

South Grove

7562-7644 Mountain Grove Drive
Knoxville, Tennessee 37920
broadreachretail.com



Property Features

- High-volume grocery-anchored shopping center with 3 signalized entrances
- New Development: 14,100 square foot retail building or a built-to-suit subdividable multi-tenant building (1,000-5,500 square feet)
- Strong traffic counts (33,958+ cars/day on Chapman Highway & 14,947+ cars/day on West Governor John Sevier Highway)

Join these Retailers



Retail Spaces for Lease

Suite	Size	Available
1100	1,600 sf	NOW
1200	4,000 sf	NOW

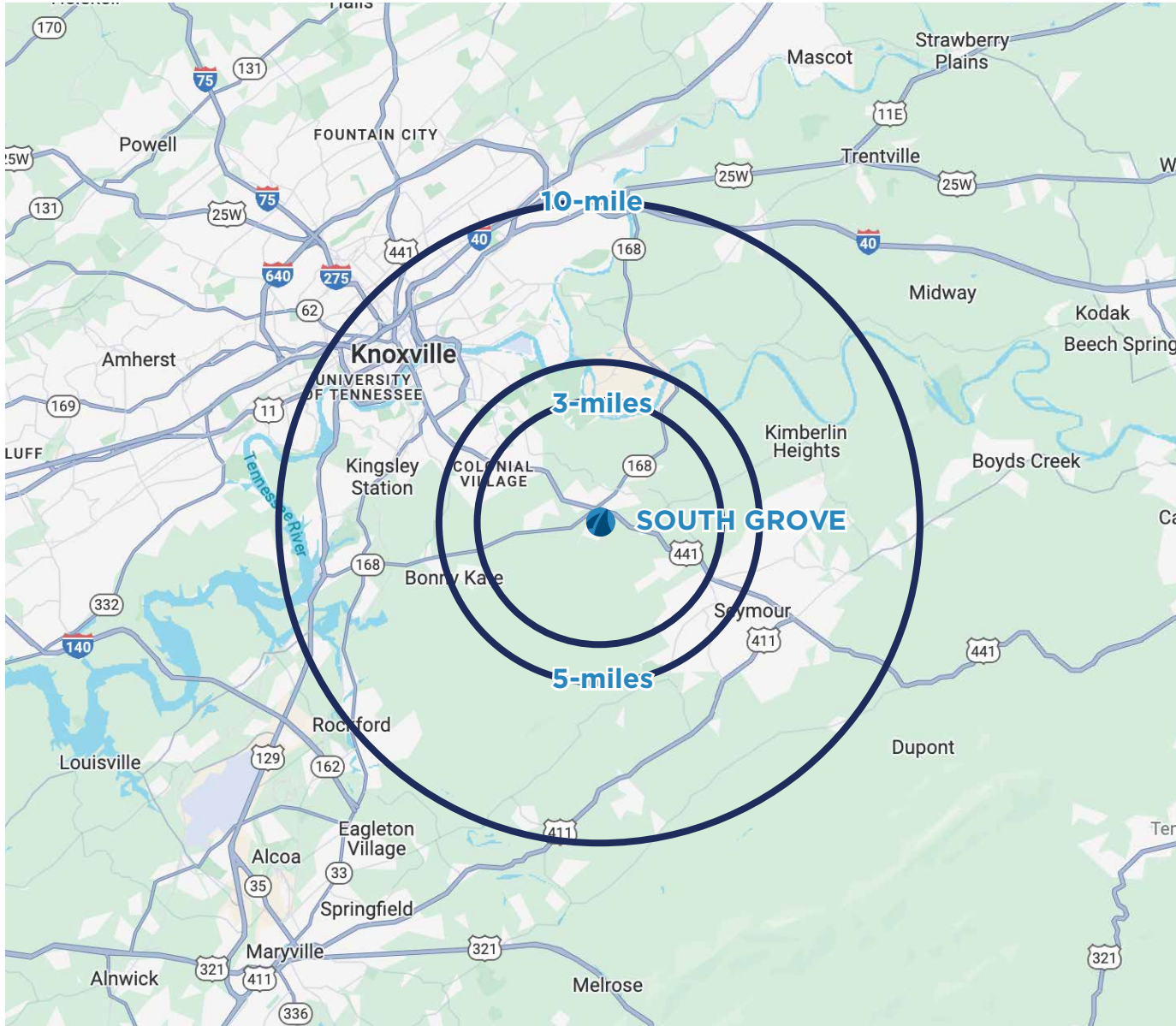
Disclaimer: While Broad Reach Retail Partners, LLC and its affiliates believe the information contained herein to be true and accurate, they make no claims or warranties. Any prospective tenant should conduct thorough, independent due diligence.

For Leasing Information, contact: Gary Block
gblock@broadreachretail.com 443.890.1538



Location

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Demographics (2023 Estimates)

- 3-Mile Radius
 - Population: 11,882
 - Average Household Income: \$81,937
- 5-Mile Radius
 - Population: 40,408
 - Average Household Income: \$77,325
- 10-Mile Radius
 - Population: 219,771
 - Average Household Income: \$75,774

Property Highlights

- 89,000 square foot shopping center
- Anchor: Food City Grocery Store
- Shadow Anchors: Lowe's Improvement Store, Chick-Fil-A, CVS, & McDonald's
- New 306 multi-family apartment project adjacent to the center
- Within the Woodfield Park retail hub
- By the Great Smoky Mountains National Park entrance with over 10M visits per year

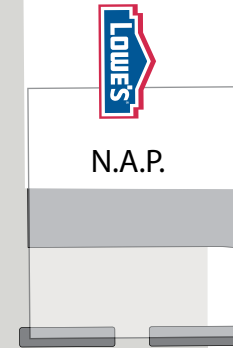
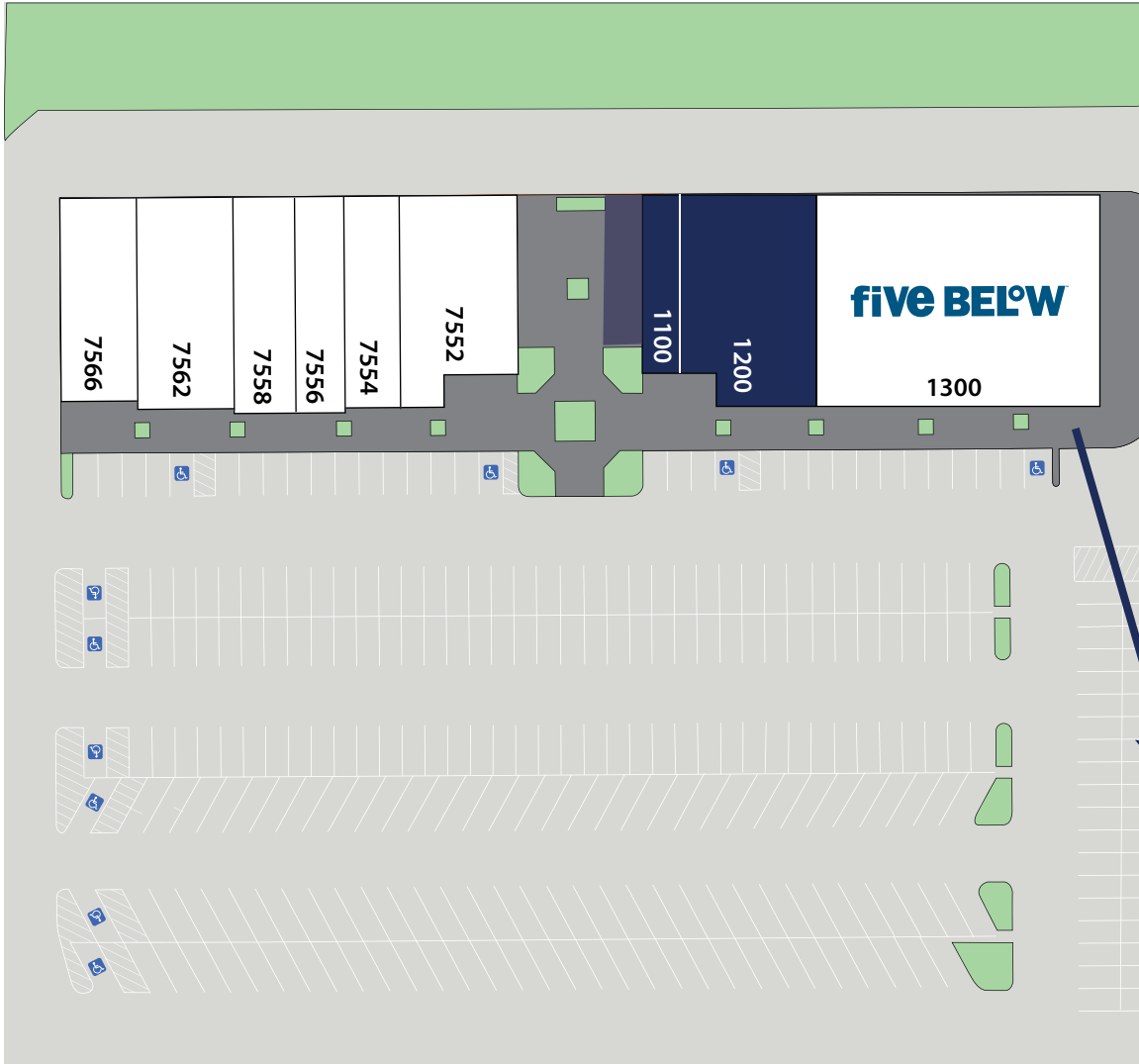
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Site Plan

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Suite	Tenant	SF
1100	Available + Outdoor Terrace	1,600
1200	Available	4,000
1300	Five Below	8,900
7552	Little Tokyo	3,700
7554	Nails So Happy	1,600
7556	Pink & Proper Boutique	1,200
7558	Benchmark Physical Therapy	2,000
7562	American Family Dentistry	3,200
7566	Studio Divine	2,400



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7562	American Family Dentistry	3,200
7566	Studio Divine	2,400
7604	KARM	15,152
7606	Pet Supplies Plus	9,840
7608	Food City	44,029
7638	Great Clips	1,400
7644	Gondolier's Pizza	4,500



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Market Aerial

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Carson Pointe
Walmart Supercenter
DOLLAR TREE
GameStop
The UPS Store

Creswell Landing
Salsaritas
FIREHOUSE SUBS
SportClips

SOUTH GROVE
FOOD CITY
five BELOW
PET SUPPLIES PLUS
American Family Dentistry
Great Clips
KARM STORES

**14,100 SF
Retail Development
Opportunity**

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