



RETAIL PROPERTY FOR LEASE

SUBURBAN PLAZA

8025 Kingston Pike, Knoxville, TN 37919

KEVIN TRUJILLO

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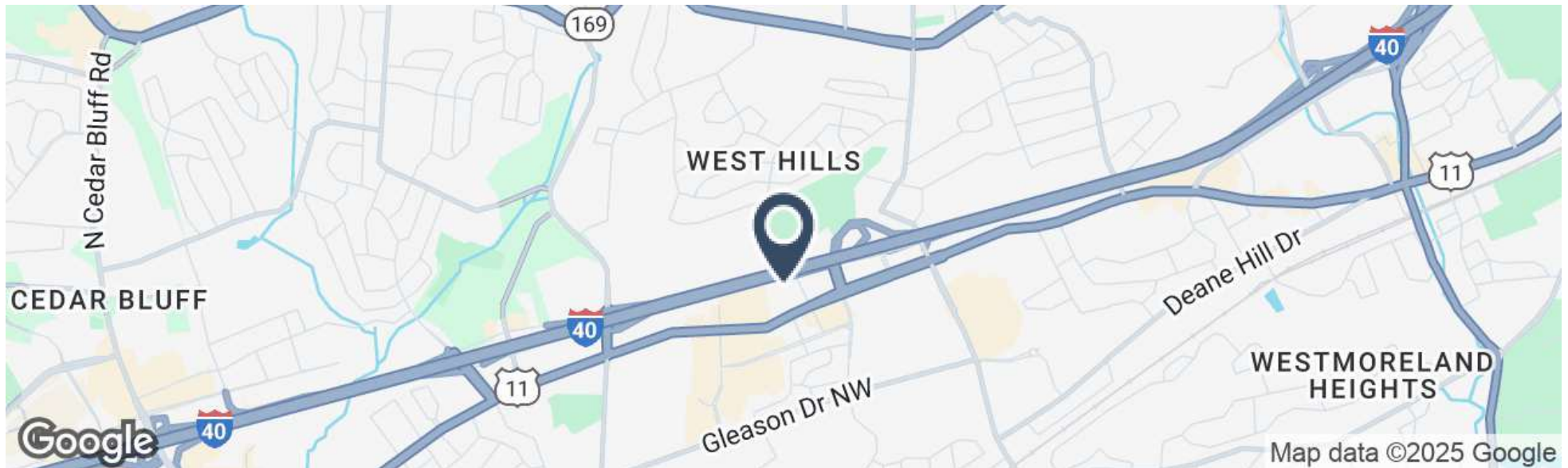
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**Baker Storey McDonald
Properties**

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PROPERTY DESCRIPTION

Suburban Plaza, a ±130,000 SF retail destination at 8025 Kingston Pike, sits prominently along Knoxville's premier shopping corridor. Anchored by Barnes & Noble, Hobby Lobby, and Trader Joe's, and located adjacent to West Town Mall, this recently refreshed center offers excellent visibility, strong traffic counts, and diverse tenancy.

PROPERTY HIGHLIGHTS

- Trader Joe's, Hobby Lobby, and Barnes & Noble anchored shopping center in the heart of West Knoxville
- Rare vacancy coming available: Between 2,000-5,000 SF
- Across from West Town Mall and surrounded by over 3 million SF of retail and office space
- High traffic counts along Kingston Pike (204,119 VPD) and immediate access to I-40/I-75



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This aerial map of the Pelham, Alabama area provides a detailed view of the retail landscape and traffic patterns. Major roads shown include I-40, I-85, I-75, and US-11. Traffic volume data is provided for several key roads: 62,700 ADT on I-40, 17,251 ADT on I-85, 148,166 ADT on I-75, 163,295 ADT on I-40, 196,701 ADT on I-85, 27,645 ADT on I-11, 207,271 ADT on I-40, 218,583 ADT on I-85, 55,194 ADT on I-75, and 18,927 ADT on I-11. The map is densely populated with retail stores, with a red arrow highlighting a specific 'SITE' near the intersection of I-40 and I-85. Other prominent retailers include Kroger, Walmart, Target, JCPenney, Home Depot, and many others. The map also shows the locations of various schools and parks, providing a comprehensive overview of the area's infrastructure and demographics.

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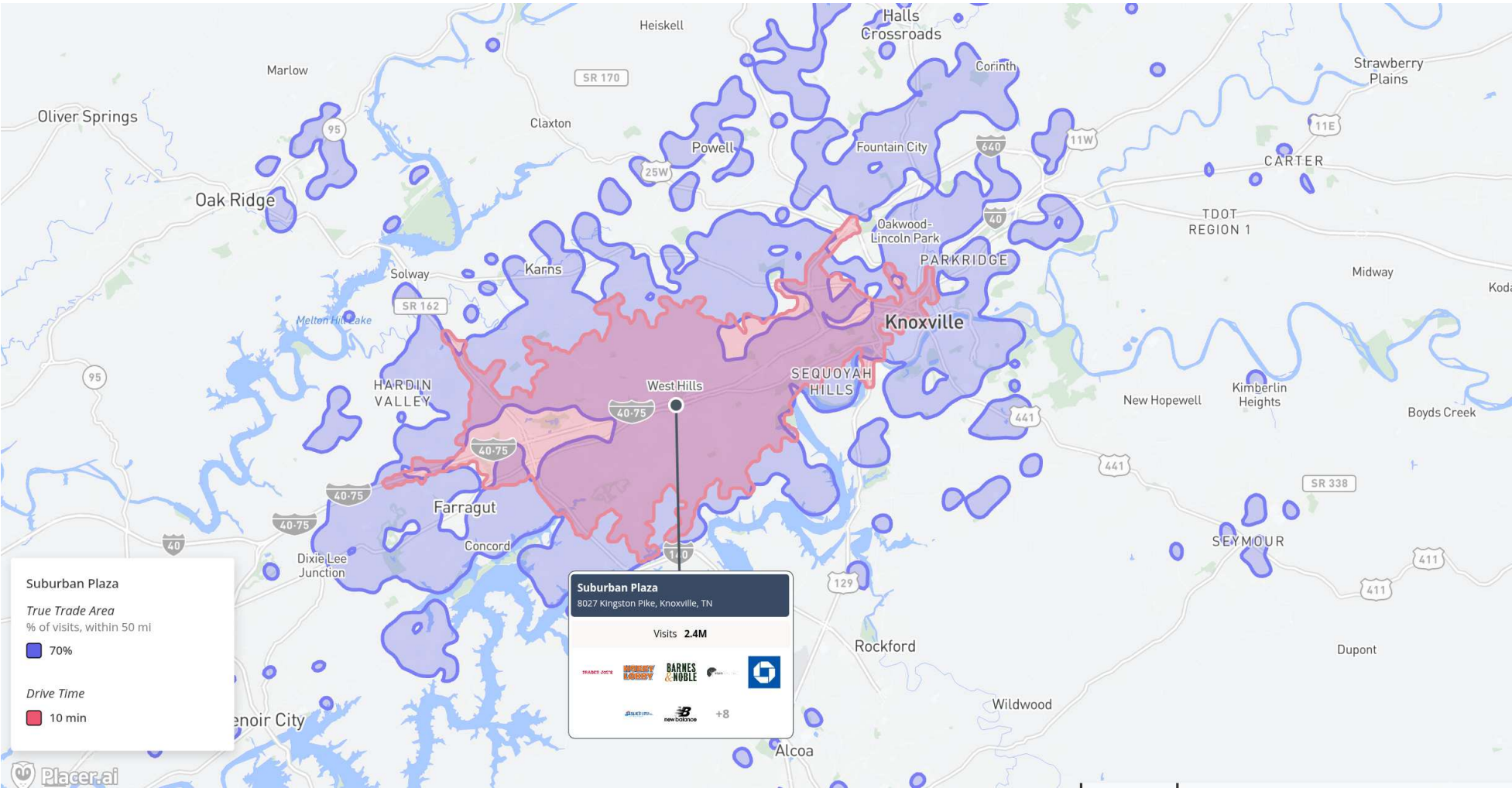


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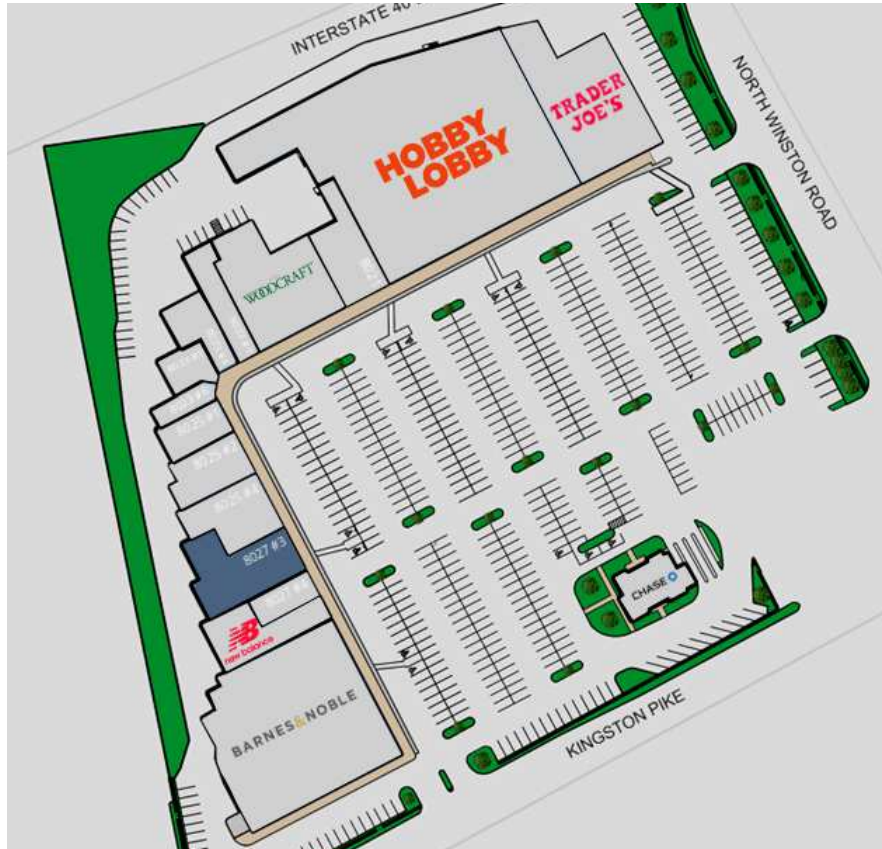
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LEGEND

Available

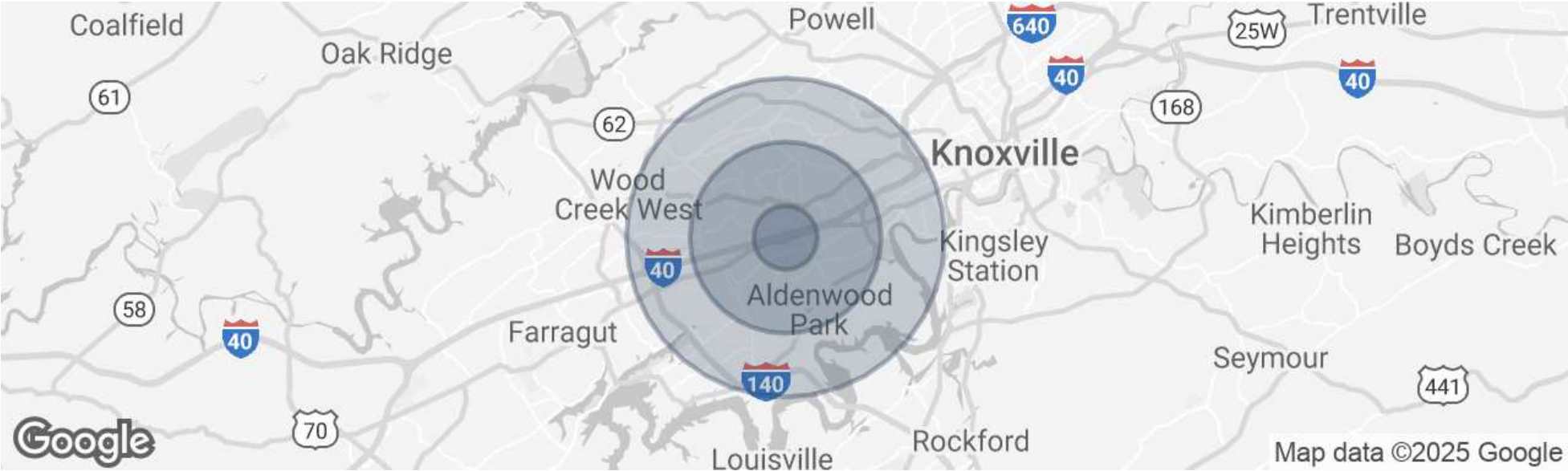
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AVAILABLE SPACES

SUITE	TENANT	SIZE
7923	Chase Bank	3,333 SF
8001	Trader Joe's	13,000 SF
8009	Hobby Lobby	42,631 SF
8021	Paul's Oasis	5,136 SF
8023 #1	Woodcraft	8,773 SF
8023 #3	Salon Centric	3,600 SF
8023 #4	Chez Guevara	2,880 SF
8023 #5	Real Hot Yoga	2,100 SF
8023 #6	Suburban Barber Shop	800 SF
8025 #1	Revitalize MD	2,994 SF
8025 #2	Eddie's Health Shoppe	3,253 SF
8025 #4	White Lace & Promises	5,953 SF
8027 #3	Available	4,400 SF
8027 #4	Max Hair & Nail Salon	1,950 SF
8027 #5	New Balance	4,530 SF
8029	Barnes & Noble	24,000 SF

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,800	72,306	145,490
Average Age	42	40	40
Average Age (Male)	39	39	39
Average Age (Female)	45	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,890	31,908	62,063
# of Persons per HH	2	2.3	2.3
Average HH Income	\$96,944	\$107,735	\$113,959
Average House Value	\$430,568	\$414,700	\$420,723

Demographics data derived from AlphaMap