

AMS

AMERICAN MANAGEMENT SERVICES, INC.

Roanne County Plaza

1494 Gateway Ave Rockwood Knoxville, TN 37854



Property Overview

Located in Roane County, Roane County Plaza is a 162,170 SF neighborhood retail center. The property is well positioned given its central location to Downtown Rockwood (2.6 miles away) and Downtown Harriman (6.3 miles away) pulling customers from both directions.

With multiple entrances to the property, plenty of parking and high visibility on a busy highway, Roane County Plaza is a great location for businesses in an expanding economy.

#8

BEST COUNTY FOR RETIREES IN TENNESSEE - NICHE

#14

HEALTHIEST COUNTY IN TENNESSEE - NICHE

#25

BEST COUNTY TO BUY HOUSE IN TENNESSEE - NICHE

Marketing Demographics

Demographics	15 MIN	25 Min	40 Min
Total Population	27,058	52,026	311,773
Households	11,243	21,341	129,021
Avg. Income	\$54,118	\$59,363	\$83,421

For Leasing Information Contact

Vandana Aggarwal | vandana@aggarwalre.com
470-322-5550 | www.aggarwalre.com

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified & no expressed representation is made nor is any to be implied to the accuracy therefore, & it is submitted subject errors, omissions, change of price, rental, or other conditions, prior sale, lease or financing, or withdrawal without notice.

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Property Location

Located on Highway 27, parallel to Interstate 40, Roanne County Plaza is central to many national retailers and restaurants amongst a large set of residential communities and schools. The property is anchored by Big Lots, Tractor Supply and FleaWorld driving traffic to the center on a daily basis.



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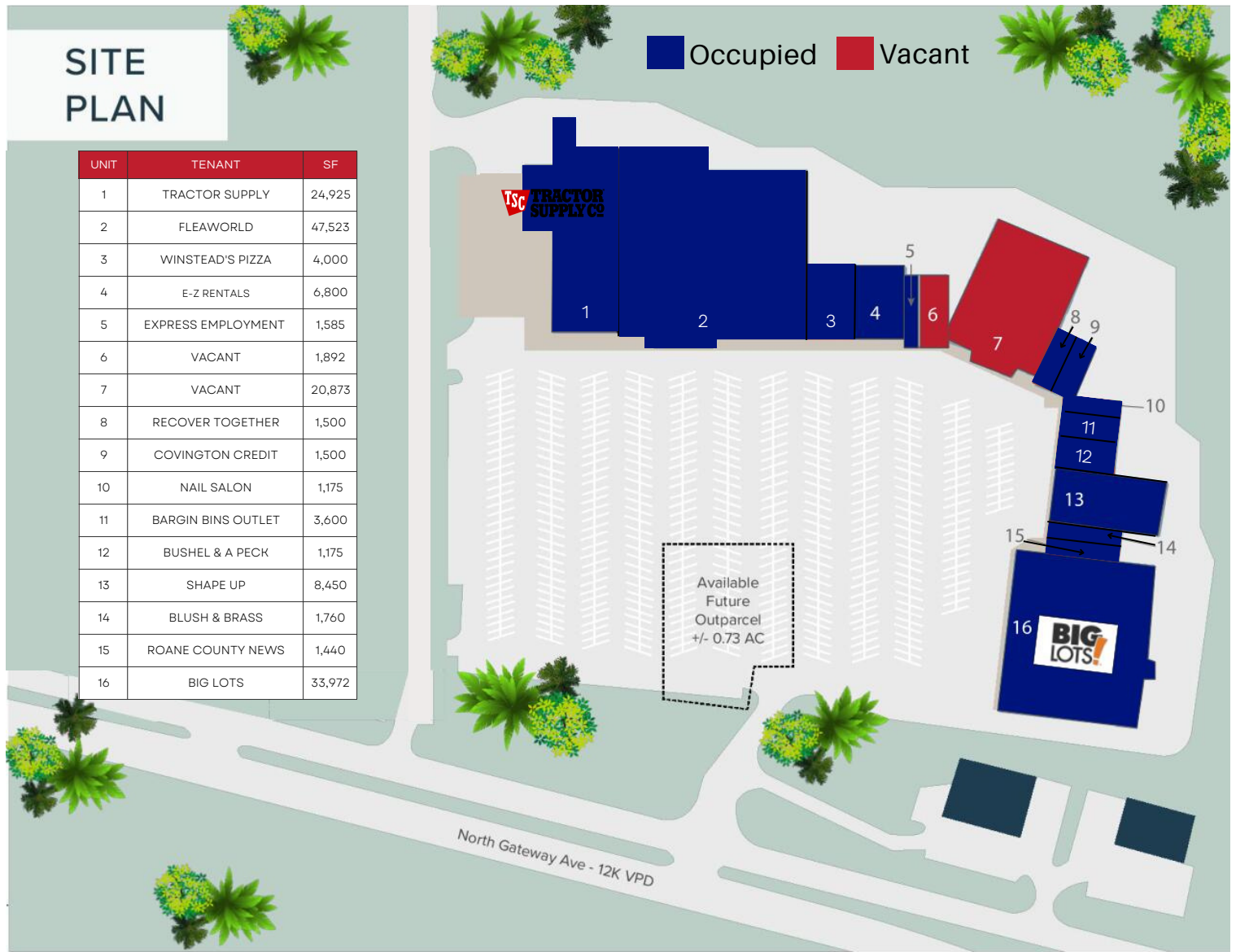
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SITE PLAN

UNIT	TENANT	SF
1	TRACTOR SUPPLY	24,925
2	FLEAWORLD	47,523
3	WINSTEAD'S PIZZA	4,000
4	E-Z RENTALS	6,800
5	EXPRESS EMPLOYMENT	1,585
6	VACANT	1,892
7	VACANT	20,873
8	RECOVER TOGETHER	1,500
9	COVINGTON CREDIT	1,500
10	NAIL SALON	1,175
11	BARGIN BINS OUTLET	3,600
12	BUSHEL & A PECK	1,175
13	SHAPE UP	8,450
14	BLUSH & BRASS	1,760
15	ROANE COUNTY NEWS	1,440
16	BIG LOTS	33,972



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