

**7419 Middlebrook Pike,
Knoxville, TN 37909**

Leasing Inquiries:



865-470-4868



RETAIL SPACE FOR LEASE

**\$22.00 PSF NNN
+\$4.50 PSF in NNN charges**

**Middlebrook Commons
Retail Center**

**2,670 SF
Available**

Leasing Inquiries:



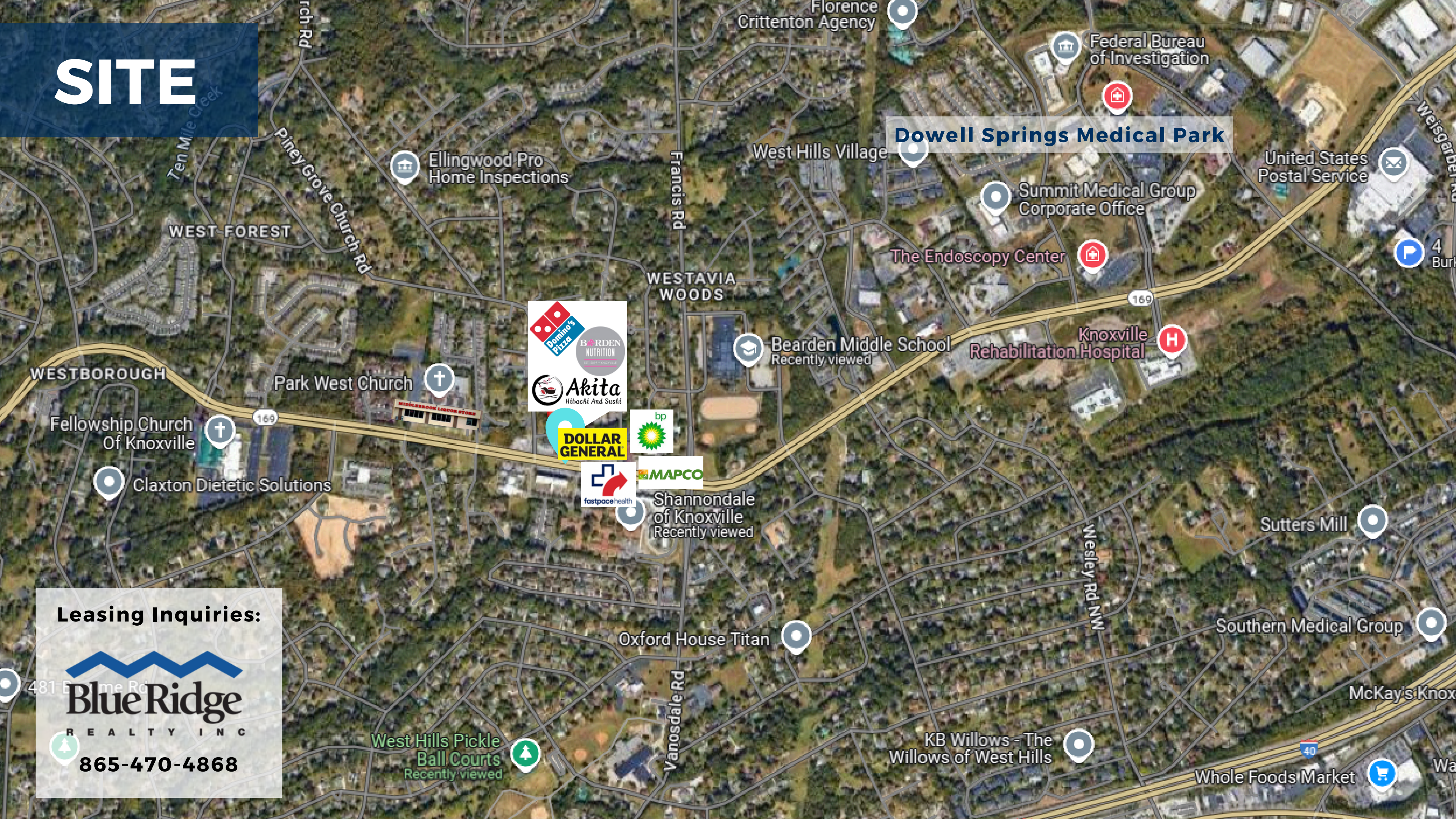
865-470-4868

PROPERTY HIGHLIGHTS

- Highly Visible Inline Space in Fully-Leased Retail Center
- Located off Middlebrook Pike (18,000 CPD)
- Nearby Retail Tenants: Domino's Pizza, Bearden Nutrition, Akita, Dollar General, Laundromat, Liquor Store, Urgent Care
- Walking distance to Bearden Middle, residential & retirement communities
- 1.5 mi to Dowell Springs Medical Office Park



SITE



Dowell Springs Medical Park

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Blue Ridge
REALTY INC

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1st Gen Space

- Space is in dark shell condition ready to be customized to Tenant's needs
- Owner offering a buildout allowance

**YOUR COMPANY
HERE**

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TRAFFIC COUNT

Middlebrook Pike
18,013 CPD

Weisgarber Rd
19,165 CPD

I-40
209,711 CPD

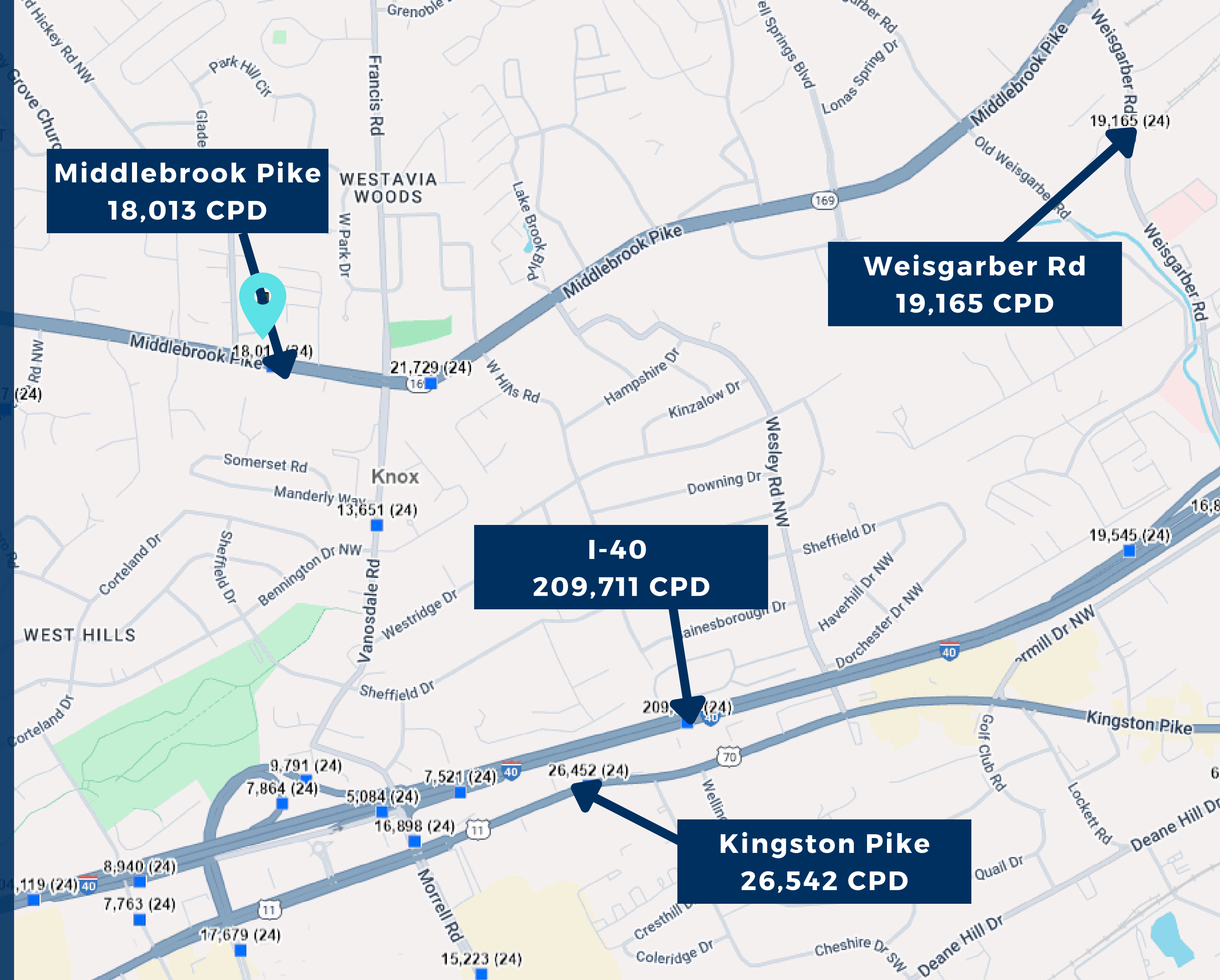
Kingston Pike
26,542 CPD

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DEMOGRAPHICS

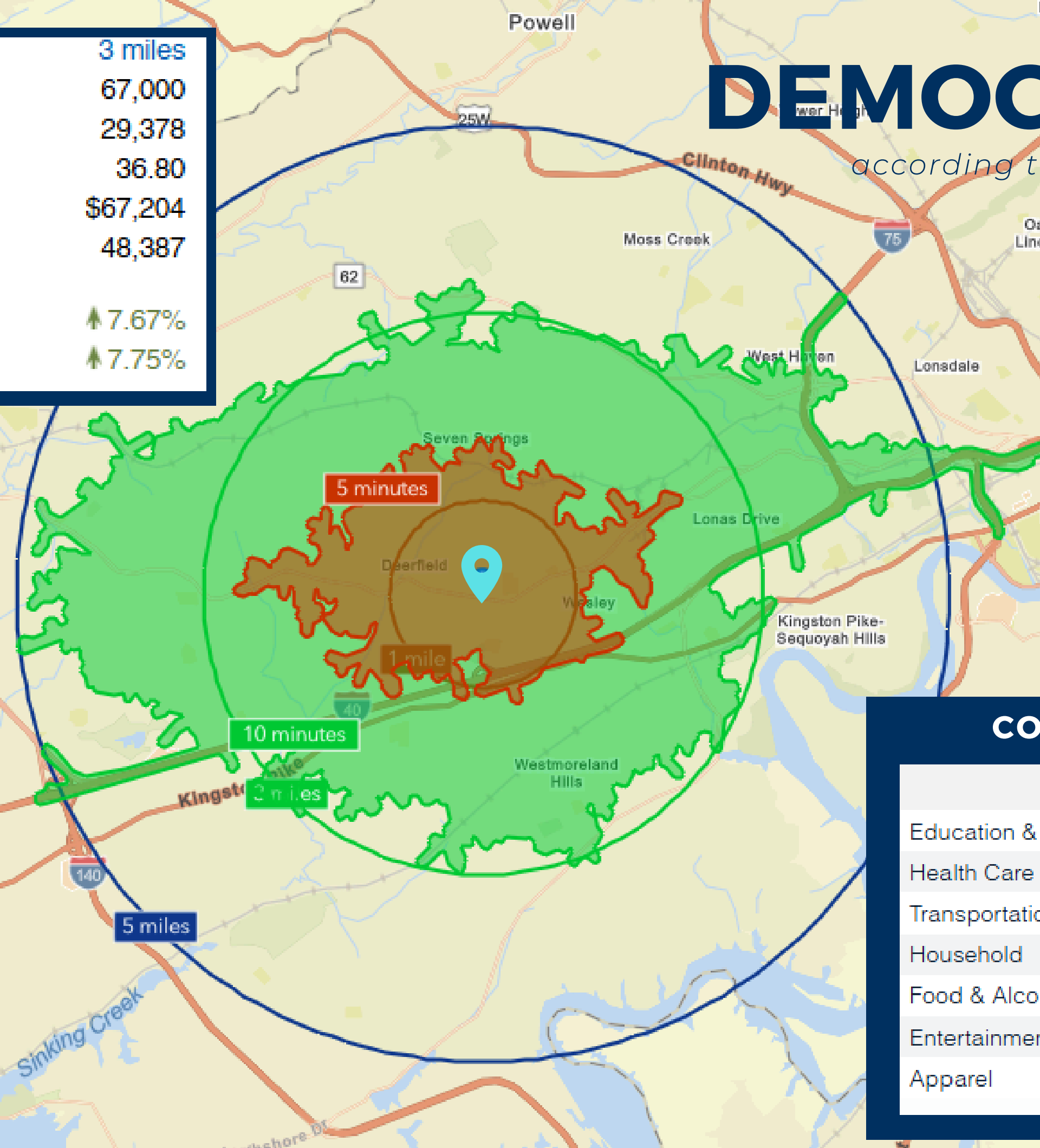
according to data provided by CoStar

	1 mile	3 miles
Population	8,777	67,000
Households	3,789	29,378
Median Age	37.80	36.80
Median HH Income	\$62,886	\$67,204
Daytime Employees	4,006	48,387
Population Growth '24 - '29	↑ 7.64%	↑ 7.67%
Household Growth '24 - '29	↑ 7.71%	↑ 7.75%

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CONSUMER SPENDING

	5 miles Households
Education & Daycare	\$125,342,672
Health Care	\$98,861,818
Transportation & Maintenance	\$504,364,990
Household	\$327,459,471
Food & Alcohol	\$526,036,125
Entertainment, Hobbies & Pets	\$309,668,174
Apparel	\$98,642,510