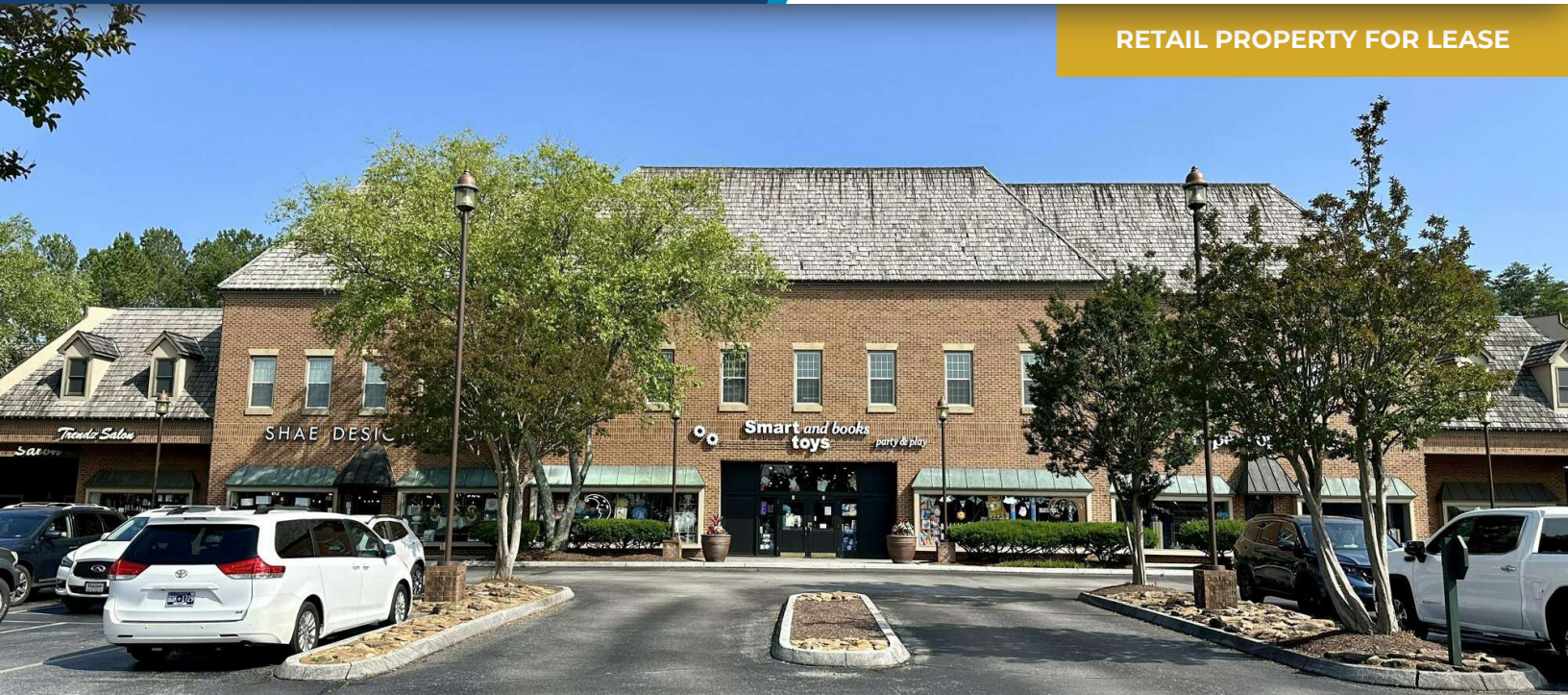


**RETAIL PROPERTY FOR LEASE**



**PROPERTY DESCRIPTION**

Welcome to Franklin Square, a prestigious retail development situated in the bustling heart of West Knoxville. Positioned directly along Kingston Pike, this prime location provides nearby access to I-40 and Pellissippi Parkway, ensuring seamless connectivity for businesses and their clients.

Franklin Square boasts meticulously manicured landscapes, creating an inviting environment for customers. The convenience and recognition of a Kingston Pike address further enhance the prestige of this retail development. Ample on-site parking is available, offering hassle-free experiences for employees and customers.

**PROPERTY HIGHLIGHTS**

- Exceptional connectivity to major transportation routes.
- A thriving business community, fostering potential collaborations and networking opportunities
- Located amongst affluent neighborhoods with an Avg. HH Income of \$116,000/yr
- Visibility from 27,000 cars per day

**OFFERING SUMMARY**

<b>Lease Rate:</b>	\$25.00 SF/yr (NNN)
<b>Available SF:</b>	2,124 SF
<b>Building Size:</b>	150,000 SF

<b>DEMOGRAPHICS 1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>	
<b>Total Households</b>	1,429	54,734	120,379
<b>Total Population</b>	3,411	125,530	276,797
<b>Average HH Income</b>	\$116,923	\$100,098	\$93,543

**JAY COBBLE SIOR, CCIM**  
865.777.0202  
cobble@providenceres.com



**RETAIL PROPERTY FOR LEASE**

**LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,124 SF	Lease Rate:	\$25.00 SF/yr

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 14	Available	2,124 SF	NNN	\$25.00 SF/yr	NNN Costs - \$5.28

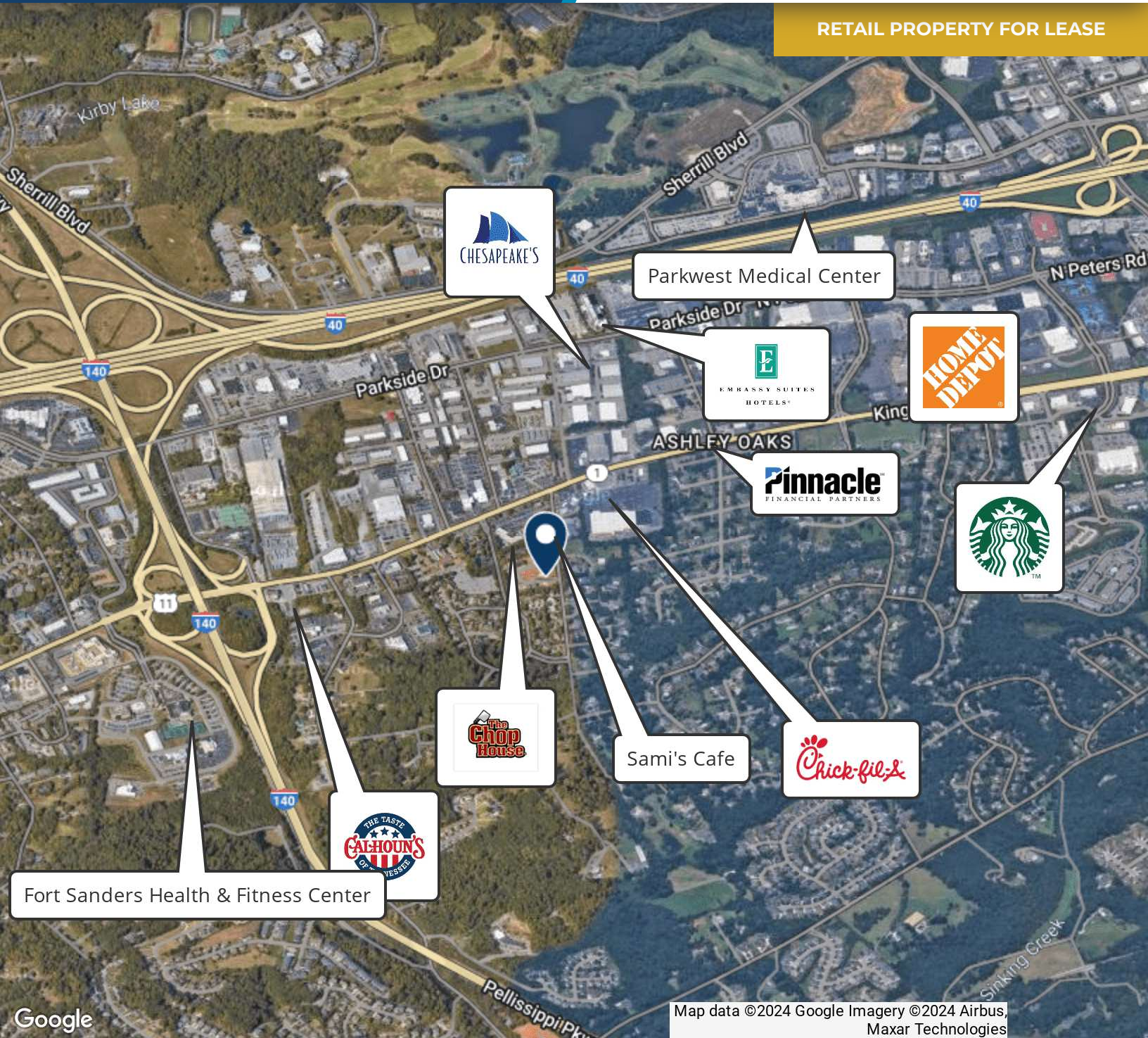
**JAY COBBLE SIOR, CCIM**  
865.777.0202  
cobble@providenceres.com

**RETAIL PROPERTY FOR LEASE**



**JAY COBBLE SIOR, CCIM**  
865.777.0202  
cobble@providences.com

**RETAIL PROPERTY FOR LEASE**



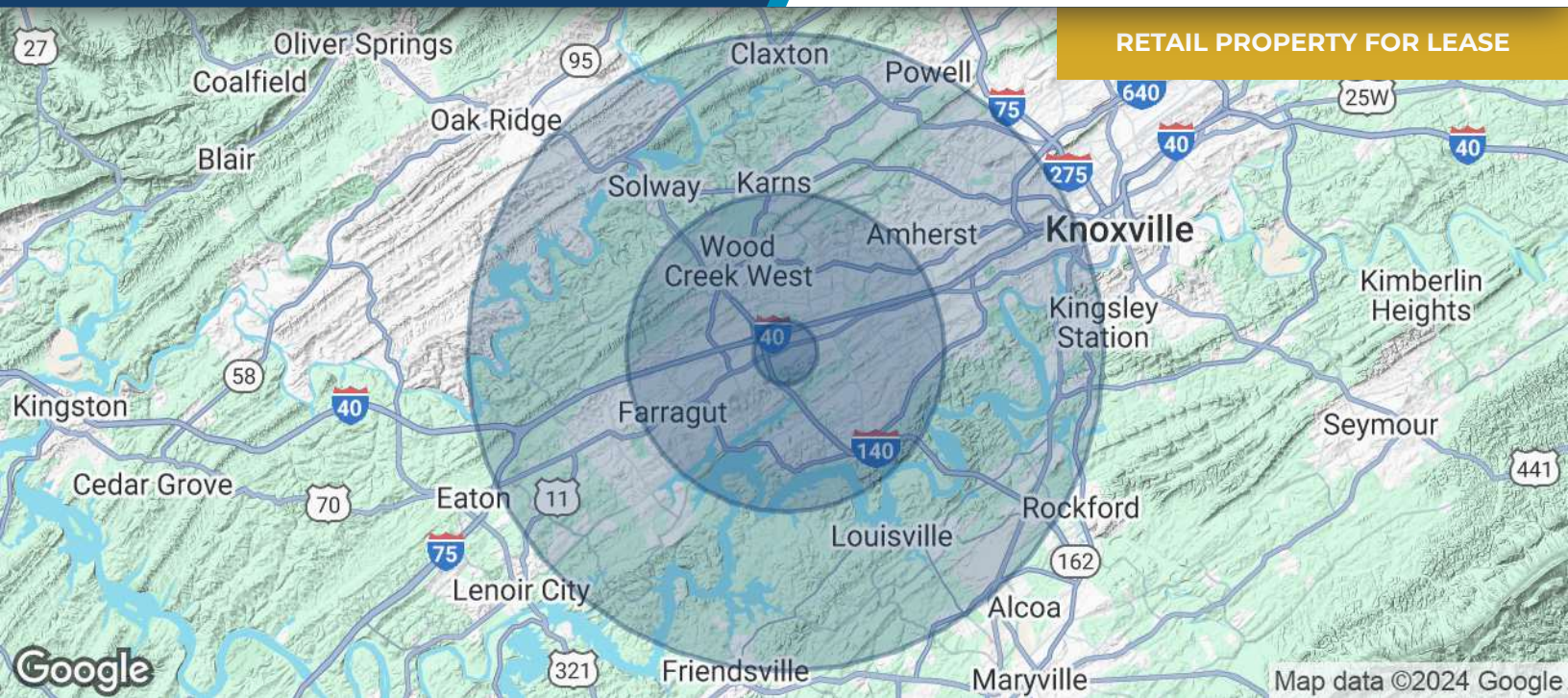
Google

Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

**JAY COBBLE SIOR, CCIM**

865.777.0202

cobble@providenceres.com



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	3,411	125,530	276,797
Average Age	41.4	39.7	39.9
Average Age (Male)	38.9	38.1	38.9
Average Age (Female)	43.3	41.3	40.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	1,429	54,734	120,379
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$116,923	\$100,098	\$93,543
Average House Value	\$313,073	\$272,710	\$263,857

2020 American Community Survey (ACS)

**JAY COBBLE SIOR, CCIM**

865.777.0202

cobble@providenceres.com