

For Lease!

FOOTHILLS MALL

197 Foothills Mall Dr. Maryville, TN



435 - 35,000 SF Inline Spaces Available

Two Drive-Thru Outparcel Options



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PROPERTY DESCRIPTION

Foothills Mall is a premier shopping destination in Maryville, Tennessee, featuring over 45 stores and restaurants. Anchored by national retailers like Publix, Belk, TJMaxx, AMC Theater, Dollar Tree, Farmers Home Furniture and BJ's wholesale club. The mall offers a diverse range of retail, dining, and entertainment options, catering to various preferences.

Strategically located at the intersection of Alcoa Highway, Highway 321, and Highway 411, Foothills Mall is easily accessible. It's a 30-minute drive from downtown Knoxville and 10 minutes from Tyson McGhee Airport, making it convenient for locals and tourists. Its proximity to the Great Smoky Mountains National Park, attracting over 15 million visitors annually, enhances its appeal.

With its strong anchor tenants and diverse offerings, Foothills Mall is a key shopping hub in the Knoxville Metropolitan Area.

OFFERING SUMMARY

LEASE RATE:	Negotiable (NNN)
NNN FEES:	Approx. \$4.38
AVAILABLE SF:	435 - 35,000 SF
LOT SIZE:	53.87 Acres
BUILDING SIZE:	448,050 SF

PHOTOS



SITE PLAN



CURRENT RETAILERS

Suite A	Publix	48,387 SF	Suite 41	VACANT	5,335 SF
Suite B	Belk	80,959 SF	Suite 43	VACANT	438 SF
Suite C	BJ's Wholesale Club	99,825 SF	Suite 44C	Claire's	850 SF
Suite D	AMC Theaters	45,276 SF	Suite 44B	Lets Get Faded	1,051 SF
Suite E	Farmer's Furniture	18,482 SF	Suite 44A	Cruise Planners	550 SF
Suite E2	VACANT	14,921 SF	Suite 45	Smoky Mountain Coin & Jewelry	2,474 SF
Suite 9	Cancun Mexican Restaurant	4,813 SF	Suite 47	Dollar Tree	11,200 SF
Suite 12	Foothills Bridal Boutique Sweet	3,200 SF	Suite 48	C3 Arcade	1,587 SF
Suite 13	Somethings	1,088 SF	Suite 50	Collectibles & More	3,204 SF
Suite 14	Kingston Sports	5,118 SF	Suite 51	Bath & Body Works	2,000 SF
Suite 17A	VACANT	5,766 SF	Suite 52	VACANT	5,041 SF
Suite 18	Vitamin World	1,950 SF	Suite 53	Purple Mountain Creative	3,600 SF
Suite 19	Gracefully Southern Boutique	1,186 SF	Suite 54	Maryville Music Academy	3,566 SF
Suite 20	Journey's	1,690 SF	Suite 55	Gentry Mercantile	3,025 SF
Suite 21	Egyptian Taste	1,692 SF	Suite 57	Maurice's	4,870 SF
Suite 22	VACANT	1,012 SF	Suite 59	Sandwich Shop	899 SF
Suite 23	VACANT	500 SF	Suite 60	Forever Diamonds	1,887 SF
Suite 23A	VACANT	435 SF	Suite 61	Treasures Jewelers	1,794 SF
Suite 24	VACANT	2,030 SF	Suite 63	VACANT	816 SF
Suite 25	VACANT	1,151 SF	Suite 65	Hallmark	4,402 SF
Suite 26	VACANT	1,653 SF	Suite 66	Lee Nails	1,000 SF
Suite 27	Designer Touch Hair & Skin	1,500 SF	Suite 67	Devine Moon	1,500 SF
Suite 28	VACANT	1,200 SF	Suite 68	VACANT	2,205 SF
Suite 30	VACANT	8,080 SF	Suite 69	Indigo Gift Market	1,250 SF
Suite 43	VACANT	438 SF	Suite 70	Blount County Clerk's Office	1,276 SF

POTENTIAL FOR JUNIOR BOX



Suite G: Option for 9,000 SF - 35,000 SF







OUT PARCELS



BUILDING SETBACK
 PROPOSED STEPPED
 RETAINING WALL AND
 GUARDRAIL, CURRENTLY
 SHOWING (3) 5FT WIDE 4FT
 TALL STEPS, TO BE FIELD
 VERIFIED.

EXIST. UTILITY
 EASEMENT

LEGEND

PROPOSED OUTPARCELS	
	NEW OUTPARCEL • BUSINESS / RETAIL
	NEW OUTPARCEL • RESTAURANT w/ DRIVE-THRU
NEW OUTPARCEL SF TOTALS	
D. 9,325 SF TOTAL	
• 6,400 = BUSINESS / RETAIL	
• 2,925 = RESTAURANT w/ DRIVE-THRU	
E. 2,624 SF TOTAL RESTAURANT w/ DRIVE-THRU	
	REQUIRED BUILDING SET BACK
	EXISTING PROPERTY LINE

PARKING CALCULATIONS:

REQUIRED PARKING:

- RESTAURANT W/ DRIVE-THRU = 1 PER 100 SF, PLUS 1 PER 4 OUTDOOR SEATS
- BUSINESS / MERCANTILE = 1 PER 200 SF

TOTAL OUTPARCEL SF = 11,950 SF

- 6,400 SF TOTAL BUSINESS / RETAIL = REQUIRES 32 PARKING SPACES
- 5,550 SF TOTAL RESTAURANT w/ DRIVE-THRU = REQUIRES 56 PARKING SPACES

- TOTAL PARKING REQUIRED = 88 SPACES
- TOTAL PARKING PROVIDED = 62 SPACES
- PARKING SURPLUS = CURRENTLY SHOWING 26 DEFICIENT



TRUE
 NORTH

1 PROPOSED - SITE PLAN ENLARGED
 1" = 100'-0"

SURROUNDING RETAIL



Represents Traffic Counts

Source: ©2024 Kalibrate Technologies (Q2 2024).
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REGIONAL MAP



DEMOGRAPHICS

POPULATION

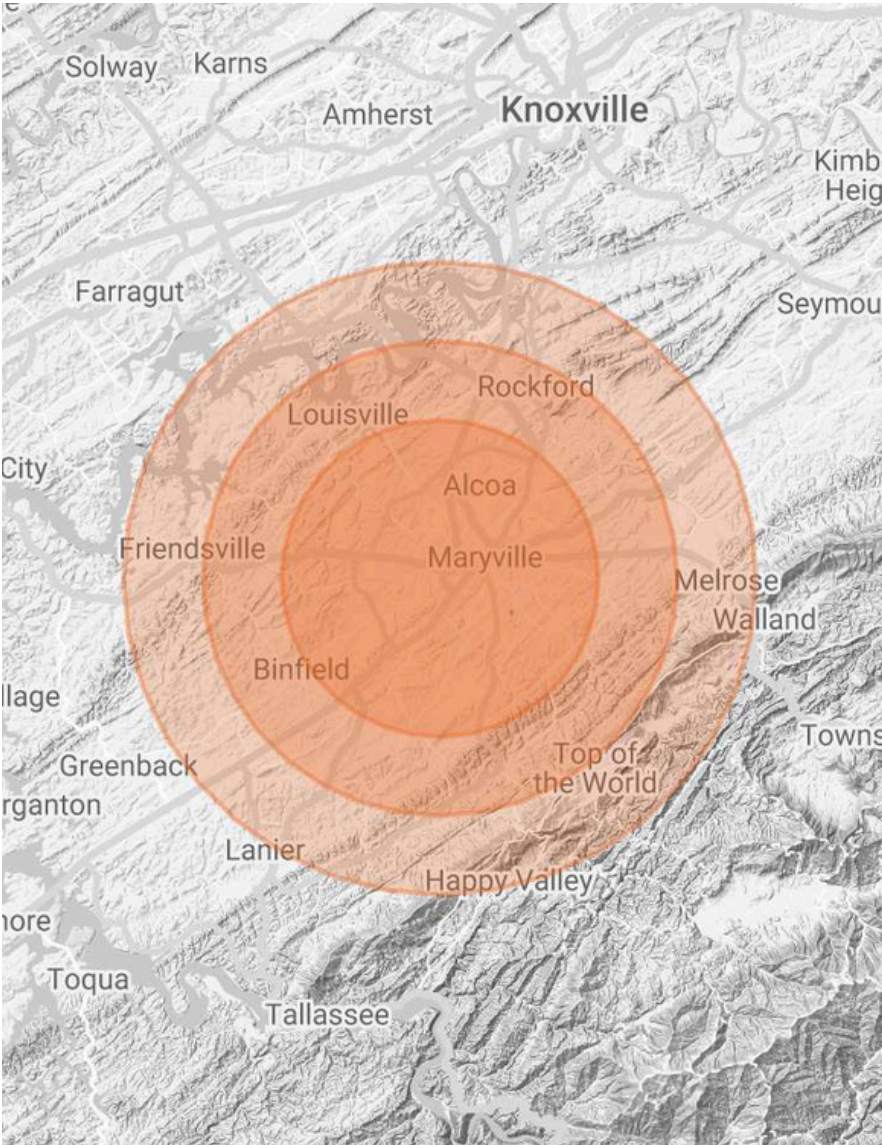
	5 MILES	7.5 MILES	10 MILES
TOTAL POPULATION	78,239	106,553	156,429
AVERAGE AGE	42	43	43
AVERAGE AGE (MALE)	40	41	42
AVERAGE AGE (FEMALE)	43	44	44

HOUSEHOLDS & INCOME

	5 MILES	7.5 MILES	10 MILES
TOTAL HOUSEHOLDS	31,409	42,843	62,640
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$85,613	\$88,225	\$101,249
AVERAGE HOUSE VALUE	\$324,374	\$339,204	\$392,377

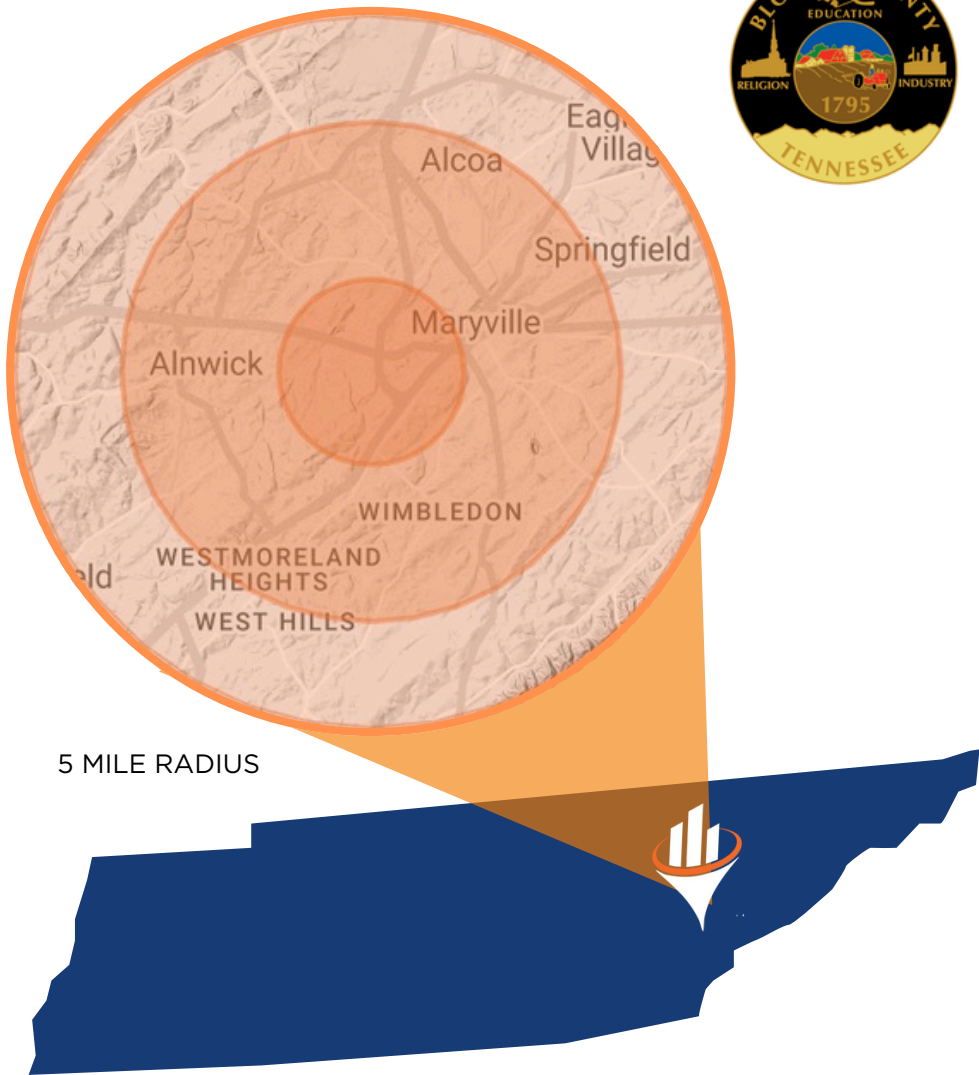
RACE

	5 MILES	7.5 MILES	10 MILES
TOTAL POPULATION - WHITE	66,637	91,686	135,473
TOTAL POPULATION - BLACK	2,857	3,419	4,422
TOTAL POPULATION - ASIAN	1,023	1,207	2,414
TOTAL POPULATION - HAWAIIAN	24	30	47
TOTAL POPULATION - AMERICAN INDIAN	295	441	565



FACTS AND FIGURES

City: Maryville
 Mayor: Andy White
 Website: maryvillegov.com
 County: Blount
 State: Tennessee



POPULATION



78,239
POPULATION



42
MEDIAN AGE



31,409
HOUSEHOLDS

EDUCATION



36.9%
HIGH SCHOOL GRADUATE



29.2%
SOME COLLEGE



27.1%
BACHELORS/GRAD/PROF DEGREE

INCOME



\$85,613
MEDIAN HOUSEHOLD INCOME



\$38,524
PER CAPITA INCOME



\$282,891
MEDIAN NET WORTH

EMPLOYMENT



58.3%
WHITE COLLAR



27%
BLUE COLLAR



14.7%
SERVICES



3.3%
UNEMPLOYMENT RATE

EMPLOYMENT & ECONOMY

Blount County, Tennessee

Blount County is home to several prominent employers that play a crucial role in the local and regional economy. Among the key contributors is Denso Manufacturing, a significant automotive component manufacturing facility employing over 4,000 people. Denso's presence in Maryville underscores the city's strong industrial base and its importance in the automotive supply chain.

McGhee Tyson Airport, located in Blount County, serves as a vital transportation hub for the Knoxville metropolitan area. The airport employs over 2,700 people and significantly contributes to the local economy by facilitating travel and commerce throughout East Tennessee.

In October 2023, Amazon opened a new \$200 million facility in Blount County, creating thousands of jobs and providing a substantial boost to the community's employment opportunities. This development has had a significant positive impact on the local economy, attracting additional businesses and enhancing the area's economic landscape.

Additionally, Smith & Wesson opened its new headquarters and distribution facility in Maryville in October 2023, creating over 600 jobs. The company plans to expand further in 2024 with an additional building that will house a museum and retail space, further contributing to the area's economic growth and diversification.

These major employers, combined with Maryville's strategic location and business-friendly environment, make it an attractive destination for businesses and residents alike, fostering continued economic prosperity and development.

