

Grassy Creek Development

6701 Oak Ridge Hwy
Knoxville, TN 37931



Grassy Creek Development

Grocery Anchored

- Overview
- Aerial Map
- Location
- Site Plan
- Food City Info
- Spaces for Lease
- Demographics
- Disclaimer
- Contact Info

BY THE NUMBERS

30 Acres

PROJECT SIZE

15

BUILDINGS

3,046

TRADE AREA NEW HOMES

52,910 VPD

2022 COMBINED TRAFFIC

VITAL DATA

LOCATION

6701 Oak Ridge Hwy, Knoxville, TN 37931
35°59'15" N, 84° 2'46" W

INTERSECTION

 Oak Ridge Hwy 30,730 VPD ('22)	Schaad Road 22,180 VPD ('22)
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DELIVERY

2021

DEMOGRAPHICS

	Trade Area	3 Mile Radius
Population	42,531	45,940
Avg HH Income	\$64,538	\$61,863
10 Yr Growth	31.4%	28.6%

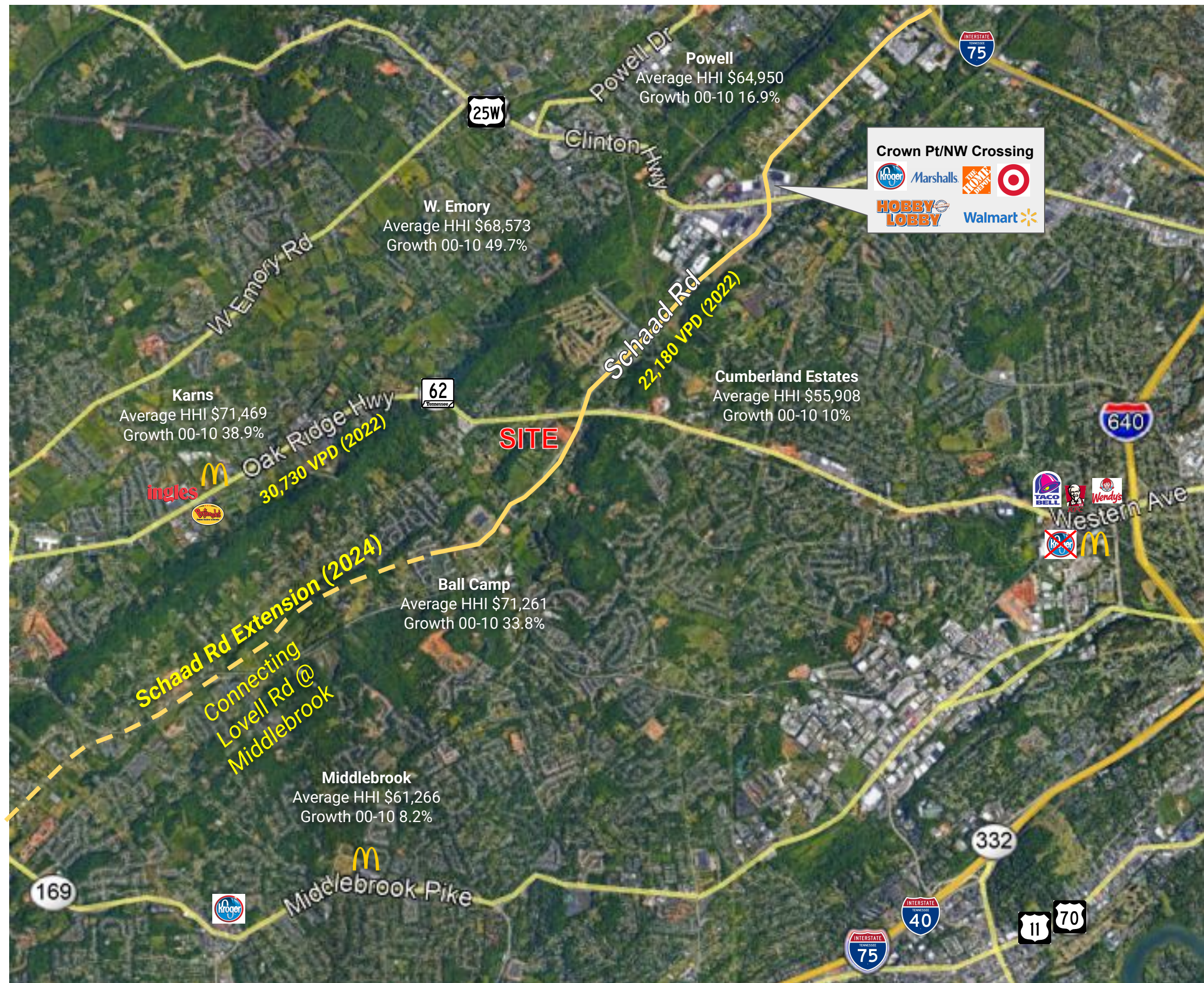
HIGHLIGHTS

- **Anchored by Food City grocery store** opened April 2021. Food City (KVAT Food Stores) is the 33rd largest grocer in the US with 127 stores and 16,000+ employees across Tennessee, Georgia, Virginia and Kentucky, and sales exceeding \$2B.
- **Freestanding, endcap and shop space opportunities, and pad-ready sites** for sale, ground lease or build-to-suit.
- **Intersection of Oak Ridge Hwy and Schaad Road**, Oak Ridge Hwy (TN-62) has recently been widened to 5 lanes and connects Karns with Downtown Knoxville. Schaad Road is a new 5 lane ring road to connect I-75 in N. Knoxville with I-40/75 in W. Knoxville, on track for 2024 completion.
- **Combined Traffic Count of 52,910 VPD** upon 2024 completion of Schaad Road (CDM Smith TIA). Current combined traffic count of 34,410 VPD has been reduced due to road construction.
- **Limited inventory, High growth area** with great schools, and over 3,046 new homes approved in the trade area. This is one of the few areas in Knox County with remaining developable land for residential growth.
- **Easy access and visibility** via new project roads signalized at Oak Ridge Hwy and the new Schaad Road.
- **Serving the growing Karns community of Knoxville**, convenient to employees in the CBD, Pellissippi Technology Corridor, Oak Ridge National Lab/DOE Installation and the University of Tennessee.

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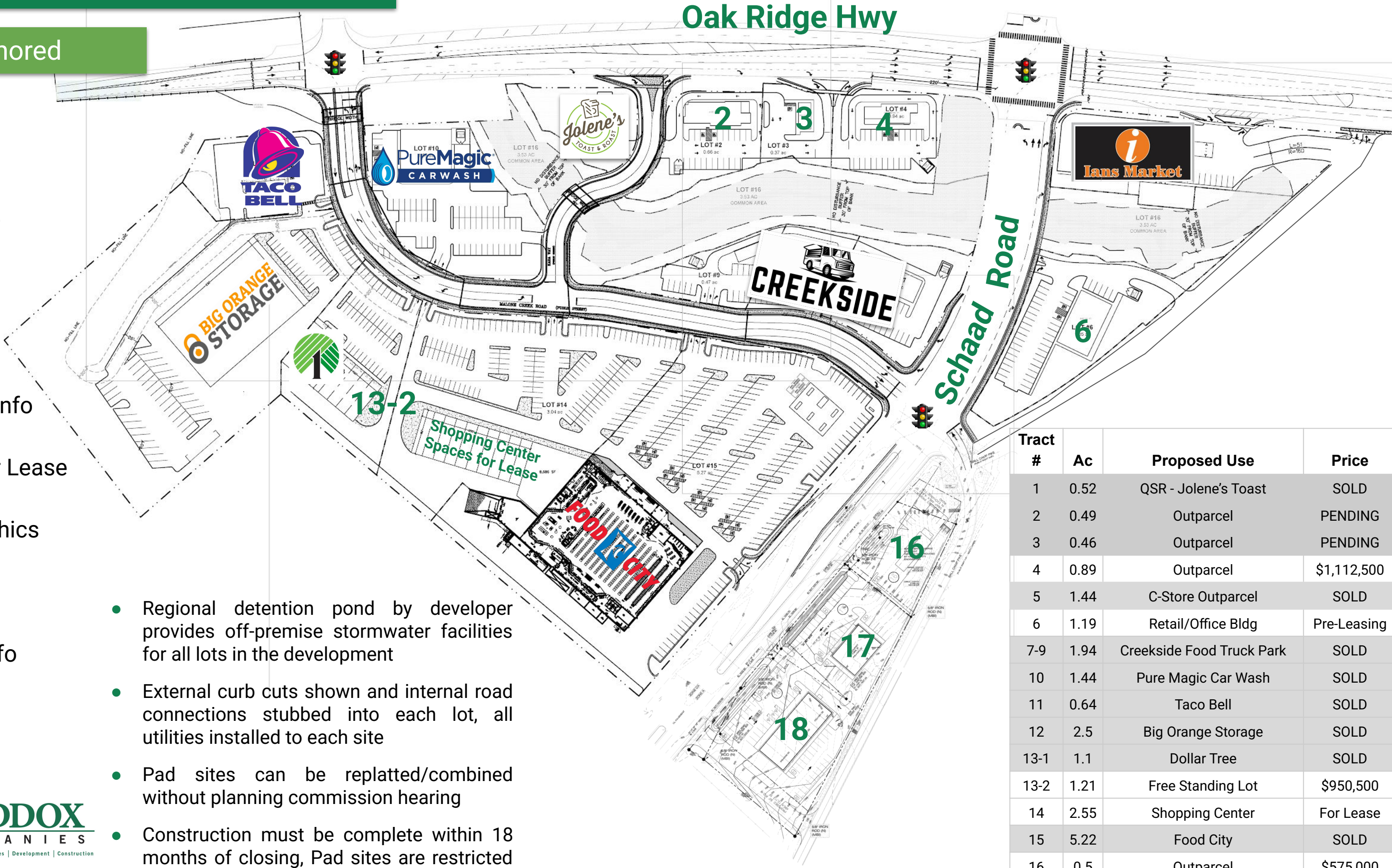
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SITE PLAN

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- Regional detention pond by developer provides off-premise stormwater facilities for all lots in the development
- External curb cuts shown and internal road connections stubbed into each lot, all utilities installed to each site
- Pad sites can be replatted/combined without planning commission hearing
- Construction must be complete within 18 months of closing, Pad sites are restricted against development as shopping centers.



Tract #	Ac	Proposed Use	Price
1	0.52	QSR - Jolene's Toast	SOLD
2	0.49	Outparcel	PENDING
3	0.46	Outparcel	PENDING
4	0.89	Outparcel	\$1,112,500
5	1.44	C-Store Outparcel	SOLD
6	1.19	Retail/Office Bldg	Pre-Leasing
7-9	1.94	Creekside Food Truck Park	SOLD
10	1.44	Pure Magic Car Wash	SOLD
11	0.64	Taco Bell	SOLD
12	2.5	Big Orange Storage	SOLD
13-1	1.1	Dollar Tree	SOLD
13-2	1.21	Free Standing Lot	\$950,500
14	2.55	Shopping Center	For Lease
15	5.22	Food City	SOLD
16	0.5	Outparcel	\$575,000
17	1	Outparcel	\$1,150,000
18	1	Outparcel	\$1,150,000

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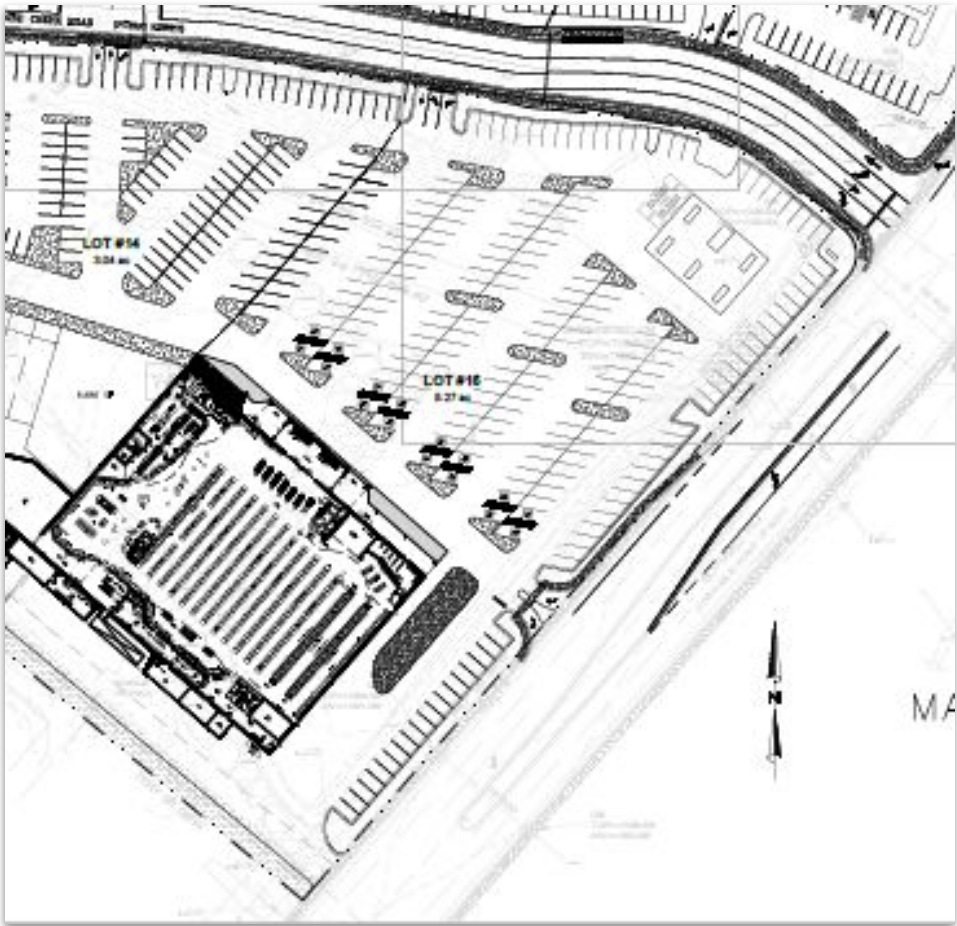
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Food City (KVAT Food Stores, Inc.)

- Anchored by new Food City grocery store that opened in March 2021.
- Food City (KVAT Food Stores) is the **33rd largest grocer in the US** with 129 stores and 16,000+ employees across Tennessee, Georgia, Virginia and Kentucky, and sales exceeding \$2B.
- Food City, successor to hometown brand White Stores, is a **longstanding leader in the Knoxville market.**
- Sponsor of the annual Bristol Motor Speedway **NASCAR Food City 500** and Food City 300 races.



2018 Rank	2017 Rank	Company	Fiscal Year-end Sales (000)	No. of Supermarkets	Top Banners	Employees (Total or Full-time Equivalents)	Website
33	34	K-VA-T Food Stores Inc. Abingdon, Va.	\$2,046,720	129	Food City Super Dollar Discount Foods	6,875	www.foodcity.com



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Shop Spaces For Lease

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- New Delivery
- Adjoins New Food City
- Estimated NNN's: \$4.50 PSF
- \$22/SF T.I. Allowance
- 6.43 spaces / 1,000 SF
- RTU's set by Landlord

Unit	Size	PSF NNN
6736	1,500 SF	Ice Cream
6734	1,600 SF	Hair
6732	800 SF	Pets
6730	2,400 SF	Dentist
6728	1,600 SF	Nails
6726	2,100 SF	\$30.50
6722	7,000 SF	Clinic

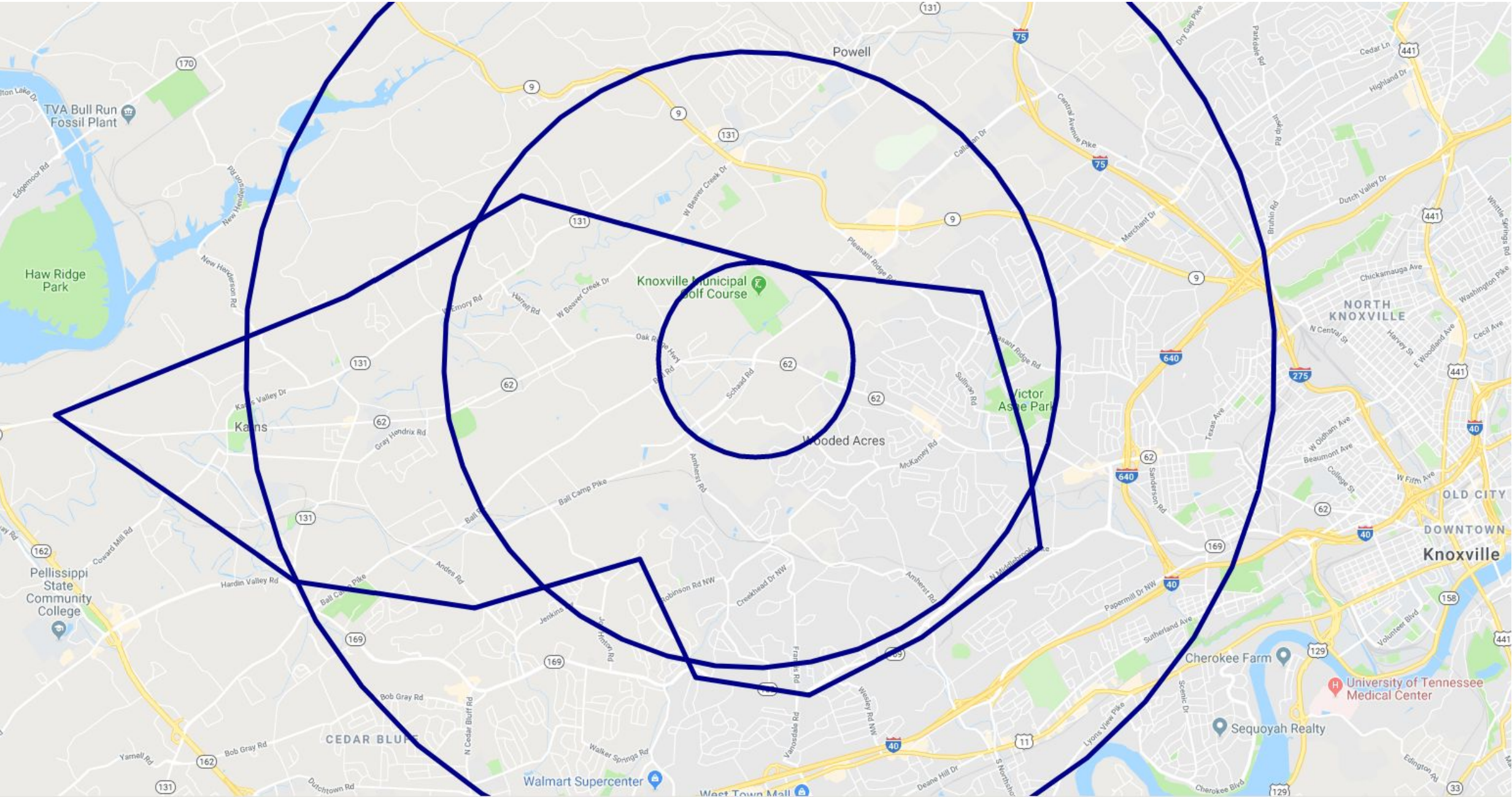


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LOCAL TRADE AREA & 1-3-5 MILE RADIUS

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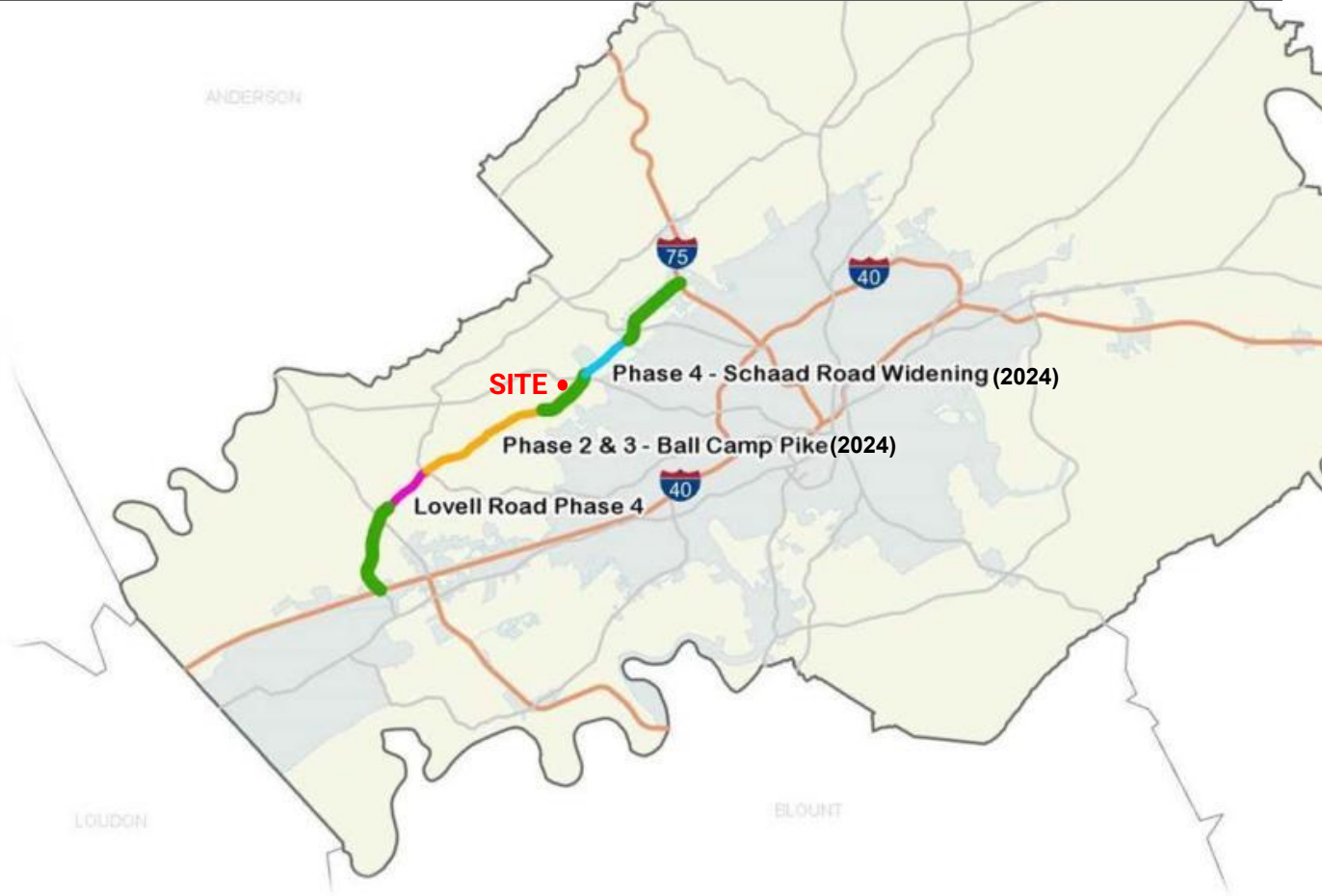


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Traffic Patterns

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- The new five-lane **Schaad Road** will be a **major arterial connecting I-40/75** at Lovell Road in West Knoxville **with the I-75** Callahan Road interchange north of downtown Knoxville
 - All phases of the Schaad Road project are being timed for **simultaneous completion in 2024**
 - Grassy Creek is at the intersection of the **new Schaad Road 5-lane** and the **primary East-West arterial in northwest Knox County**, Oak Ridge Hwy/Western Ave. (TN-62), recently five-laned.
 - The project includes a **new signalized access road** at the Oak Ridge Hwy & Schaad Road entrances, as well as addition of new turn lanes at the Oak Ridge Hwy / Schaad Rd intersection
 - Knox County's local daily traffic patterns follow highways that radiate from downtown between parallel ridges that blanket the county. This **unique topography makes Grassy Creek a natural "choke point"** - most accessible and traveled by a broad swath of northwest Knox County. Despite other shopping areas within 2-4 miles of some parts of the trade area as the crow flies, traffic to those other areas funnels past Grassy Creek due to topography. Schaad Road will be the **only continuous north-south arterial** in this quadrant of the county.



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	1 Mile		3 Mile		5 Mile	
Overview						
Population	2,995		53,049		131,799	
Households	1,334		21,662		56,253	
Persons per Household	2.25	<div><div>91</div></div>	2.42	<div><div>98</div></div>	2.32	<div><div>94</div></div>
Household Median Income	\$84,660.08	<div><div>123</div></div>	\$76,004.2	<div><div>110</div></div>	\$67,830.23	<div><div>98</div></div>
Household Median Disposable Income	\$75,605.94	<div><div>122</div></div>	\$68,438.56	<div><div>110</div></div>	\$60,770.54	<div><div>98</div></div>
Household Median Discretionary Income	\$57,934.19	<div><div>126</div></div>	\$54,047.9	<div><div>117</div></div>	\$45,548.75	<div><div>99</div></div>
Average Income Per Person	\$47,597.48	<div><div>125</div></div>	\$39,875.6	<div><div>105</div></div>	\$38,784.99	<div><div>102</div></div>
Median Rent	\$1,448.8	<div><div>121</div></div>	\$1,434	<div><div>120</div></div>	\$1,351.05	<div><div>113</div></div>
Median House Value	\$365,254...	<div><div>107</div></div>	\$364,563...	<div><div>107</div></div>	\$357,345...	<div><div>105</div></div>
Households in Poverty	83 (6.2%)	<div><div>45</div></div>	1,899 (8.8%)	<div><div>64</div></div>	7,155 (12.7%)	<div><div>93</div></div>
Household Median Wealth	\$88,488.44	<div><div>114</div></div>	\$86,136.35	<div><div>111</div></div>	\$74,170.4	<div><div>95</div></div>
Average Age	42.59	<div><div>105</div></div>	39.74	<div><div>98</div></div>	39.27	<div><div>97</div></div>
Median Age	42.45	<div><div>109</div></div>	38.07	<div><div>98</div></div>	37.13	<div><div>95</div></div>
Households with Children	270 (20.2%)	<div><div>7</div></div>	5,598 (25.8%)	<div><div>99</div></div>	13,885 (24.7%)	<div><div>95</div></div>
High School Graduate or Higher	2,033 (93%)	<div><div>104</div></div>	34,394 (93.6%)	<div><div>104</div></div>	84,691 (92.3%)	<div><div>103</div></div>

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Popstats

Grassy Creek Shopping Center

6736 Malone Crk Dr, Knoxville, TN 37931

Benchmark: State

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ABOUT MADDOX COMPANIES

Maddox Companies, founded in 1979 in Knoxville, Tenn, has a track record of working on properties along the I-75 corridor from Louisville, KY to Tampa, FL. We lease, sell and manage office, retail, industrial, multifamily, development sites and general commercial properties across the Southeast. We develop shopping centers, office buildings, business parks, industrial facilities, residential subdivisions, apartments and sports/entertainment venues. As an unlimited license general contractor, we handle projects ranging from commercial buildings, tenant finish and remodeling to land development and business park developments. Our team maintains real estate brokerage licenses, unlimited general construction licenses, and property management certifications across multiple southern states to allow full-service, turnkey execution of development, management and brokerage strategies.

Maddox Companies has been active in the International Council of Shopping Centers, Urban Land Institute and the International Real Estate Institute (RPM) since its inception, and is a BBB accredited business , with an A+ rating.



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