journey's</b>	1,690 SF	Suite 63	<b>Flores Snacks</b>	816 SF
Suite 23	<b>Devine Moon</b>	500 SF	Suite 65	<b>Hallmark</b>	4,402 SF
Suite 24	<b>Woodchucks</b>	2,030 SF	Suite 66	<b>Lee Nails</b>	1,000 SF
Suite 27	<b>Designer Touch Hair &amp; Skin</b>	1,500 SF	Suite 67	<b>Antiques &amp; Home Decor</b>	1,500 SF
Suite 43	<b>Eva's Eyebrow Threads</b>	438 SF	Suite 68	<b>Town &amp; Country Realtors</b>	2,205 SF
Suite 44C	<b>Claire's</b>	850 SF	Suite 69	<b>Antiques &amp; Home Decor</b>	1,250 SF
Suite 44A	<b>Cruise Planners</b>	550 SF	Suite 70	<b>Blount County Clerk's Office</b>	1,276 SF

# SURROUNDING RETAIL



**Represents Traffic Counts**

Source: ©2024 Kalibrate Technologies (Q2 2024).  
©2024 Esri



# REGIONAL MAP



# DEMOGRAPHICS

## POPULATION

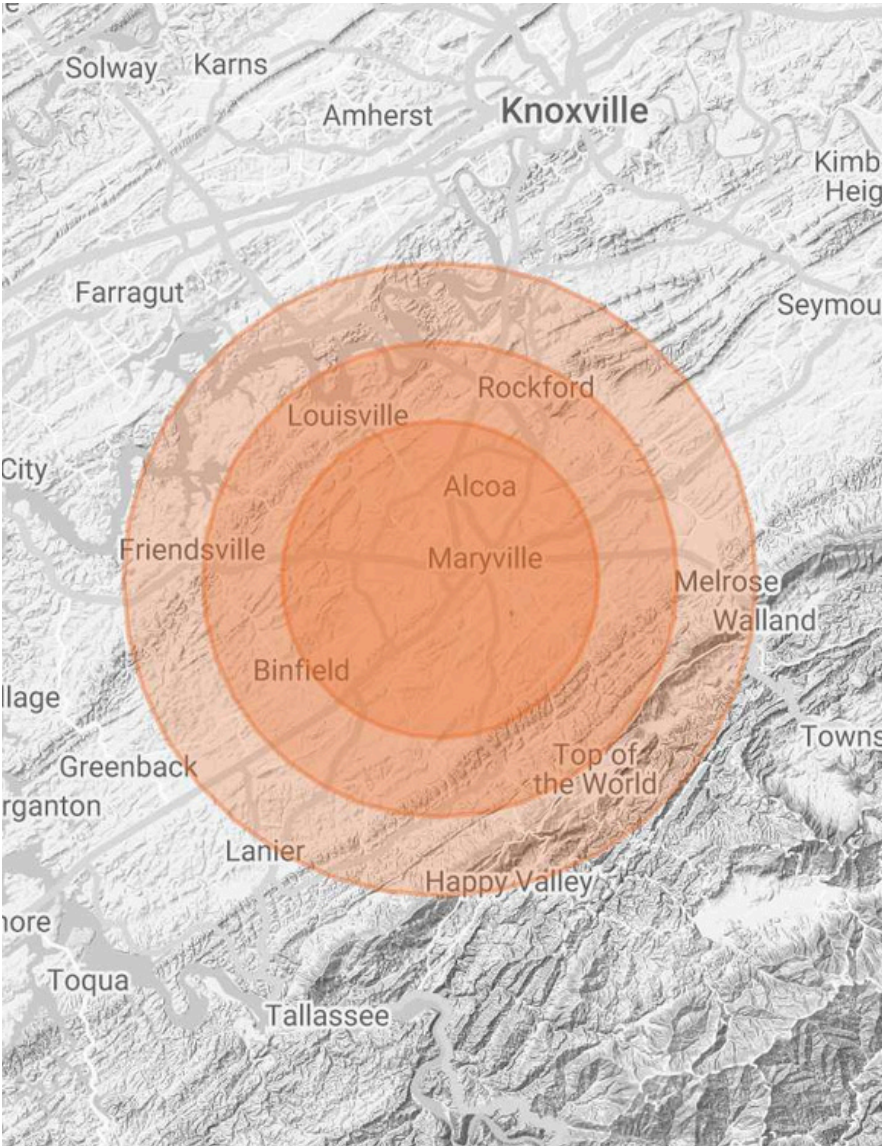
	5 MILES	7.5 MILES	10 MILES
TOTAL POPULATION	78,239	106,553	156,429
AVERAGE AGE	42	43	43
AVERAGE AGE (MALE)	40	41	42
AVERAGE AGE (FEMALE)	43	44	44

## HOUSEHOLDS & INCOME

	5 MILES	7.5 MILES	10 MILES
TOTAL HOUSEHOLDS	31,409	42,843	62,640
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$85,613	\$88,225	\$101,249
AVERAGE HOUSE VALUE	\$324,374	\$339,204	\$392,377

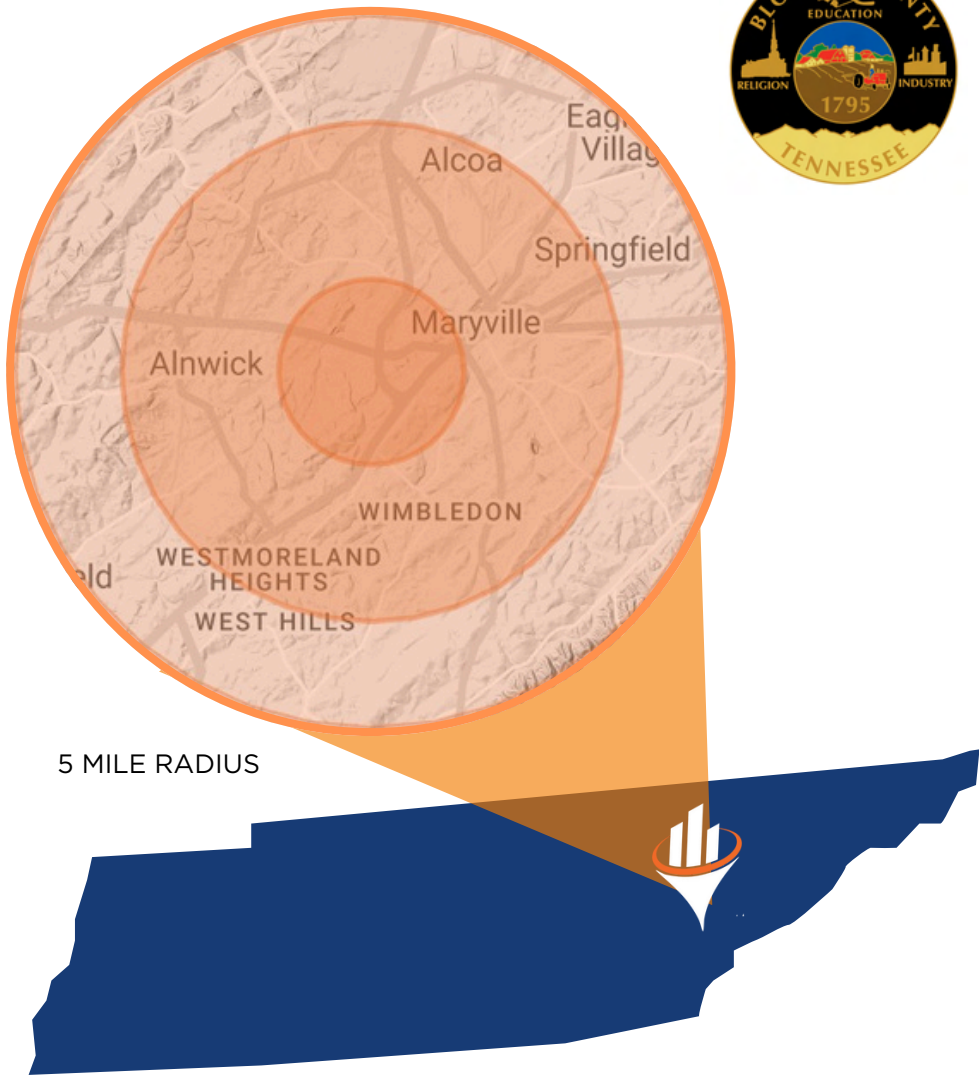
## RACE

	5 MILES	7.5 MILES	10 MILES
TOTAL POPULATION - WHITE	66,637	91,686	135,473
TOTAL POPULATION - BLACK	2,857	3,419	4,422
TOTAL POPULATION - ASIAN	1,023	1,207	2,414
TOTAL POPULATION - HAWAIIAN	24	30	47
TOTAL POPULATION - AMERICAN INDIAN	295	441	565



# FACTS AND FIGURES

City: Maryville  
 Mayor: Andy White  
 Website: maryvillegov.com  
 County: Blount  
 State: Tennessee



## POPULATION



78,239  
POPULATION



42  
MEDIAN AGE



31,409  
HOUSEHOLDS

## EDUCATION



36.9%  
HIGH SCHOOL GRADUATE



29.2%  
SOME COLLEGE



27.1%  
BACHELORS/GRAD/PROF DEGREE

## INCOME



\$85,613  
MEDIAN HOUSEHOLD INCOME



\$38,524  
PER CAPITA INCOME



\$282,891  
MEDIAN NET WORTH

## EMPLOYMENT



58.3%  
WHITE COLLAR



27%  
BLUE COLLAR



14.7%  
SERVICES



3.3%  
UNEMPLOYMENT RATE

# EMPLOYMENT & ECONOMY

## Blount County, Tennessee

Blount County is home to several prominent employers that play a crucial role in the local and regional economy. Among the key contributors is Denso Manufacturing, a significant automotive component manufacturing facility employing over 4,000 people. Denso's presence in Maryville underscores the city's strong industrial base and its importance in the automotive supply chain.

McGhee Tyson Airport, located in Blount County, serves as a vital transportation hub for the Knoxville metropolitan area. The airport employs over 2,700 people and significantly contributes to the local economy by facilitating travel and commerce throughout East Tennessee.

In October 2023, Amazon opened a new \$200 million facility in Blount County, creating thousands of jobs and providing a substantial boost to the community's employment opportunities. This development has had a significant positive impact on the local economy, attracting additional businesses and enhancing the area's economic landscape.

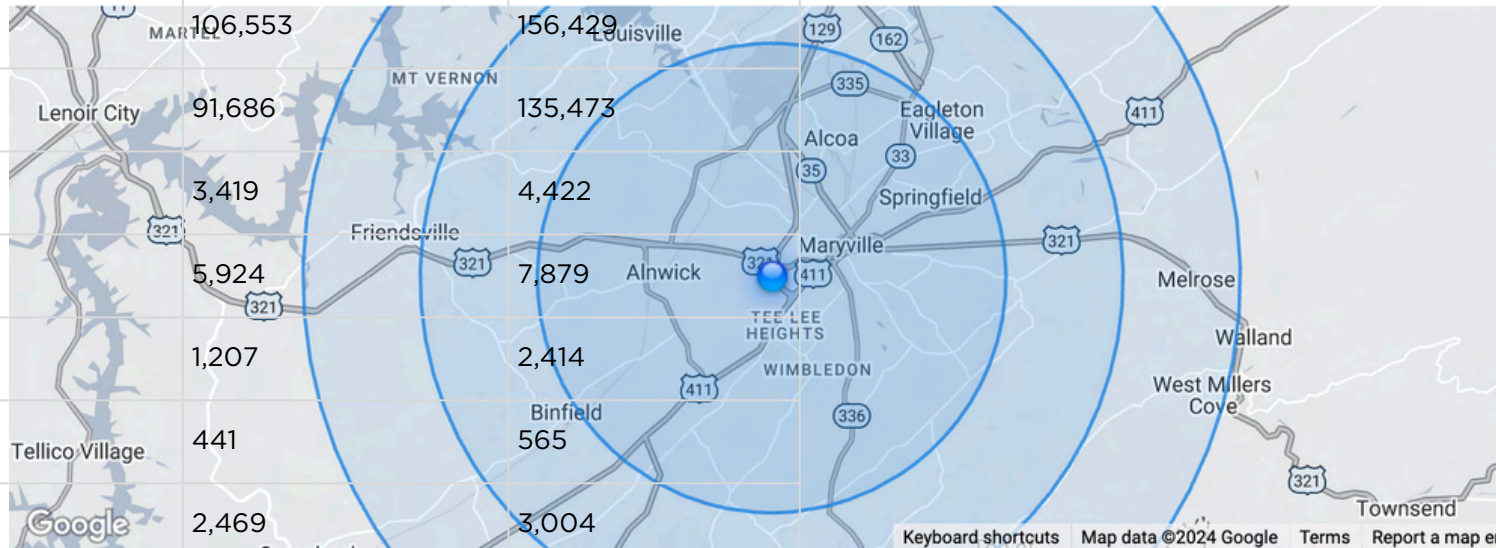
Additionally, Smith & Wesson opened its new headquarters and distribution facility in Maryville in October 2023, creating over 600 jobs. The company plans to expand further in 2024 with an additional building that will house a museum and retail space, further contributing to the area's economic growth and diversification.

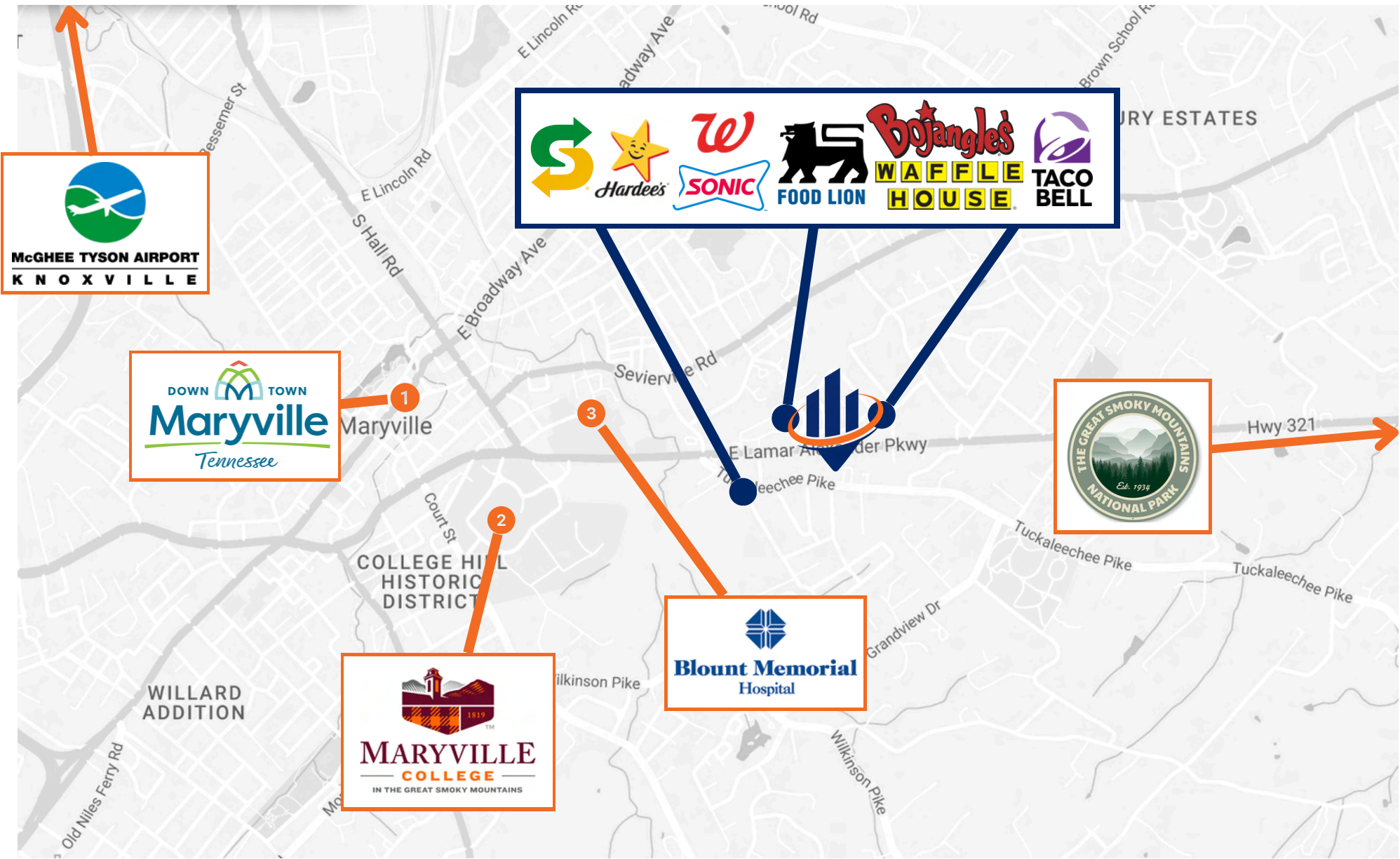
These major employers, combined with Maryville's strategic location and business-friendly environment, make it an attractive destination for businesses and residents alike, fostering continued economic prosperity and development.



# DEMOGRAPHICS

Demographics Data	5 Miles	7.5 Miles	10 Miles
Total households	31,409	42,843	62,640
Total population	78,239	106,553	156,429
Population white	66,637	91,686	135,473
Population black	2,857	3,419	4,422
Population hispanic	4,621	5,924	7,879
Population asian	1,023	1,207	2,414
Population american indian	295	441	565
Population other	2,005	2,469	3,004
Average household income	\$85,613	\$88,225	\$101,249
Average house value	\$324,374	\$339,204	\$392,377
Average age	42	43	43
Average age male	40	41	42
Average age female	43	44	44





1 Maryville

2 COLLEGE HILL HISTORIC DISTRICT



3



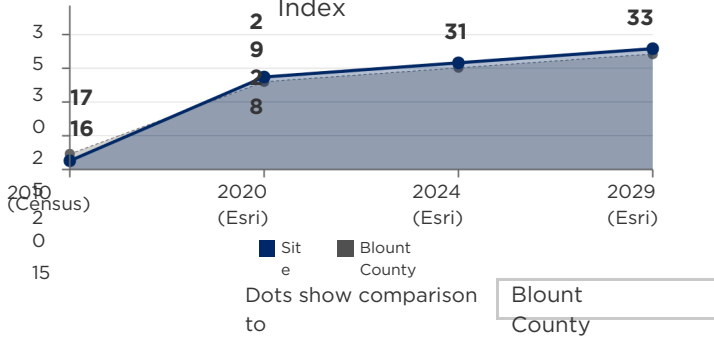
Hwy 321

# Community Change Snapshot

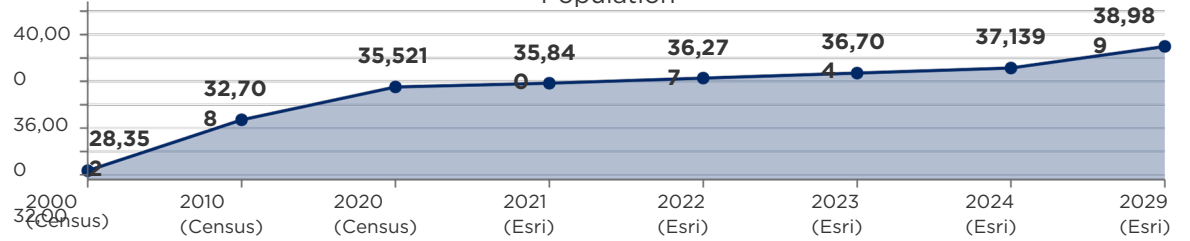


Foothills Mall Shopping Center Ring band of 3 - 5 miles

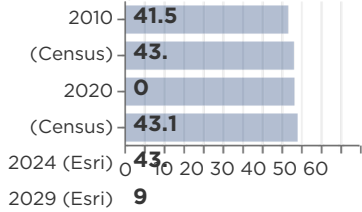
### Diversity Index



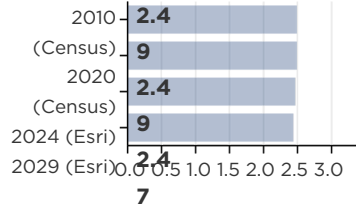
### Total Population



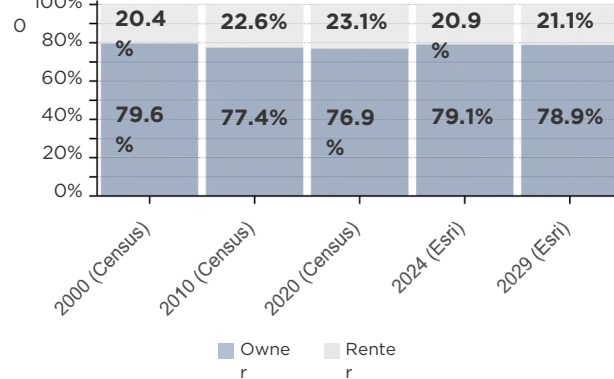
### Median Age



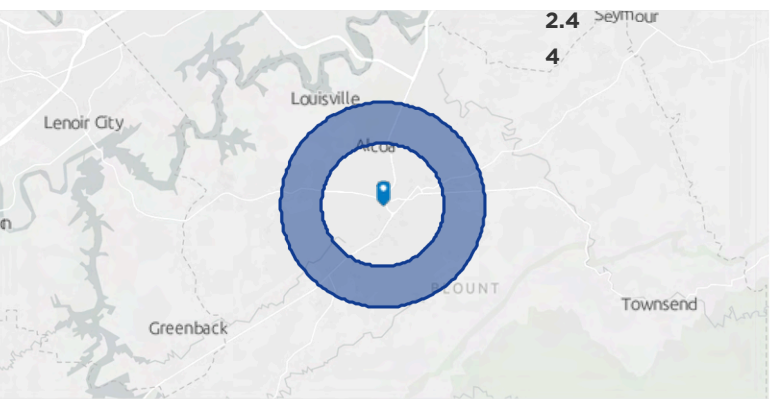
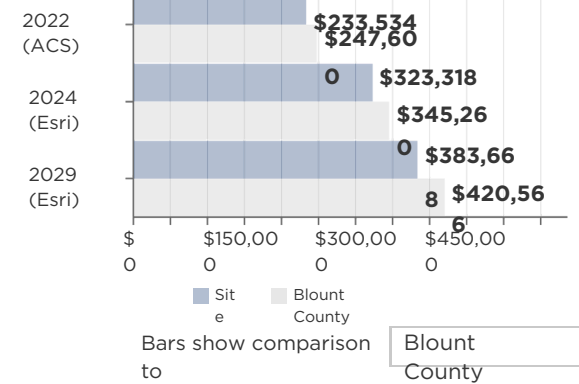
### Average Household Size



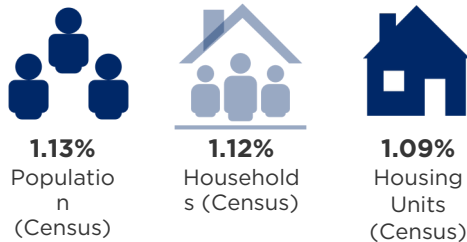
### Owner vs Renter Occupied Units



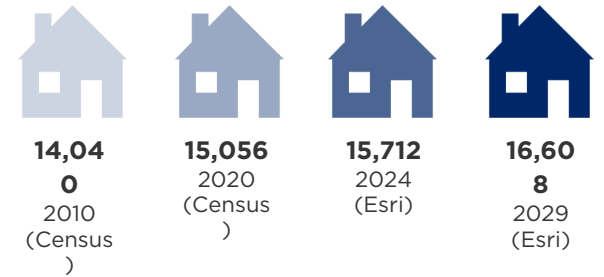
### Median Home Value



### 2000-2020 Compound Annual Growth Rate



### Total Housing Units: Past, Present, Future



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020), Esri (2024, 2029), ACS (2018-2022). © 2024 Esri

# CITY OF MARYVILLE



Maryville, Tennessee, boasts a diverse and resilient economy that significantly contributes to the region's prosperity. The city's economic landscape features a mix of industries, including manufacturing, healthcare, and tourism. Its strategic location near the Great Smoky Mountains National Park attracts visitors seeking outdoor adventures, fueling a thriving tourism sector. Additionally, the manufacturing sector plays a pivotal role, with several companies bolstering the local economy. The healthcare industry is another cornerstone, with medical facilities and services supporting the community's well-being. Overall, Maryville's economy reflects a balanced blend of sectors, fostering growth and stability for its residents.



Maryville has experienced commendable job and population growth in recent years, highlighting the city's appeal and economic vitality. The burgeoning job market can be attributed to the diverse range of industries in the area, including manufacturing, healthcare, and technology. The city's strategic location and business-friendly environment have attracted new businesses and contributed to job creation, with major employers like Amazon and Smith & Wesson Facilities recently joining the area. This growth has led to a population influx as individuals seek employment opportunities and a high quality of life. Maryville's commitment to community development, education, and healthcare infrastructure has also played a crucial role in attracting residents. As the city continues to thrive economically, the positive trends in job and population growth underscore Maryville's status as a dynamic and welcoming community.



**2023 Population:**

**34K**

**2023 Households:**

**12K**

**Median Age:**

**40**

**2023 Household  
Income:**

**\$71,500**

**Top 10**

**Best Places to Live in 2020**  
*HomeSnacks.com*



# For Lease!

# FOOTHILLS MALL

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435 - 35,000 SF Inline Spaces Available

Two Drive-Thru Outparcel Options



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# For Lease!

# FOOTHILLS MALL

197 Foothills Mall Dr. Maryville, TN



816 - 8,080 SF Inline Spaces Available

Two Drive-Thru Outparcel Options



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# COMMUNITY SUMMARY

Foothills Mall Shopping Center  
Ring band of 3 - 5 miles

**37,139** Population Total  
**1.05%** Population Growth  
**2.47** Average HH Size  
**30.8** Diversity Index  
**43.1** Median Age  
**\$78,278** Median HH Income  
**\$323,318** Median Home Value  
**\$282,891** Median Net Worth  
**21.0%** Age <18  
**57.1%** Age 18-64  
**21.9%** Age 65+



**14.7%**  
Services

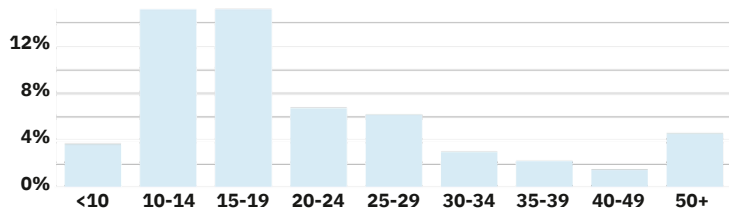


**27.0%**  
Blue Collar



**58.3%**  
White Collar

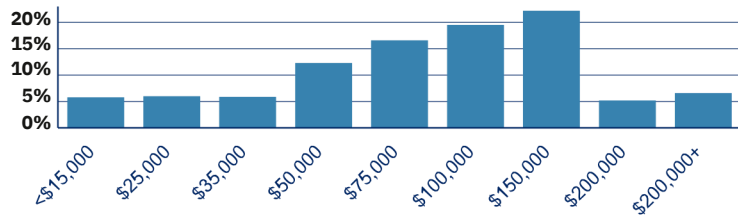
**Mortgage as Percent of Salary**



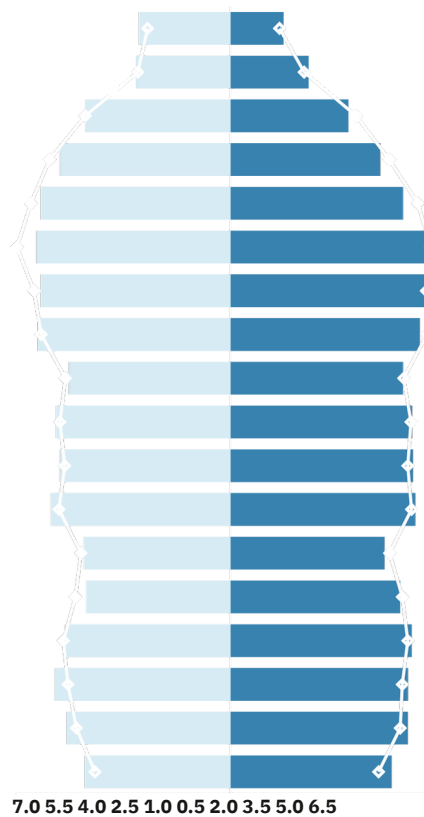
**Home Value**



**Household Income**

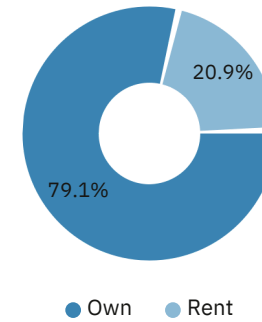


**Age Profile: 5 Year Increments**

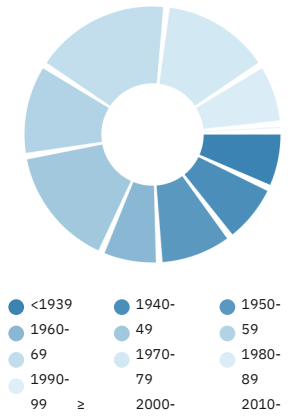


Dots show comparison to Blount County

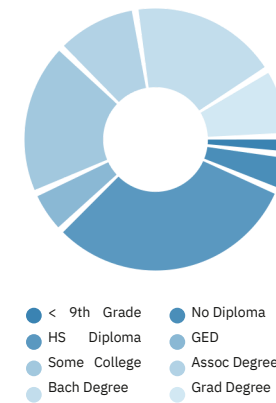
**Home Ownership**



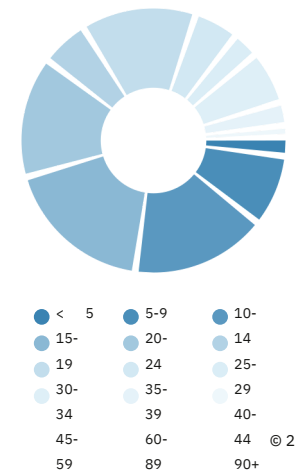
**Housing: Year Built**



**Educational Attainment**



**Commute Time: Minutes**



Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).

# SURROUNDING RETAIL



**Represents Traffic Counts**

Source: ©2024 Kalibrate Technologies (Q2 2024).  
©2024 Esri

# SITE PLAN AND VACANCIES

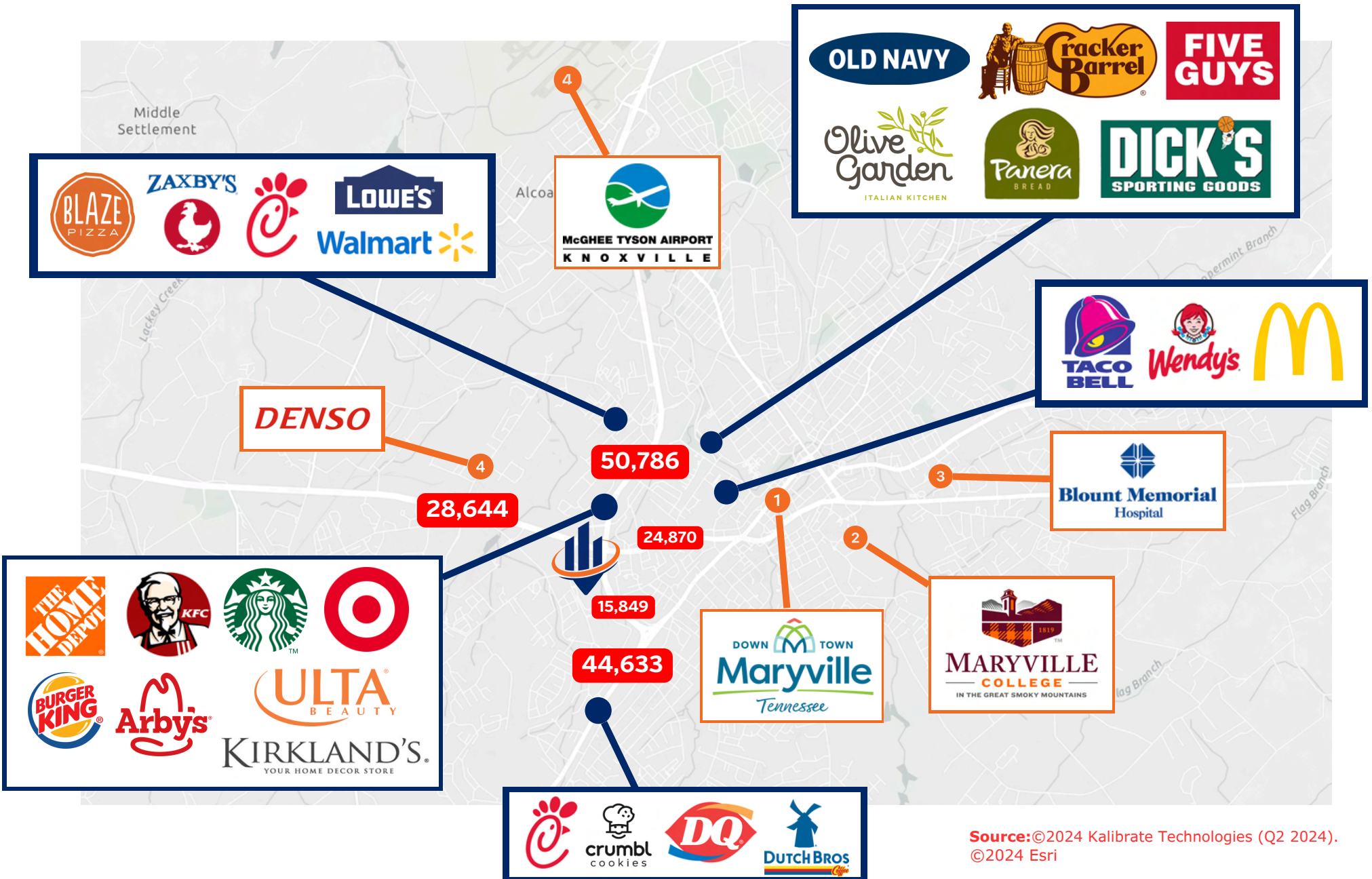


VACANT	SF
OP BUILDING D1	6,400
OP BUILDING D2	2,925
OP BUILDING E	2,624

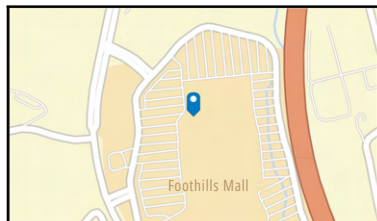
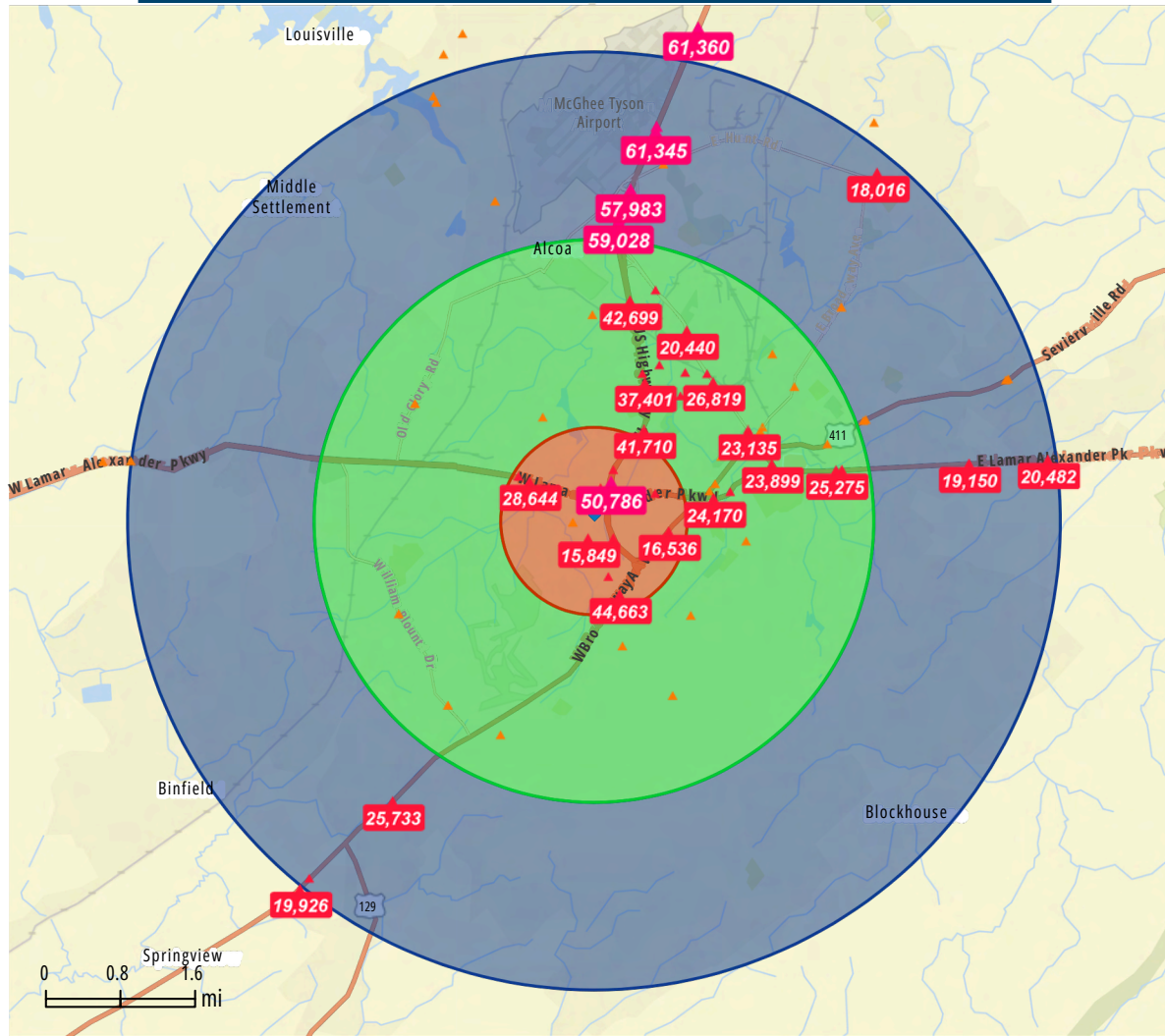
VACANT	SF
19	1,186
21	1,692
25	1,151
26	1,653

VACANT	SF
28	1,200
30	8,080
67	1,500

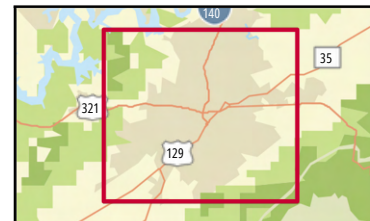
# SURROUNDING RETAILERS



Source: ©2024 Kalibrate Technologies (Q2 2024).  
©2024 Esri



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).



# TENANT ROSTER

SUITE	TENANT	SF	SUITE	TENANT	SF
19	VACANT	1,186	30	VACANT	8,080
21	VACANT	1,692	59	VACANT	899
25	VACANT	1,151	67	VACANT	1,500
26	VACANT	1,653	OP BUILDING D1	VACANT	6,400
28	VACANT	1,200	OP BUILDING D2	VACANT	2,925
			OP BUILDING E	VACANT	2,624

# SITE PLAN AND VACANCIES

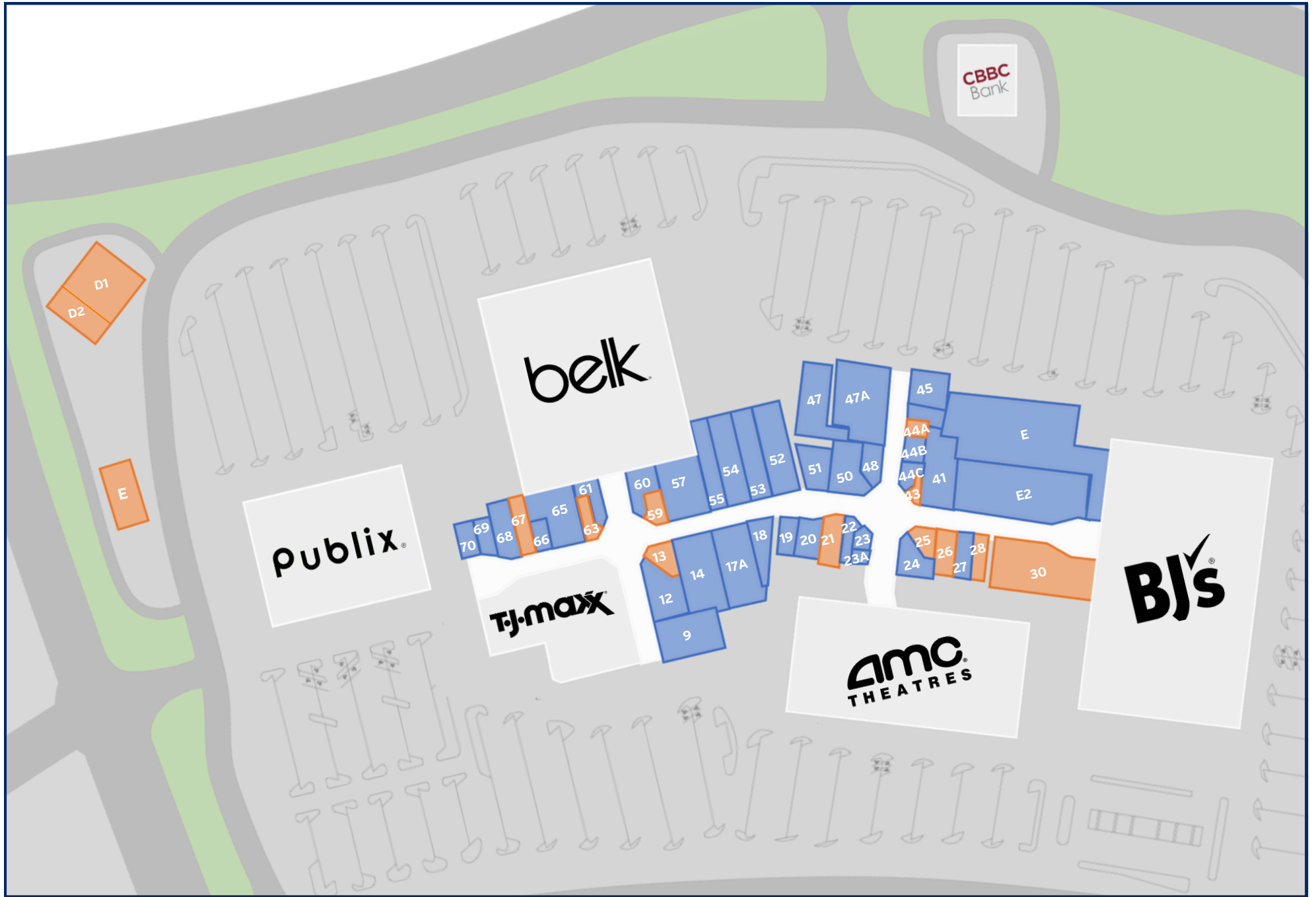


# SITE PLAN



**Potential for Junior Box**

**9,000 SF - 35,000 SF Available**





# Key

# Facts

Foothills Mall Shopping Center  
Center  
Ring band of 3 - 5 miles

## KEY FACTS

37,139

Population



Average Household Size

43.1

Median Age

\$78,278

8

Median Household Income

## EDUCATION

6.8%

No High School Diploma



36.9%

High School Graduate



29.2%

Some College/ Associate's Degree



27.1%

Bachelor's/Grad/ Prof Degree

## BUSINESSES



2,286

Total Businesses



41,919

Total Employees

## EMPLOYMENT



White Collar



Blue Collar



Services

58.3%

%

27.0%

14.7%

3.3%

Unemployment Rate

## INCOME



\$78,278

Median Household Income



\$38,524

Per Capita Income



\$282,891

Median Net Worth

### 2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (22.2%)  
The smallest group: \$150,000 - \$199,999 (5.2%)

Indicator	Value	Dif
<\$15,000	5.8%	+1.2%
-\$24,999	6.0%	+0.1%
-\$34,999	5.9%	-1.0%
-\$49,999	12.3%	0
-\$74,999	16.6%	-1.6%
-\$99,999	19.5%	+3.9%
\$100,000	22.2%	+1.8%
\$149,999	5.2%	-0.5%
-\$199,999	6.6%	-1.3%
\$200,000+		

Bars show deviation from

Blount County

# DEMOGRAPHICS

## POPULATION

1.3 MILES 3.5 MILES 5 MILES

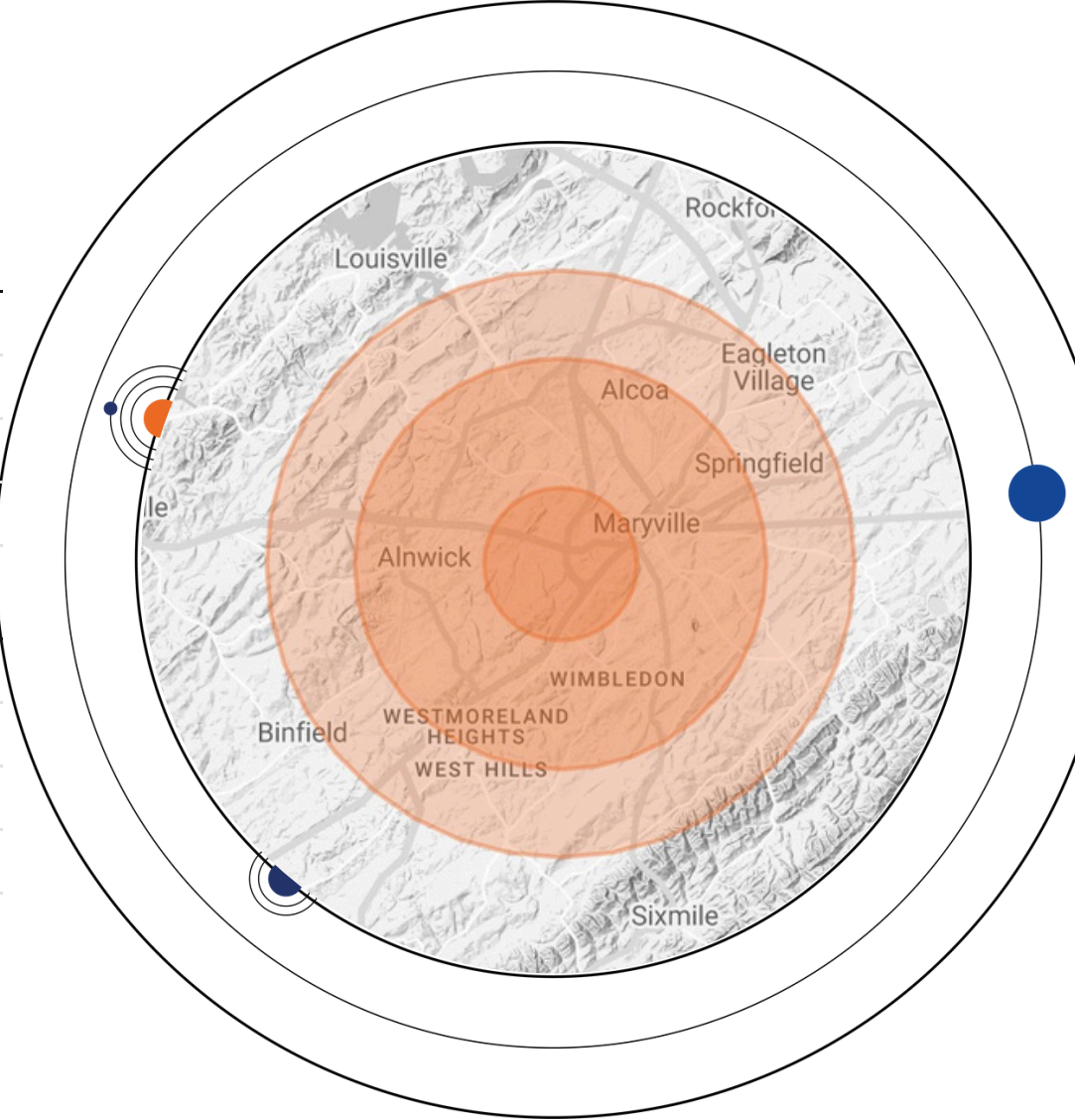
	1.3 MILES	3.5 MILES	5 MILES
<b>TOTAL POPULATION</b>	9,238	47,785	78,239
<b>AVERAGE AGE</b>	41	42	42
<b>AVERAGE AGE (MALE)</b>	39	40	40
<b>AVERAGE AGE (FEMALE)</b>	43	43	43

## HOUSEHOLDS & INCOME

1.3 MILES 3.5 MILES 5 MILES

	1.3 MILES	3.5 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,884	19,154	31,409
<b># OF PERSONS PER HH</b>	2.4	2.5	2.5
<b>AVERAGE HH INCOME</b>	\$71,094	\$86,448	\$85,613
<b>AVERAGE HOUSE VALUE</b>	\$306,768	\$339,647	\$324,374

Demographics data derived from AlphaMap





# Key

# Facts

Foothills Mall Shopping Center  
Center  
Ring band of 1 - 3 miles

## KEY FACTS

37,936

Population



2.1  
Average Household Size



40.3  
Median Age

\$69,939

9  
Median Household Income

## EDUCATION



6.5%  
No High School Diploma



32.5%

High School Graduate



25.5%

Some College/Associate's Degree



35.5%

Bachelor's/Grad/Prof Degree

## BUSINESSES



1,685

Total Businesses



30,838

Total Employees

## EMPLOYMENT



61.1%

White Collar



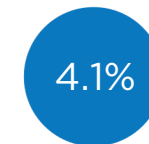
23.8%

Blue Collar



15.1%

Services



4.1%  
Unemployment Rate

## INCOME



\$69,939

9  
Median Household Income



\$39,209

9  
Per Capita Income



\$196,946

6  
Median Net Worth

## 2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999

(18.9%) The smallest group: \$150,000 -

\$199,999 (6.2%)

Indicator	Value	Dif
< \$15,000	8.4%	+1.4%
- \$24,999 \$25,000	6.3%	+0.4%
- \$34,999 \$35,000	7.8%	%
- \$49,999 \$50,000	11.5%	+0.9%
- \$74,999 \$75,000	18.9%	%
- \$99,999	13.9%	-0.8%
\$100,000 -	18.4%	+0.7%
\$149,999 \$150,000	6.2%	%
- \$199,999	8.7%	-1.7%
\$200,000+		-2.0%

Bars show deviation from

Blount County