



Valley View Shopping Center

Address Not Disclosed
LaFollette, Tennessee

Property Highlights

- Primary commercial corridor, 10 miles from Interstate 75 and 45 minutes north of Knoxville
- Anchored by Food Lion
- Tremendous upside potential
- Excellent exposure and access with pylon signage on TN Hwy 63
- 2 points of ingress and egress
- LaFollette is largest city in Campbell County

OFFERING SUMMARY

Lease Rate:	\$7.00 - 9.00 SF/yr (NNN)
Available SF:	1,500 - 3,000 SF
Lot Size:	4.33 Acres
Building Size:	34,536 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,561	20,038	49,646
Total Population	3,872	48,446	119,889
Average HH Income	\$89,754	\$84,368	\$85,177



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FOR LEASE



STRIP CENTER



1,500 - 3,000 SF



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FOR LEASE



STRIP CENTER



1,500 - 3,000 SF

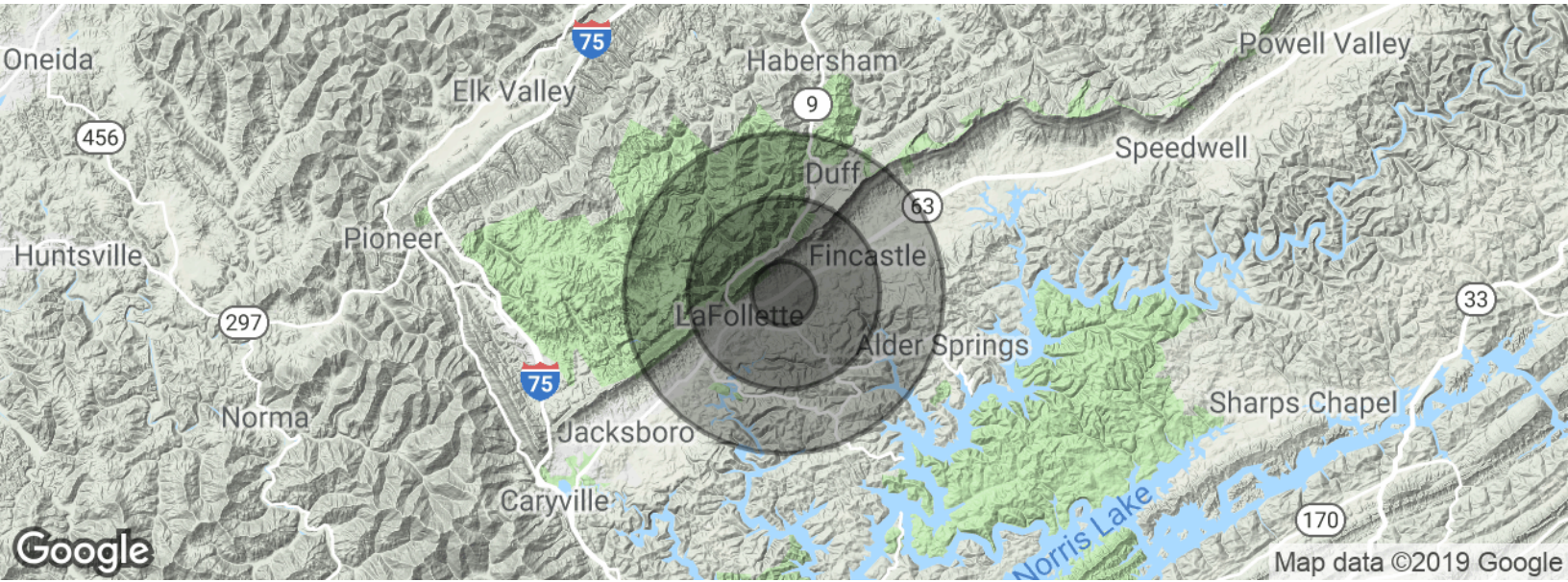


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POPULATION

1 MILE

3 MILES

5 MILES

Total population	3,872	48,446	119,889
Median age	37.5	36.4	36.8
Median age (Male)	39.7	35.2	35.8
Median age (Female)	36.5	37.1	37.6

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	1,561	20,038	49,646
# of persons per HH	2.5	2.4	2.4
Average HH income	\$89,754	\$84,368	\$85,177
Average house value	\$239,423	\$241,231	\$227,192

* Demographic data derived from 2010 US Census

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