



Broadway Shopping Center

2001-2085 N. Broadway | Knoxville, TN

FINANCIAL SUMMARY // BROADWAY SHOPPING CENTER

Contact for Information:

JUSTIN ANDREASIAN

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BROADWAY SHOPPING CENTER

Address	2001-2085 N. Broadway
City, State, Zip Code	Knoxville, TN 37917
GLA	113,775
Land Area	12.22 AC
Year Built	1956

TRAFFIC COUNTS

N. Broadway	31,335 VPD
E. Woodland Avenue	12,042 VPD
Interstate-40	156,950 VPD
N. Hall of Fame Drive	13,632 VPD

SPACES FOR LEASE

Suite	SF	Rental Rate NNN	Lease Type	Location
2043-A	3,000	\$13.60/SF	NNN	Main Row
2039	6,000	\$13.20/SF	NNN	Main Row
2023	8,750	\$10.29/SF	NNN	Main Row
2075	3,850	\$15.43/SF	NNN	Free Standing Outparcel w/ Drive Thru
2001 A&B	3,300	\$9.09/SF	NNN	2nd Floor Office

PROPERTY HIGHLIGHTS

- Established Grocery-Anchored Shopping Center with Signalized Entrance
- High Traffic Counts at N Broadway & E Woodland Ave Intersection (43,000 VPD)
- Extremely Dense area of Knoxville (18K Daytime Population in a 1-Mile Radius)
- Free Standing Outparcel with Drive-Thru
- 2.4 Miles from University of Tennessee Campus

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Current Population	11,016	82,788	158,349
Daytime Population	18,914	151,192	237,753
Total Housholds	5,145	34,856	69,127
Average Household Income	\$55,476	\$49,975	\$62,118

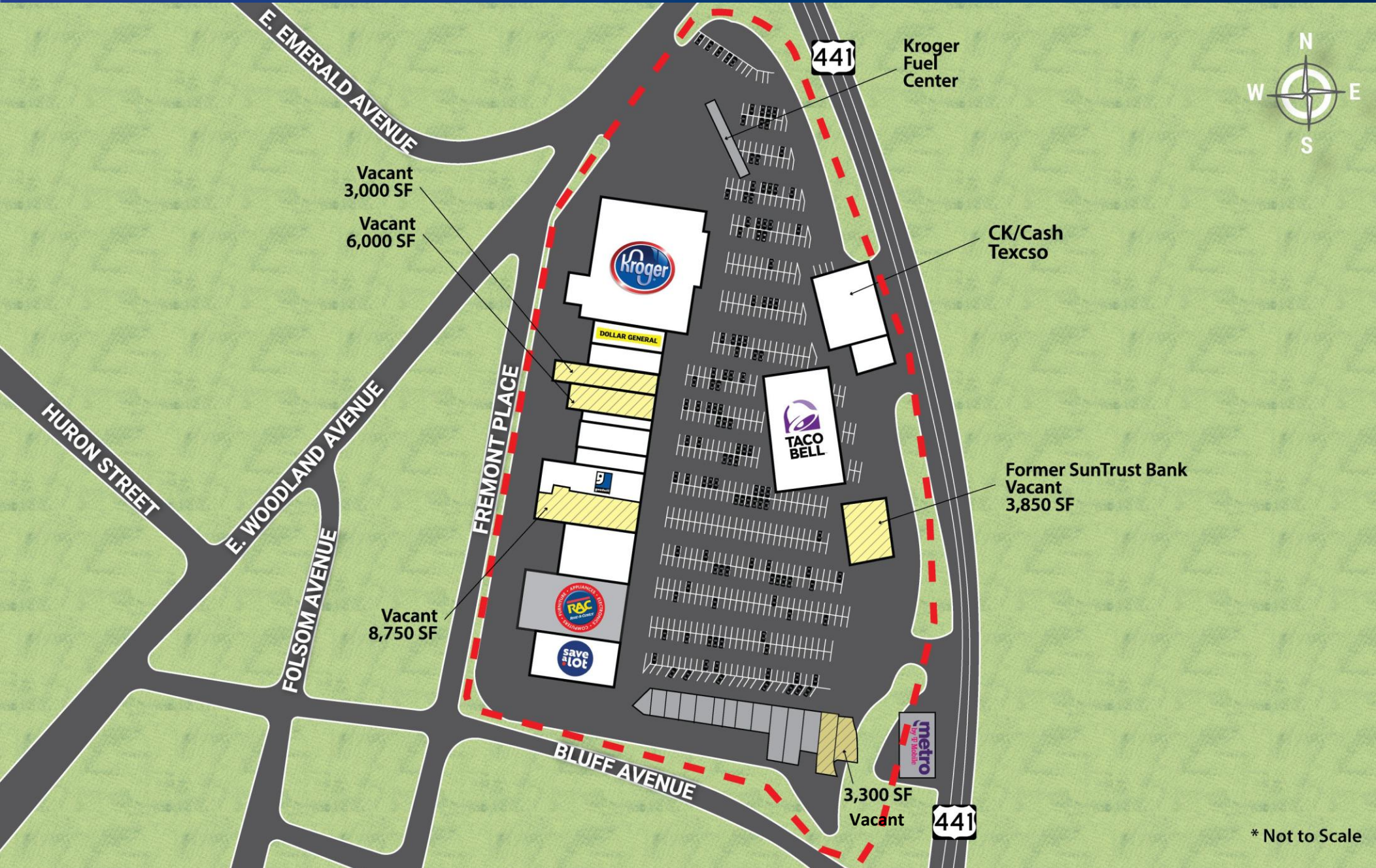
SITE PLAN // BROADWAY SHOPPING CENTER

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MARKET AERIAL // BROADWAY SHOPPING CENTER

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PROPERTY PHOTOS // BROADWAY SHOPPING CENTER

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EXCLUSIVELY LISTED BY

JUSTIN ANDREASIAN

Associate

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BROKER OF RECORD

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