

**215 Brookview Centre  
Way, Knoxville, TN  
37919**

**Leasing Inquiries:**



**865-470-4868**



**YOUR  
BUSINESS  
HERE**

# **FORMER COFFEE SHOP FOR LEASE**

**\$29.50 PSF NNN  
+\$6.53 PSF NNN**

**BROOKVIEW TOWN CENTRE  
N Northshore Dr & N Weisgarber Rd**

**SUITE 107  
1,847 SF**

# PROPERTY HIGHLIGHTS

- Inline Space in Fully-Leased Retail Center
- Located off N Northshore Dr. (25,000 CPD)
- High-End Mixed-Use Development
  - 98% Occupied 200,000 SF Office Building
  - One of Knoxville's Highest Occupancy Hotels
  - Retail Tenants: Barberitos, Five Guys, Clean Eatz, Rosati's, and Cazzy's Corner
  - Office Tenants: Warner Bros. Discovery, Team Health, New York Life, Wells Fargo

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# SITE

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Residential

Residential



FIVE GUYS



470k SF of Office Space

WAFLE HOUSE



COURTYARD BY MARRIOTT



Bearden Highschool

Firestone

170k SF of Office Space



Walgreens

BUDDY'S bar-b-q



Andy's Frozen Custard



BRAVO! ITALIAN KITCHEN

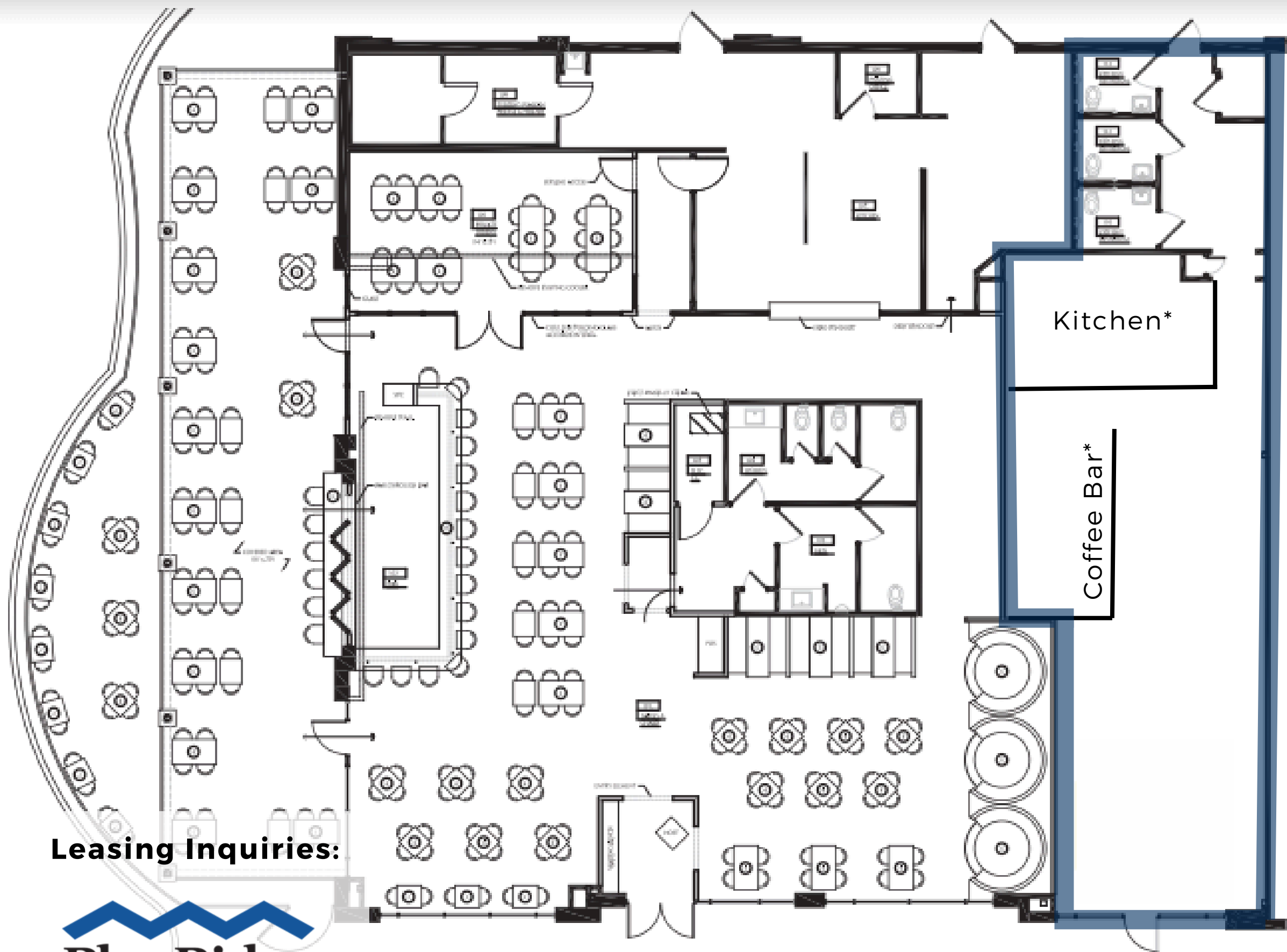


Cherokee Country Club



# FLOOR PLAN

- 3 Private Restroom Stalls
- Exposed Ceilings
- Flexible Seating
- Built-out with Prep Kitchen and Serving Counter



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\*Not to scale



# TRAFFIC COUNT



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# DEMOGRAPHICS

according to data provided by CoStar

	1 mile	3 miles	15 Min. Drive
Population	3,788	49,030	229,274
Households	1,842	22,523	97,055
Median Age	36.50	37.50	36.10
Median HH Income	\$45,901	\$61,424	\$57,998
Daytime Employees	14,034	45,130	115,591
Population Growth '23 -	▲ 1.74%	▲ 2.41%	▲ 6.93%
Household Growth '23 -	▲ 1.68%	▲ 2.32%	▲ 7.14%

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### CONSUMER SPENDING

	3 mile Households
Education & Daycare	\$45,725,945
Health Care	\$33,220,462
Transportation & Maintenance	\$172,673,866
Household	\$114,186,411
Food & Alcohol	\$182,360,707
Entertainment, Hobbies & Pets	\$106,180,363
Apparel	\$33,912,361

