



# Available

## Location Overview

The City of Crossville is located approximately 99 miles east of Nashville and 70 miles west of Knoxville along the Cumberland Plateau. Known as “The Golf Capital of Tennessee”, Crossville is home to nine premier golf courses including the 12,000 acre Fairfield Glade resort which attracts thousands of visitors annually. National travel center Buc-ee’s selected Crossville as its first Tennessee location and will open their 53,000 square foot facility in Summer 2022.

## Property Highlights:

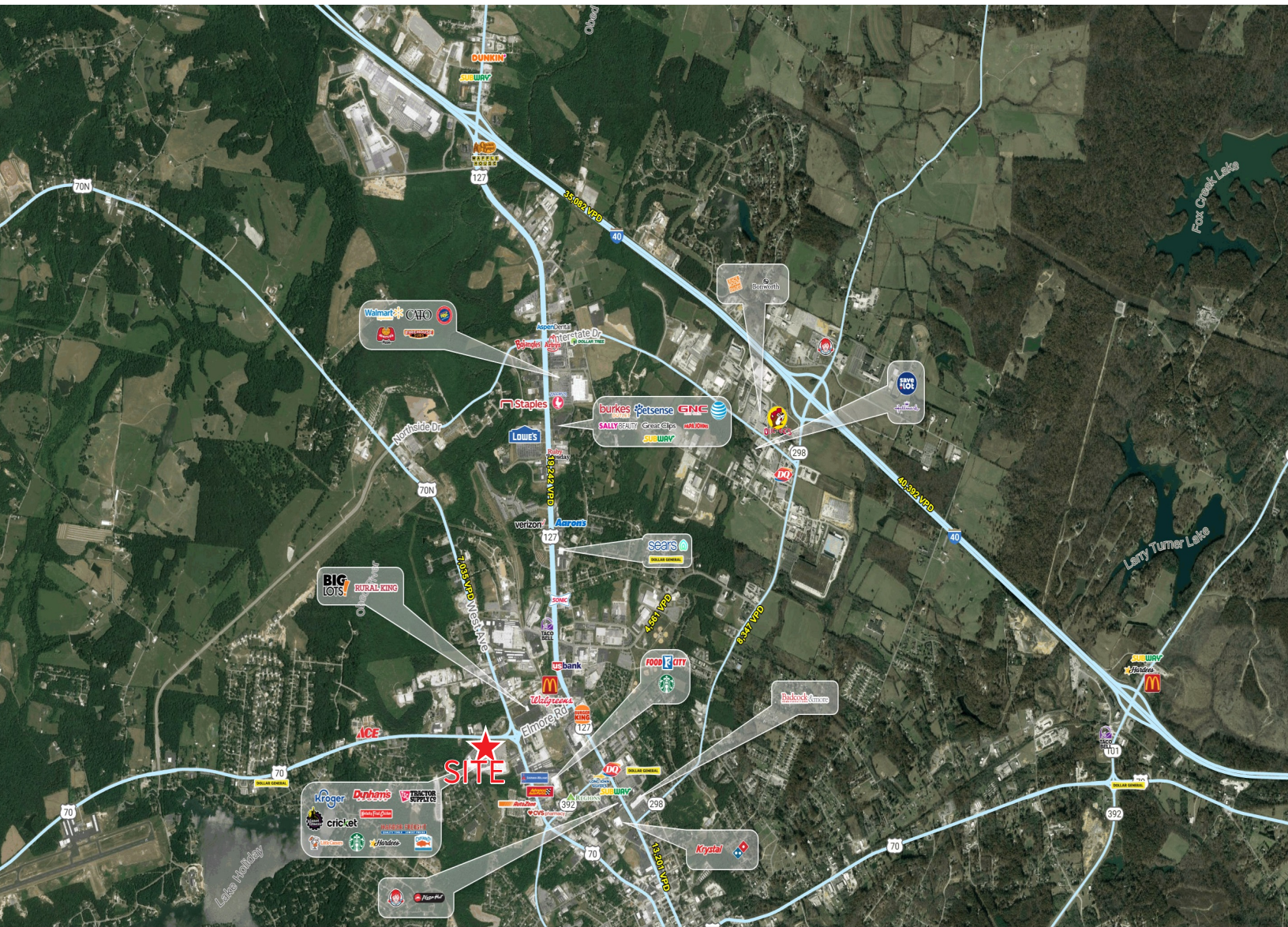
- Available: 3,270 SF & + / - 0.70 Acre Outparcel
- Anchored by Kroger, Planet Fitness, Harbor Freight, Dunham’s Sports and Tractor Supply.
- Signalized entrance along Sparta Hwy and along West Avenue
- Excellent frontage and visibility with ample parking
- Traffic Counts: Sparta Hwy (11,529 VPD) and West Ave (16,698 VPD)

Highland Square  
265 Highland Square  
Crossville, TN

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UNIT	TENANT	SF
MAJ-A1	Tractor Supply	26,790
MAJ-A2	Dunham's	34,080
MAJ-A3	Harbor Freight Tools	20,010
MAJ-B	Kroger	63,225
A100	Little Caesar's	2,800
A102-B102	Planet Fitness	13,207
C100	First Franklin Financial Corp	1,200
C102	China King	3,300
C104	Kiet's Nails	1,200

UNIT	TENANT	SF
C106	Covington Credit	1,650
C108	First Heritage Financial	1,650
D100	SKD Print, Pack, Ship Express	1,650
D102	Cellular Accessories	1,800
D104	Direct General	1,500
E100	State Farm Insurance	1,200
E102	Cricket Wireless	1,200
F100/F102	AVAILABLE	3,270
OP	AVAILABLE OUTPARCEL	0.70 AC

**5 Miles**

**24,222**  
Estimated 2022 population

**30,200**  
Daytime Population

**\$60,048**  
Average household income

**10 Miles**

**49,580**  
Estimated 2022 population

**51,437**  
Daytime Population

**\$62,609**  
Average household income

**15 Miles**

**64,022**  
Estimated 2022 population

**64,207**  
Daytime Population

**\$62,602**  
Average household income