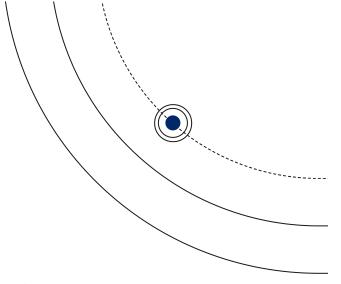


Table of Contents



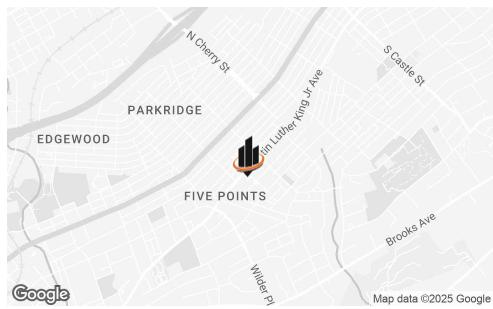
PROPERTY INFORMATION		6	LOCATION INFORMATION	
Property Summary	4		Retailer Map	7
Additional Photos	5		Location Map	8
			Regional Map	g
			Demographics Map & Report	10
			Knoxville Economy	12
			Employment & Economy	13
			University of Tennessee	14
			Nearby Amenities	15





PROPERTY SUMMARY





OFFERING SUMMARY

LEASE RATE:	\$14.00 - \$18.00 SF/yr (NNN)
AVAILABLE SF:	3,000 - 19,790 SF
ZONING:	C-G-2: General Commercial
DEMOGRAPHICS WITHIN 3 MILES:	
POPULATION:	70,228
AVERAGE HH INCOME:	\$58,289
TOTAL HOUSEHOLDS:	30,039

PROPERTY OVERVIEW

Community shopping center centrally located in a densely populated market, with 139,517 people residing within a 5-mile radius. The property offers excellent visibility, ample parking, and multiple access points from Martin Luther King Drive. It features an anchor space of 19,000 square feet with a loading dock, a glass storefront, and awnings. Additionally, there are existing covered gas pumps with tanks that are in good condition and ready for a new operator, offering low startup costs.

LOCATION OVERVIEW

This nicely maintained shopping center on Martin Luther King Jr Drive is situated just five blocks from Austin East High School. Its densely populated area provides close proximity to downtown Knoxville, the Old City, and the new baseball stadium. The location is ideal for service-oriented businesses such as a BMV, YMCA, medical centers, community colleges, senior centers, daycares, fire departments, diners/coffee shops, banks, apartment leasing offices, social services, dentists, automotive services, nail/hair salons, libraries, mid-sized grocery stores, churches, and schools.

ADDITIONAL PHOTOS







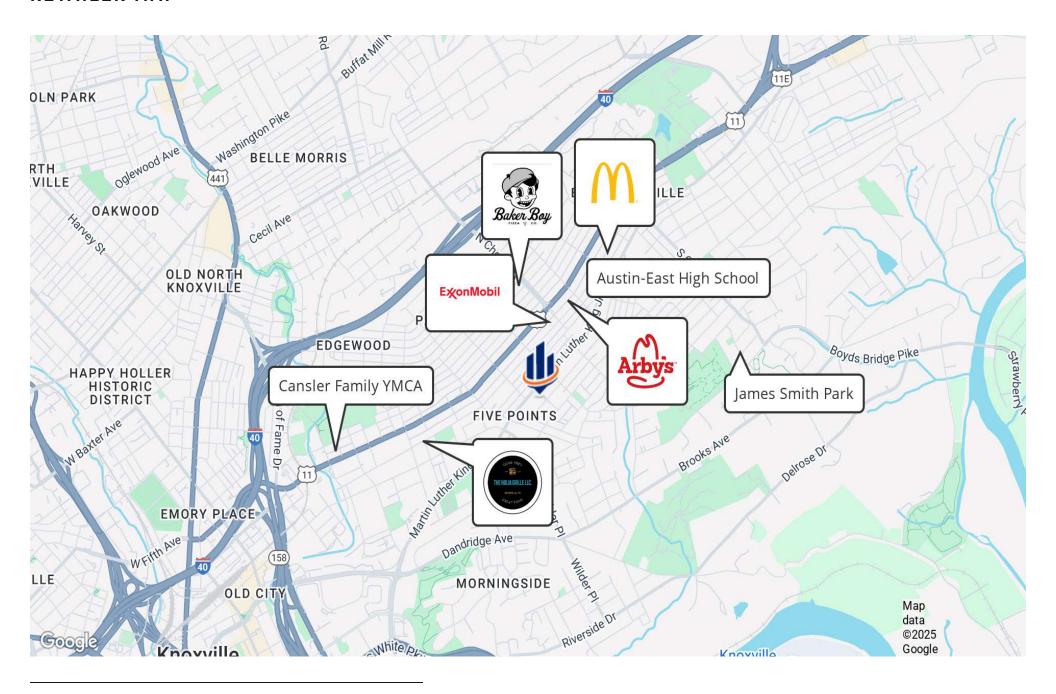




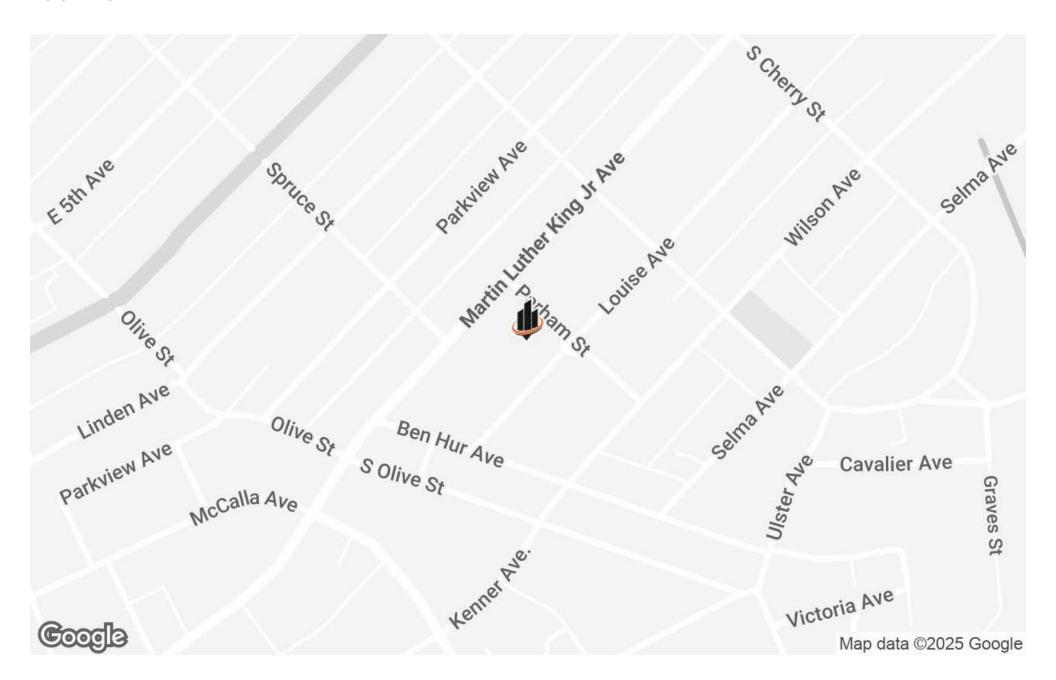




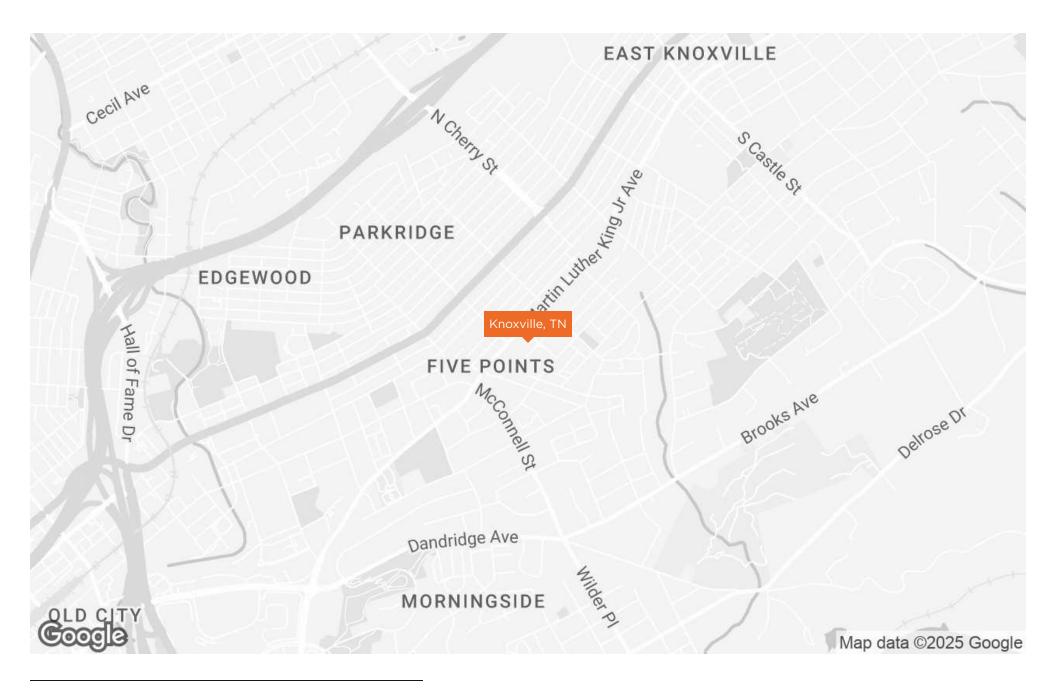
RETAILER MAP



LOCATION MAP

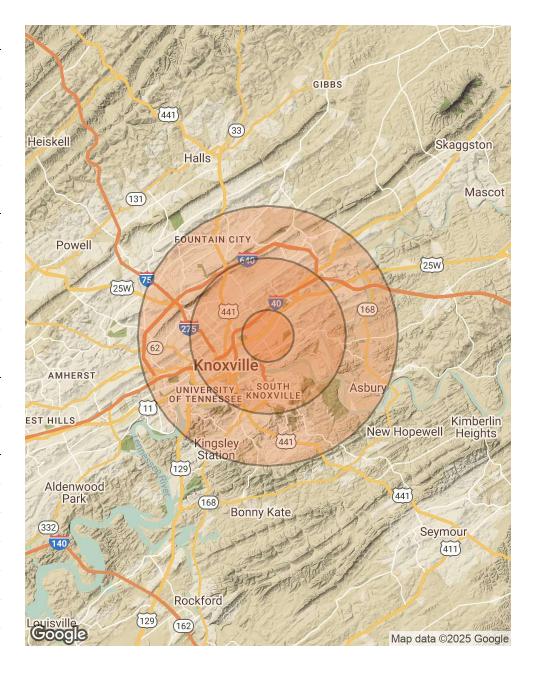


REGIONAL MAP



DEMOGRAPHICS MAP & REPORT

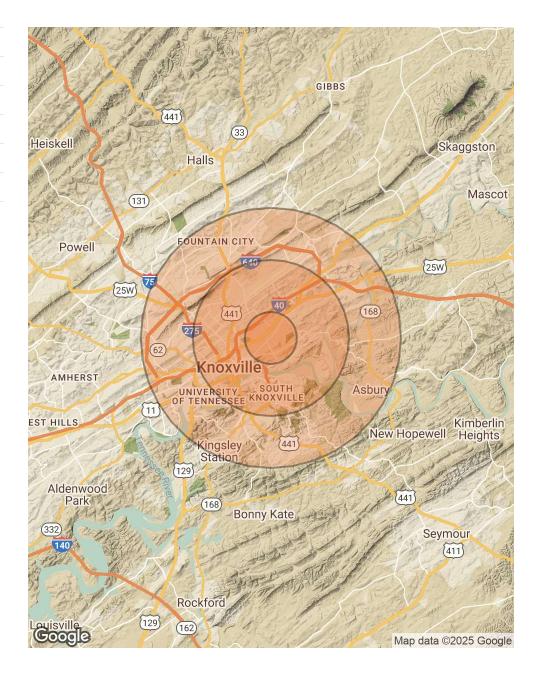
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,682	70,228	139,517
AVERAGE AGE	39	37	37
AVERAGE AGE (MALE)	38	36	36
AVERAGE AGE (FEMALE)	40	38	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,372	30,039	59,220
# OF PERSONS PER HH	2.2	2.3	2.4
AVERAGE HH INCOME	\$44,609	\$58,279	\$61,233
AVERAGE HOUSE VALUE	\$198,897	\$256,415	\$259,750
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
ETHNICITY (%) HISPANIC	1 MILE 7.8%	3 MILES 8.6%	5 MILES 9.4%
HISPANIC	7.8%	8.6%	9.4%
HISPANIC	7.8% 1 MILE	8.6% 3 MILES	9.4% 5 MILES
HISPANIC RACE TOTAL POPULATION - WHITE	7.8% 1 MILE 2,943	8.6% 3 MILES 43,562	9.4% 5 MILES 91,860
HISPANIC RACE TOTAL POPULATION - WHITE % WHITE	7.8% 1 MILE 2,943 30.4%	8.6% 3 MILES 43,562 62.0%	9.4% 5 MILES 91,860 65.8%
HISPANIC RACE TOTAL POPULATION - WHITE % WHITE TOTAL POPULATION - BLACK	7.8% 1 MILE 2,943 30.4% 5,413	8.6% 3 MILES 43,562 62.0% 16,245	9.4% 5 MILES 91,860 65.8% 26,082
HISPANIC RACE TOTAL POPULATION - WHITE % WHITE TOTAL POPULATION - BLACK % BLACK	7.8% 1 MILE 2,943 30.4% 5,413 55.9%	8.6% 3 MILES 43,562 62.0% 16,245 23.1%	9.4% 5 MILES 91,860 65.8% 26,082 18.7%



DEMOGRAPHICS MAP & REPORT

TOTAL POPULATION - HAWAIIAN	5	26	53
% HAWAIIAN	0.1%	0.0%	0.0%
TOTAL POPULATION - AMERICAN INDIAN	68	548	1,158
% AMERICAN INDIAN	0.7%	0.8%	0.8%
TOTAL POPULATION - OTHER	445	3,237	6,995
% OTHER	4.6%	4.6%	5.0%

Demographics data derived from AlphaMap



KNOXVILLE ECONOMY

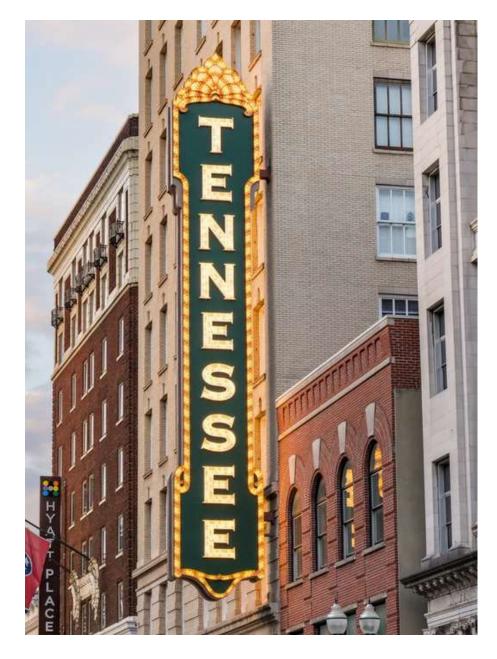


The Knoxville metropolitan area is quickly becoming a hub for technology and research activities. The region is home to several National Science Foundation-funded centers associated with the University of Tennessee, which continue to drive innovation and progress. Additionally, the Tennessee Technology Corridor, located in the region, is home to several research and development firms. As a result, the area has attracted a highly skilled workforce, which has further bolstered the local economy. With a diverse range of industries, including technology, tourism, and the arts, the Knoxville metropolitan area is poised for continued growth and prosperity.



The Knoxville metropolitan area has experienced significant diversification in recent years, which has resulted in the arrival of major employers from various industries. Companies such as Discovery, Inc. and TeamHealth have set up operations in the region, driving growth and job creation. With a focus on industries such as media and healthcare, the area has attracted a highly skilled workforce, which has further propelled the region's economic development. The influx of new businesses has also contributed to the expansion of the area's infrastructure and amenities, making it an increasingly attractive place to live, work, and visit.





EMPLOYMENT & ECONOMY

KNOXVILLE MAJOR EMPLOYERS	EMPLOYEES
U.S. Department of Energy	16,975
Covenant Health	11,963
UT Knoxville	11,197
Knox County Schools	10,118
Walmart	6,614
UT Medical Center	5,387
Clayton Homes	5,047
Denso	5,000
Roark Capital	4,608
Dollywood	4,500
Food City	4,023
State of Tennessee	3,811

The economy of Knoxville is unique and diverse, with three federal entities serving as key drivers of growth: the Tennessee Valley Authority (TVA), Oak Ridge National Laboratory (ORNL), and the National Transportation Research Center (NTRC). The city also boasts a vibrant private sector, with numerous large companies such as Pilot Flying J, the biggest truck stop chain in the country and the sixth-largest privately held company, calling Knoxville home. Over the last two decades, Knoxville's downtown area has experienced a resurgence in development and business. The waterfront district, in particular, has undergone significant transformation, with the mixed-use development, One Riverwalk, leading the way. This development has brought a plethora of multi-family units, hotels, and office space to the city's waterfront along the Tennessee River, further bolstering the area's economic growth and vitality.

UNIVERSITY OF TENNESSEE, KNOXVILLE

Established in 1794, the University of Tennessee (UT) holds the distinction of being the first public university chartered west of the Appalachian Divide. Over the years, UT has solidified its position as Tennessee's premier public research institution and flagship university. The university's significant contributions to the state's economy are evidenced by its annual economic impact of \$1.7 billion. Currently, UT has over a billion dollars worth of projects under design and construction, which are set to further stimulate the Knoxville economy. With its reputation for academic excellence and research prowess, UT continues to play a vital role in driving economic growth in the region.

ACADEMICS

11 Colleges 900+ Programs of study 360+ Undergraduate programs of study 547+ Graduate programs of study 500 Study abroad programs

38,500+

10,000+ Faculty & Staff



NEARBY AMENITIES

SEVIER AVENUE

- » Alliance Brewing
- Borderland Butterfly Garden Hi-Wire Brewing Knoxville
- Honeybee Coffee Co
 Landing House
 Redbud Kitchen

- » Regal Cinemas» South Coast Pizza» South Landing Fitness
- South Editaling TitlesSouthSide GarageSuttreeLanding Park

DOWNTOWN KNOXVILLE

- » Bijou Theatre
- Calhoun's On The River
- » Clarence Brown Theatre
- » East Tennessee Historical Society
- Knoxville Convention Center
- » Knoxville Museum of Art
- » Knoxville Visitors Center

- » Mast General Store
- Ruth's Chris Steak House
- Stock & Barrel
- » Tennessee Theatre
- » The French Market Creperie
- » Women's Basketball Hall of Fame
- » World's Fair Park
- » New Smoky Stadium Development



