

For Lease

# Retail Property

1,200 - 6,000 SF | \$13.50 - 14.00 SF/yr



## Powell Place

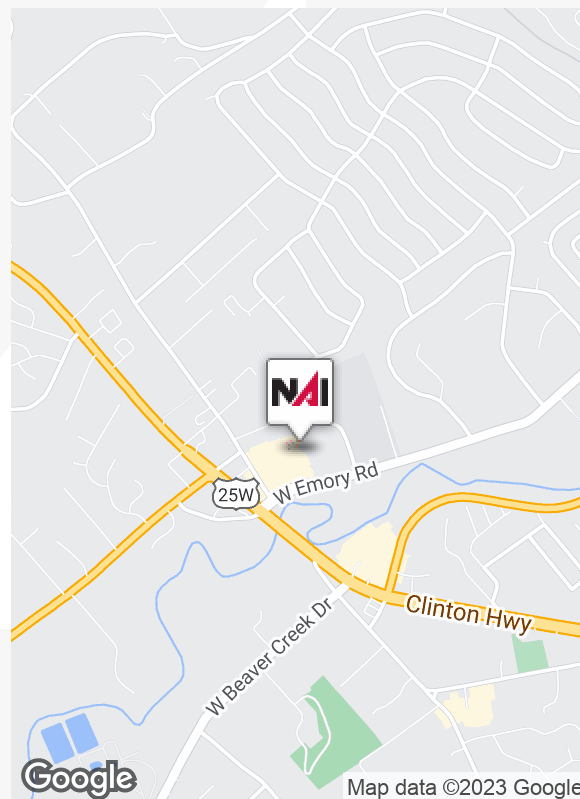
3503 W. Emory Rd  
Powell, Tennessee 37849

### Property Highlights

- Ideal for retail or service businesses
- Consistent local customer traffic
- Epicenter of Powell community

### Property Description

The proximity to the middle school and the tenancy with the church add to the community-centric appeal. Join many destination and service driven tenants. Only two vacancies for businesses to grow alongside National Brands and a thriving local tenant mix. (3541 W. Emory) 1,200 SF (3529 W. Emory) 6,000 SF  
5-year initial term  
2 month security deposit + 1st months prepaid rent required.



For more information

**Justin Sterling**

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jsterling@koellamoore.com

For Lease - 3503 W. Emory Rd

# Additional Photos

1,200 - 6,000 SF | \$13.50 - 14.00 SF/yr



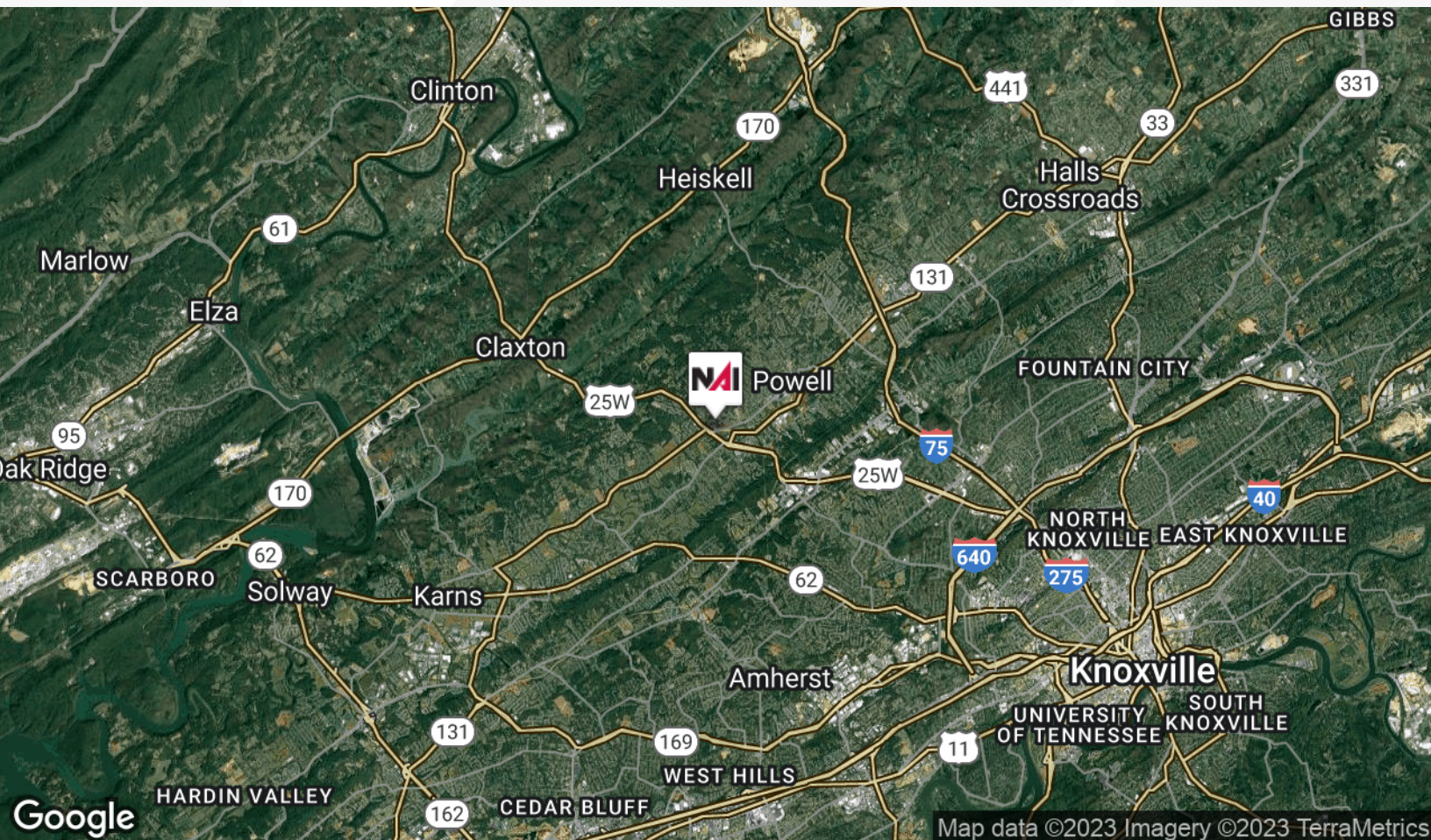
For Lease - Powell Place Shopping Center

# Location Maps

1,200 - 6,000 SF | For lease



Map data ©2023 Imagery ©2023 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GE



Map data ©2023 Imagery ©2023 TerraMetrics

For Lease - 3541 W. Emory Rd

# Additional Photos

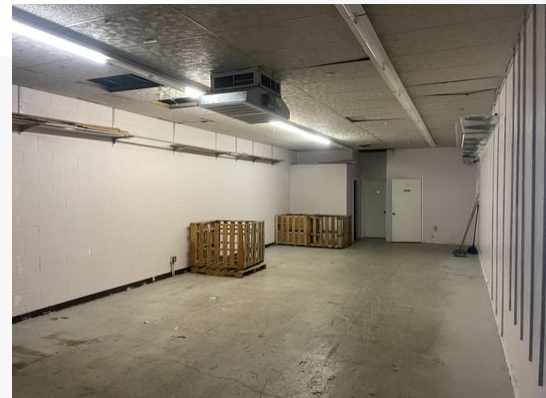
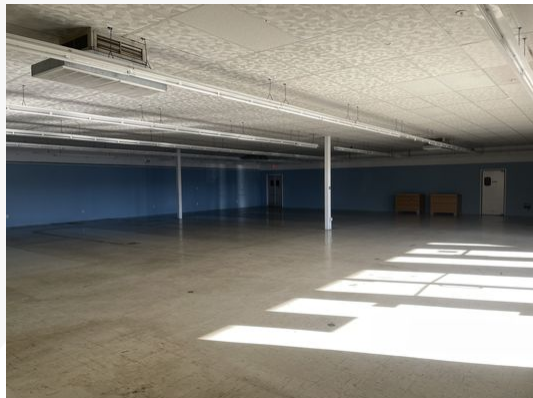
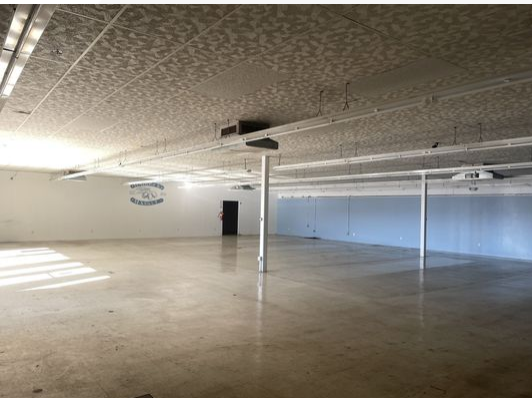
1,200 - SF | \$14.00 SF/yr (NNN)



For Lease - 3529 W. Emory Rd

# Additional Photos

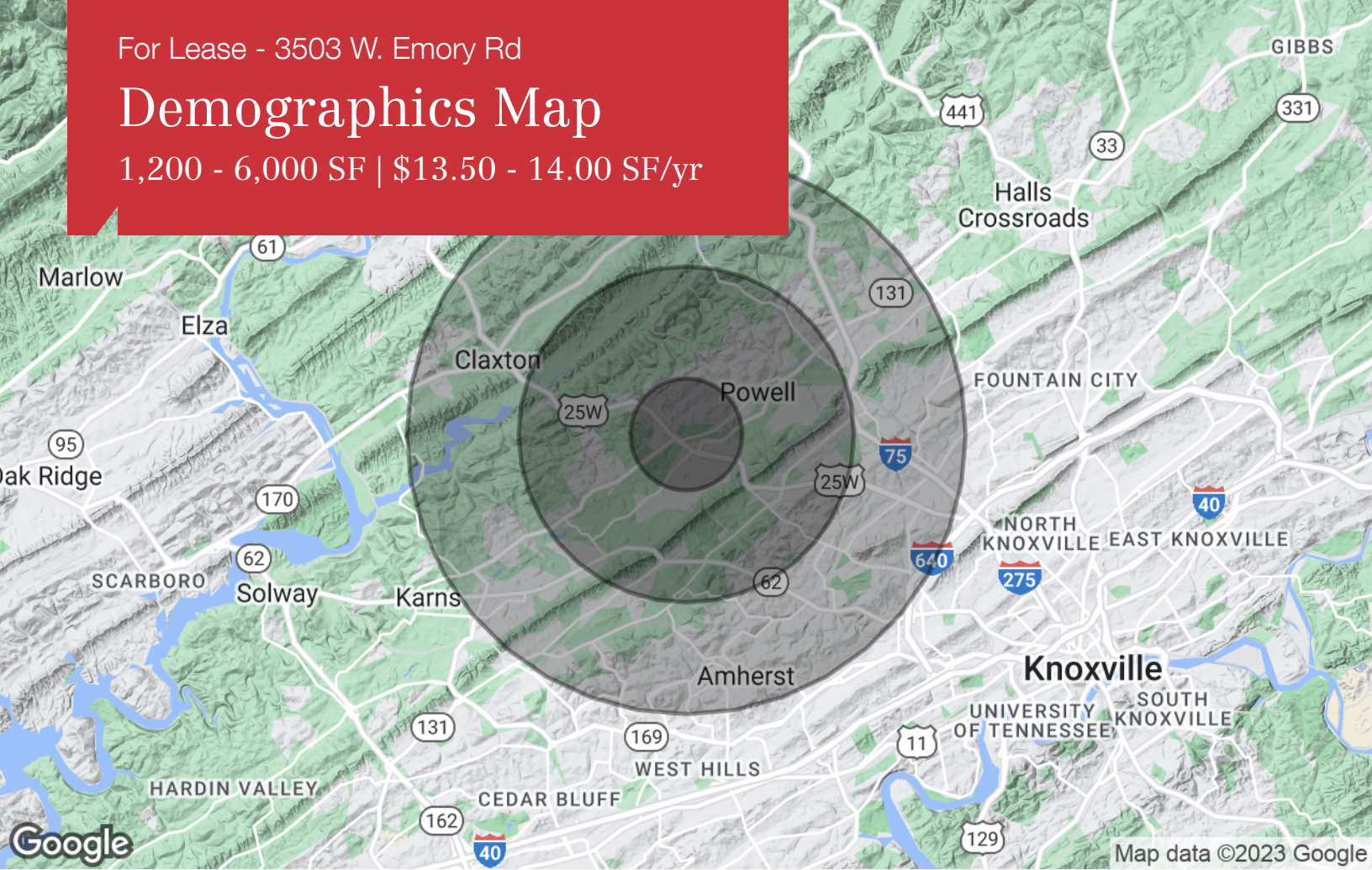
6,000 SF | \$13.50 (NNN) SF/yr



For Lease - 3503 W. Emory Rd

# Demographics Map

1,200 - 6,000 SF | \$13.50 - 14.00 SF/yr



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,214	28,081	79,794
MEDIAN AGE	38.5	37.8	37.1
MEDIAN AGE (MALE)	34.1	35.1	35.7
MEDIAN AGE (FEMALE)	41.0	39.4	38.0

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,596	10,976	32,820
# OF PERSONS PER HH	2.6	2.6	2.4
AVERAGE HH INCOME	\$66,465	\$63,487	\$60,662
AVERAGE HOUSE VALUE	\$154,647	\$148,640	\$150,271

## Race

	1 Mile	3 Miles	5 Miles
% WHITE	95.9%	94.8%	92.6%
% BLACK	2.7%	3.1%	5.6%
% ASIAN	1.1%	1.1%	1.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.4%	0.3%
% OTHER	0.1%	0.6%	0.4%

## Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	1.6%	2.2%	2.9%

\* Demographic data derived from 2020 ACS - US Census

For Lease - 3503 W. Emory Rd

# Agent Profile & Contact 1

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## Justin Sterling

Senior Retail Advisor

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cell

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### Memberships & Affiliations

NAR, TAR, KAAR

ICSC

### Professional Background

After 26 years of sales experience earning consistent achievements for performance and in 16 years dedicated to commercial real estate, Justin closed over 700 retail lease and investment transactions. Justin's recognition by industry and civic leaders is due in part to his commitment to positively impact our clients regardless of the deal size. From leasing a 1.5 Million SF retail portfolio & working with Simon Property Group (SPG), to representing notable Landlords including DDRS, Regency Centers & Ramco Gershenson, and Rialto Capital, Justin's focus is and has always been in the retail sector. Both in and outside of the industry, proactive community service and exercising volunteer leadership are part his core values. In 2015 he was appointed by the Mayor of Knoxville to serve on the Business Advisory Council he serves in leadership roles on numerous boards including as President of the East Towne Business Alliance, & as a Committee Chair for the CEO Fellowship in Nashville, TN. Currently, Justin serves on the Government Relations Committee with the state leadership team for the International Council of Shopping Centers (ICSC) and recently served as the Tennessee Legislative Coordinator for the Knoxville Area Association of Realtors (KAAR). Outside the office Justin loves quality time with his Wife, and is an avid enthusiast of performance cars and motorcycles.

For Lease - 3503 W. Emory Rd

# Retailer/Parcel Map

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