

NEW DEVELOPMENT

14,100 SF Retail Building, Ground Lease, or Built-to-Suit Subdividable Building

OPPORTUNITY

- Multi-tenant 14,100 SF building to be built - Demisable opportunities (1,000 to 14,100 SF sizes), ground lease, or built-to-suit singular tenant opportunities
- Seeking strong local, regional and national retailers and restaurants to join this growing center

LOCATION HIGHLIGHTS

- Situated in the booming Woodfield Park retail hub with new and existing retailers
- Located at the gateway between downtown Knoxville, just 5 miles away, and to the entrance of the most visited national park in America, the Great Smoky Mountains National Park, boasting over 10 million visits per year
- Traffic Counts:
 - 33,958 AADT on Chapman Highway
 - 14,947 AADT on W. Governor John Sevier Highway

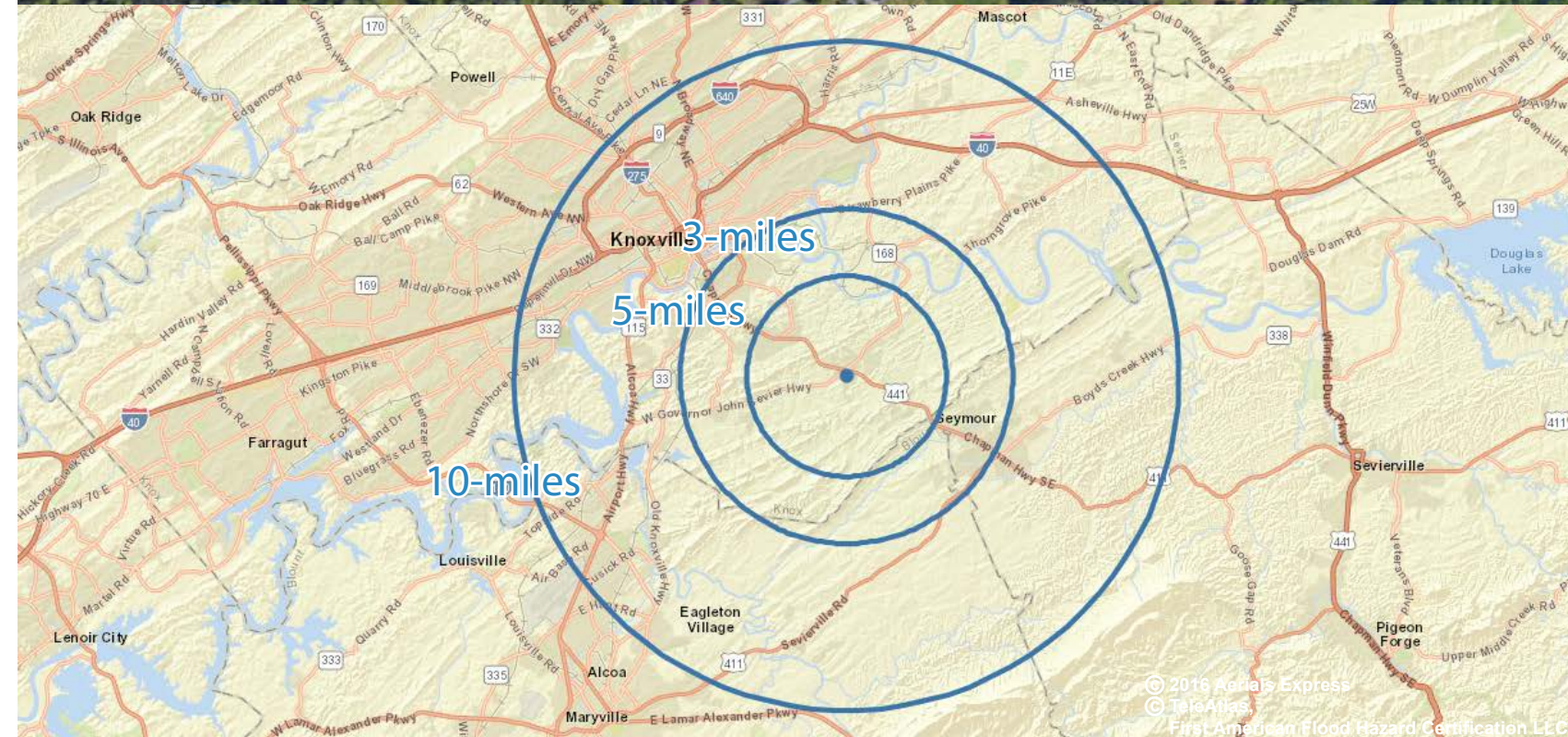
THE CENTER

- Anchored by high-volume Food City Grocery Store
- Shadow-anchored by a regional Lowe's Improvement Store and multiple pad users including Chick-Fil-A, CVS, Sonic, McDonald's
- 3 signalized entrances into the center
- NEW: 306 multi-family apartment development project located adjacent to the center

DEMOGRAPHICS (2023 Estimates)

	POPULATION		HOUSEHOLDS		AVERAGE HH INCOME		BUSINESSES/EMPLOYEES
3 MILE	11,882	3 MILE	5,093	3 MILE	\$81,937	3 MILE	395/4,632
5 MILE	40,408	5 MILE	17,604	5 MILE	\$77,325	5 MILE	1,054/11,331
10 MILE	219,771	10 MILE	91,670	10 MILE	\$75,774	10 MILE	8,877/155,135

[WATCH PROPERTY VIDEO](#)



South Grove Shopping Center - Pad Opportunity

7562 – 7644 Mountain Grove Drive

Knoxville, Tennessee 37920

Site Plan



Suite	Tenant	SF
1100 - 2000	New Retail Development	14,100
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
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



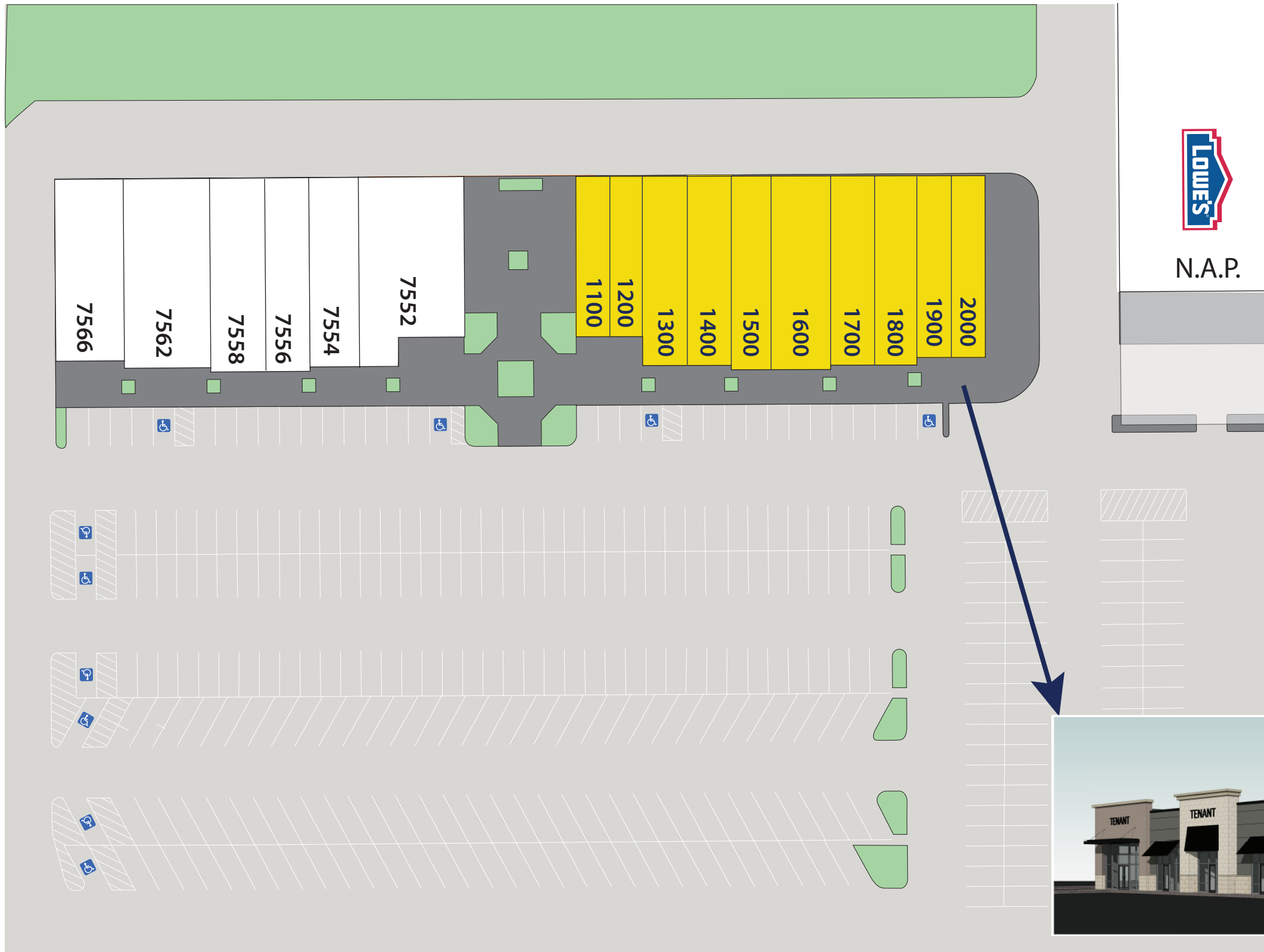
Site of the Future Retail 14,100 SF Building

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, please contact:
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www.broadreachretail.com

Site Plan



SUBDIVIDABLE BUILT-TO-SUIT DEVELOPMENT OPPORTUNITY

- Suites range from 1,100 - 14,100 SF
- Sizes are negotiable

EXISTING RETAIL BUILDING

Suite	Tenant	SF
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
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