



4315

**KINGSTON
PIKE**

KNOXVILLE, TN

WESTERN PLAZA

**1,100-27,740 SF
AVAILABLE**

Property Overview

Western Plaza is a Knoxville retail destination: grocery-anchored with clothing boutiques, workout facilities, and popular restaurants. The newest phase of the development includes Knoxville's newest office building and 12,000sf of retail space on Kingston Pike. Parking lot renovations were recently made throughout the rest of the center to increase the walkability of the development.

Western Plaza receives a healthy buzz of consumer activity with well-known tenants including The Fresh Market, Hard Knox Pizza, Jos. A. Bank, First Horizon Bank, Apricot Lane, and Lily Pulitzer. The highly visible center entrance is located at a signalized traffic light with daily average traffic counts of 20,391 cars per day on Kingston Pike and a diverse 5-mile population of 149K.

Available retail space: 1,100 – 27,740 sf, including a 9,500sf restaurant. All office space is currently leased, bringing a higher amount of foot traffic to retail tenants.

Western Plaza's prime location is directly across the street from Knoxville's most prestigious neighborhood, Sequoyah Hills and just 2 miles from the University of Tennessee and its 31,701 students and 5,250+ employees. Quick interstate access in every direction within 3 miles.

For further information or to schedule a tour, please contact:

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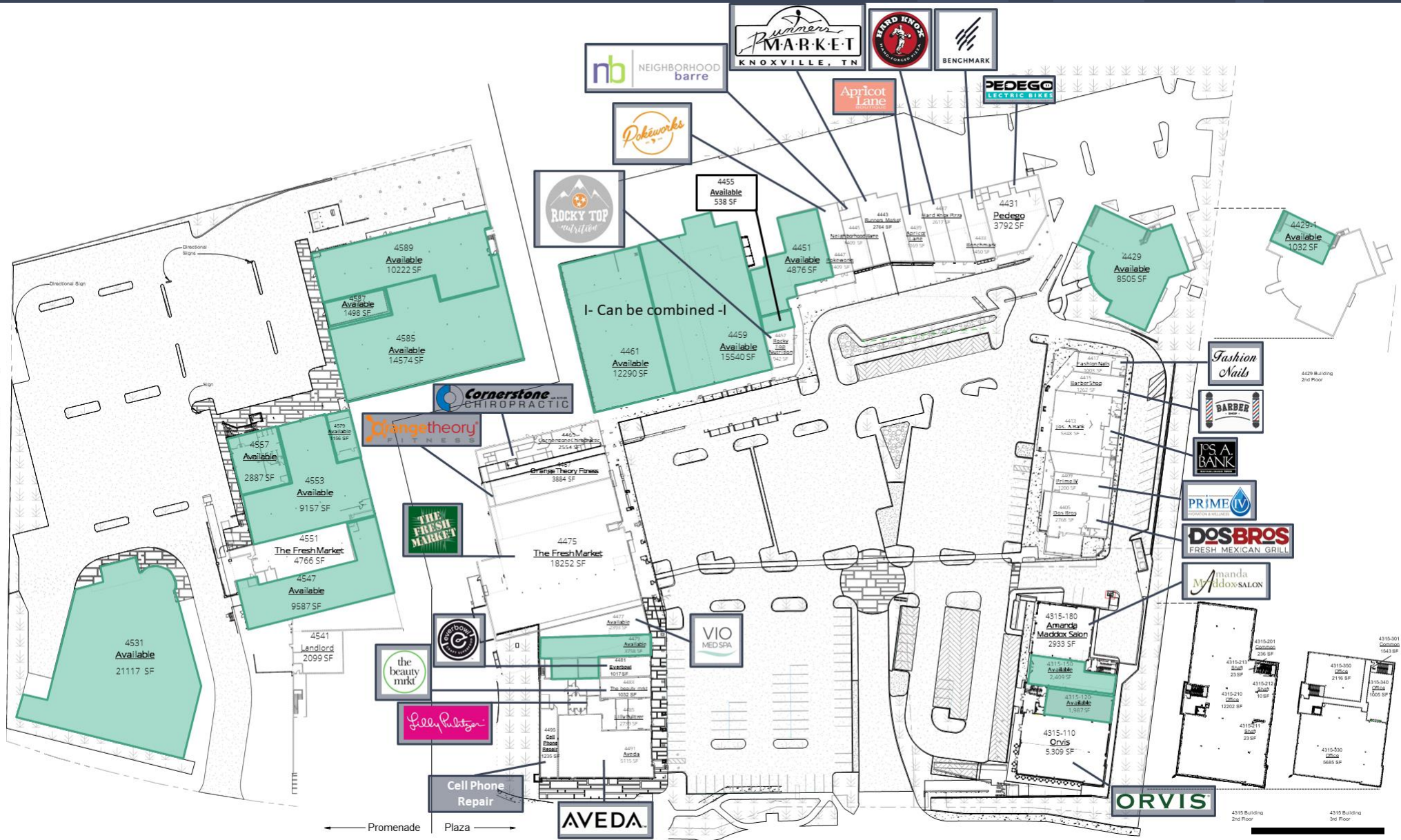
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**AVISON
YOUNG**

Western Plaza

FOR LEASE



Western Plaza

Space Availability

Space	SQFT
4315 - 110	5,309
4315 - 120	1,987
4315 - 150	2,409
4315 - 180	2,933
4405	2,768
4409	1,200
4413	5,348
4415	1,262
4417	1,003
4429	8,505
4429 - 1	1,032
4431	3,792
4433	1,450
4437	2,617
4439	1,169
4443	2,764
4445	1,409
4447	1,409
4451	4,876
4455	538
4457	942



Space	SQFT
4459*	15,540
4461*	12,290
4465	2,554
4467	3,884
4475	18,252
4477	2,393
4479	3,758
4481	1,017
4483	1,032
4485	2,739
4491	5,115
4495	1,235
4547	9,587
4553	9157
4557	2,887
4579	1,156
4585	14,574
4587	1,498
4589	10,222

■ Available

* Can be combined with adjoining space.

Western Plaza

Knoxville Retail



Western Plaza

Western Plaza Area Retail



The Shops at Western Plaza

AVEDA

DOSBROS
FRESH MEXICAN GRILL

THE FRESH MARKET

Lilly Postgen
JOS. A. BANK
ESTABLISHED 1908

HARD KNOX
ESTABLISHED 1911

ACE
Hardware

ANTHROPOLOGIE

Madswell

Panera
BREAD

Jersey Mike's
Subs

Salsarita's
FRESH Cantina

Cherokee Country Club

ALDI

STARBUCKS
COFFEE

Kroger

petco

West High School

KINGSTON PIKE
20,391 AADT

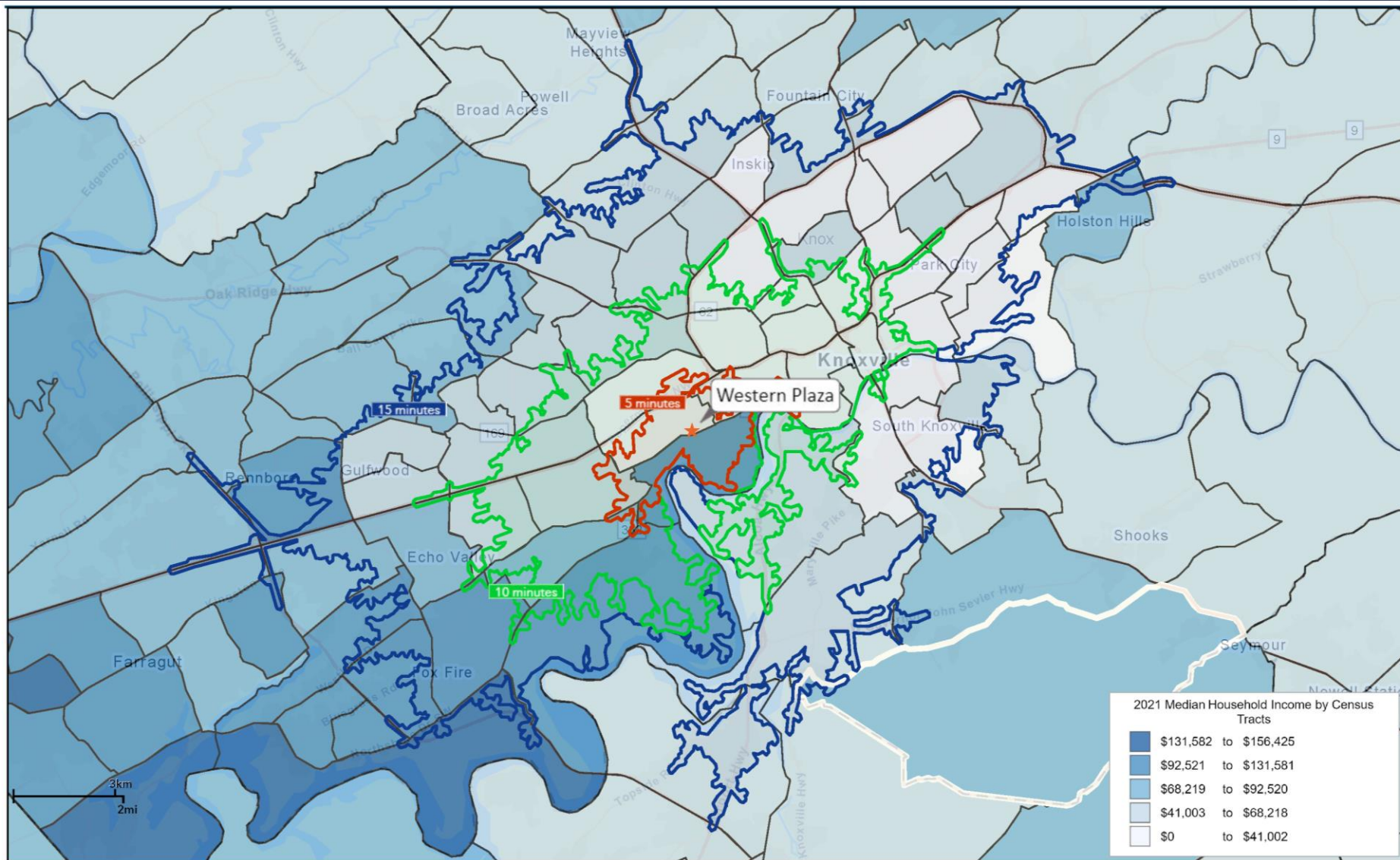
University of Tennessee

Sequoyah Hills

AVISON
YOUNG

Western Plaza

Demographics



	5 min.	10 min.	15 min.
Total Population	9,675	62,431	212,843
2021 Average Household Income	\$96,630	\$80,972	\$78,518
Traffic Count	19,049-25,640 on Kingston Pike		