



Photo Credit: [explorecrossville.com](http://explorecrossville.com)



# NEW DEVELOPMENT

Crossville, TN, 38555



# LOCATION DESCRIPTION

Crossville, Tennessee, known as the “Golf Capital of Tennessee,” is strategically located on the Cumberland Plateau at the intersection of Interstate 40 and U.S. Highway 127. It is approximately 60 miles west of Knoxville and 100 miles east of Nashville, making it a convenient destination for travelers and a growing hub for regional commerce. The proposed shopping center is situated right next to the I-40 exit along Genesis Road in the highest area of retail growth for the Crossville market with newer users such as Buc-ees, Advanced Auto Parts, Starbucks, and a proposed 8,000 SF strip center development.

# PROPERTY HIGHLIGHTS

- Benefits from the 5.6 million visits a year (according to Placer.ai) that Buc-ee's gets from travelers and local residents
- 185k SF proposed power center with 6,000 - 10,000 SF small shop available
- Out parcels available for sale or ground lease

# DEMOGRAPHICS

## CUMBERLAND COUNTY



2024 Total Population

64,480



2024 Daytime Population

63,741



2024 Daytime Worker Population

23,567



2024 Total Households

28,780



2024 Median HH Income

\$59,950



2024 Average HH Income

\$75,950



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# CROSSVILLE AERIAL











GENESIS RD

Advance  
Auto Parts



APPROVAL FOR VEBILITY  
LINES OF SIGHT TO SIGNAGE FROM  
SOUTH BOUND INTERSTATE RAMP  
"ALTERNATE" POTENTIAL LARGE  
ENCLOSURE SIGN



Marshalls

Burlington

Available

five  
BELOW

ULTA

SKECHERS

HOBBY  
LOBBY

OP2

OP1

Seller Retained



K-A-Y  
JEWELERS



Available

Available

14/13/12  
11/10

Seller Retained

## SITE PLAN

#	Tenant	SF
1	ALDI	22,000
2	Marshalls	25,000
3	Burlington	20,000
4	AVAILABLE	16,000
5	AVAILABLE	10,000
6	Five Below	8,200
7	ULTA	7,520
8	SKECHERS	8,400
9	Hobby Lobby	55,000
10	AVAILABLE	2,600
11	AVAILABLE	2,000
12	America's Best	2,400
13	Kay Jewelers	2,000
14	Bath & Body Works	3,000
OP1	AVAILABLE	0.79 AC
OP2	AVAILABLE	0.64 AC

FUTURE INTERSTATE DRIVE FIVE LANE ROAD (2026 APPROX)





# Contact

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## EXCLUSIVE LEASING AGENT



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