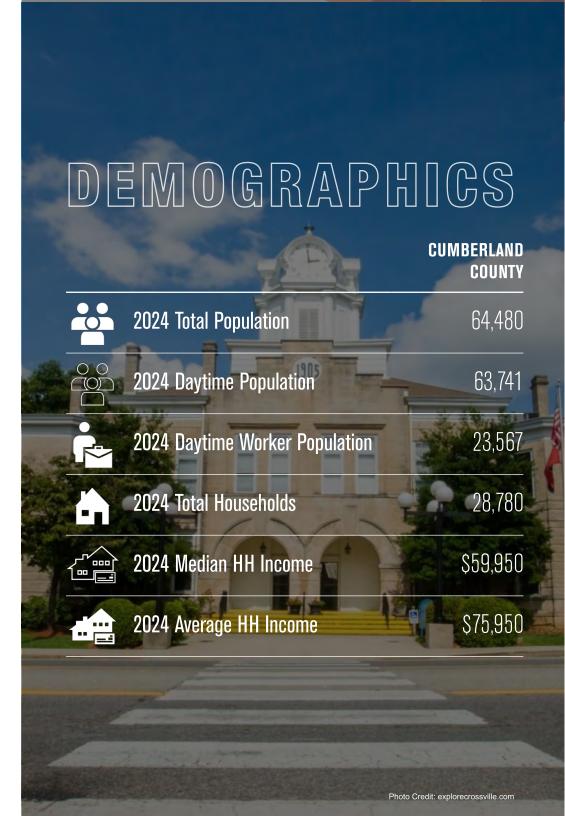


LOCATION DESCRIPTION

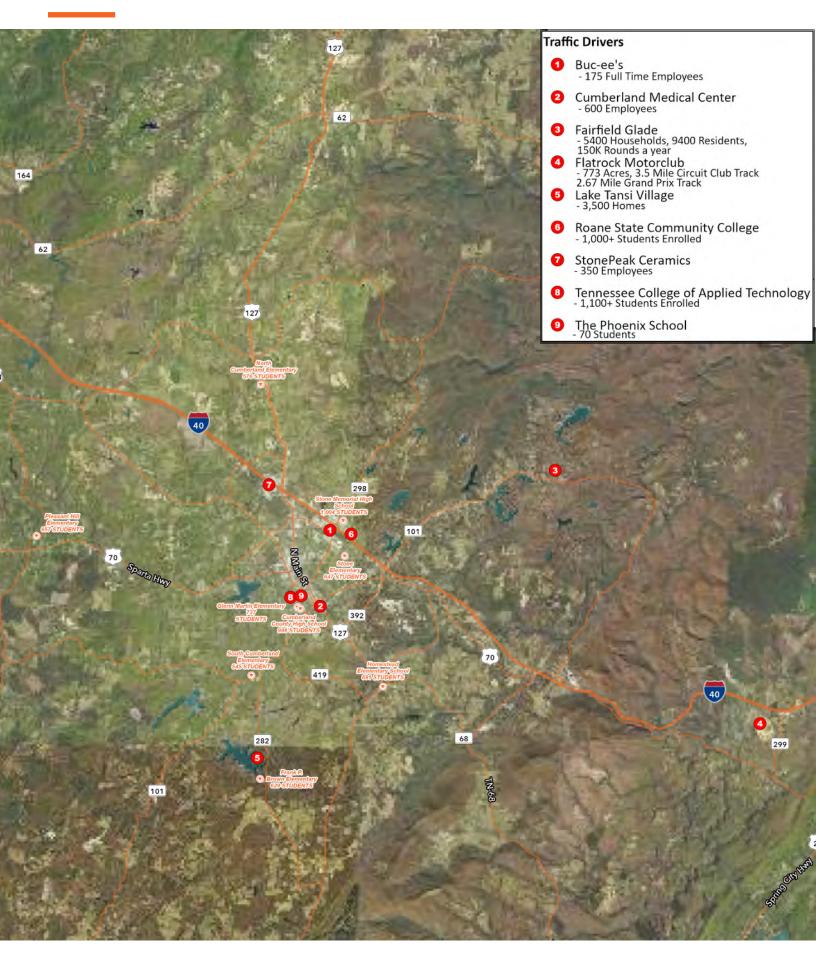
Crossville, Tennessee, known as the "Golf Capital of Tennessee," is strategically located on the Cumberland Plateau at the intersection of Interstate 40 and U.S. Highway 127. It is approximately 60 miles west of Knoxville and 100 miles east of Nashville, making it a convenient destination for travelers 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



CUMBERLAND COUNTY



CROSSVILLE AERIAL



ZOOM AERIAL







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