

Retail property for lease

1135 Oak Ridge Turnpike
Oak Ridge, TN 37830



Retail property for lease

Property Description

Great retail exposure on one of Oak Ridge's busiest roads. This space sits only 40ft from 28,000 cars per day. Former Work Out Anytime space available in shopping center with Jimmy Johns and Papa Murphy's. Other tenants in the center: Food City, Firehouse Subs, and HR Block. Also 1,412 SF available 12.1.21.

Get more information

Justin Cazana, SIOR, CCIM

Principal

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justin.cazana@avisonyoung.com



Property Description

Great retail exposure on one of Oak Ridge's busiest roads. This space sits only 40ft from 28,000 cars per day. Former Work Out Anytime space available in shopping center with Jimmy Johns, Papa Murphy's, and Cost Cutters. Other tenants in the center: Food City, Firehouse Subs, Papa Murphy's, HR Block.

Offering Summary

Lease Rate:	\$18.50 - 19.00 SF/yr (NNN)
Available SF:	1,412 - 5,500 SF
Lot Size:	0.53 Acres
Building Size:	10,000 SF



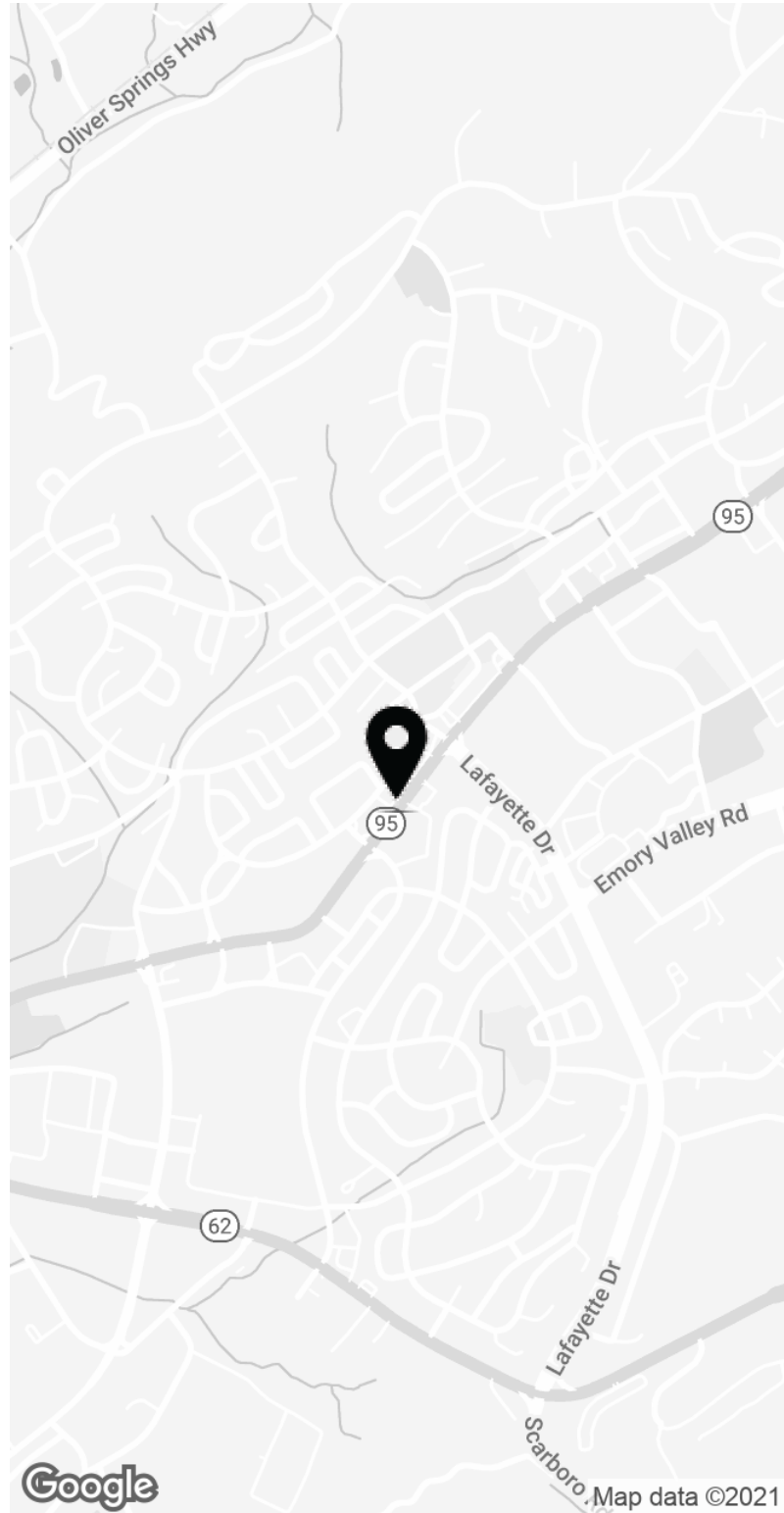
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Available Spaces

Suite	Tenant	Size (sf)	Lease rate
1135	Available	5,500 SF	\$18.50 SF/yr
104	Available	1,412 SF	\$19.00 SF/yr

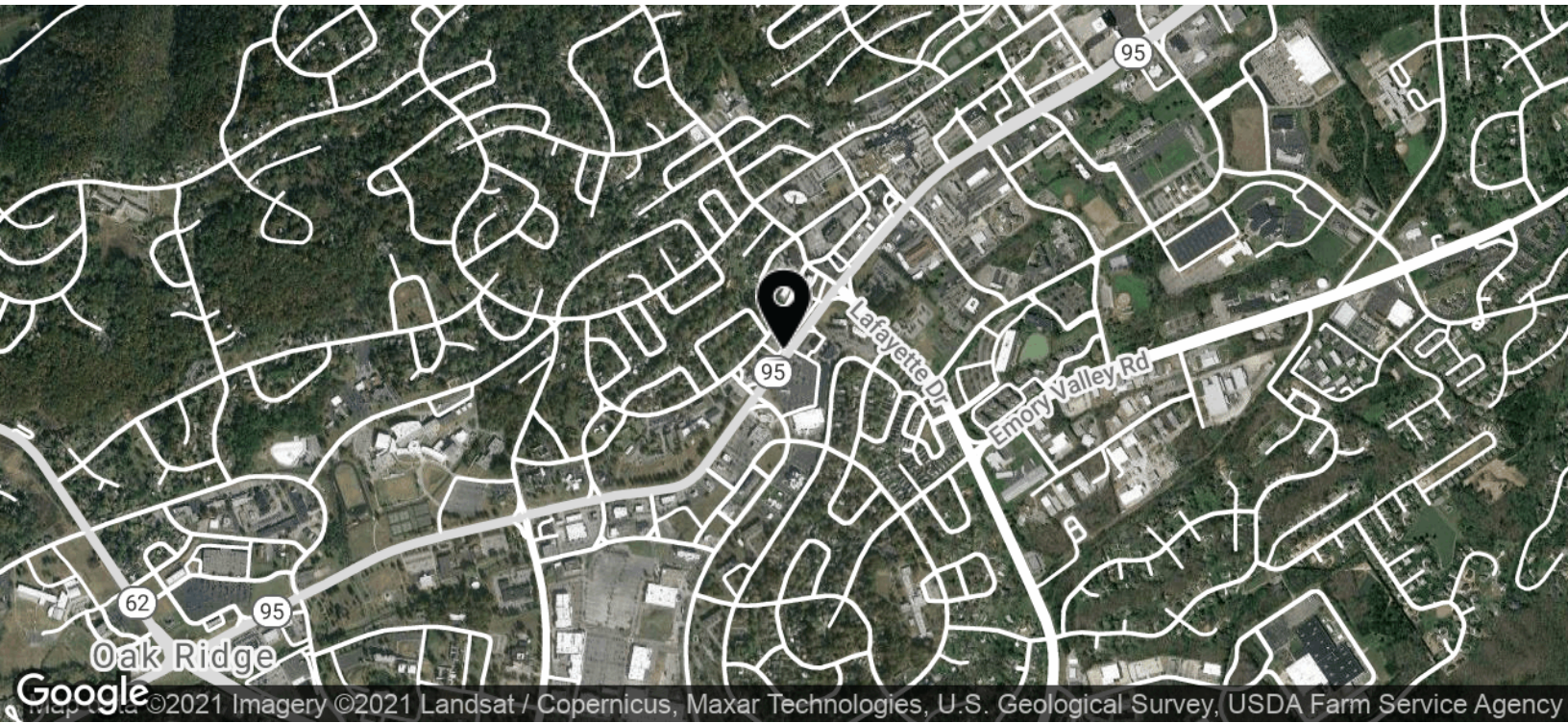


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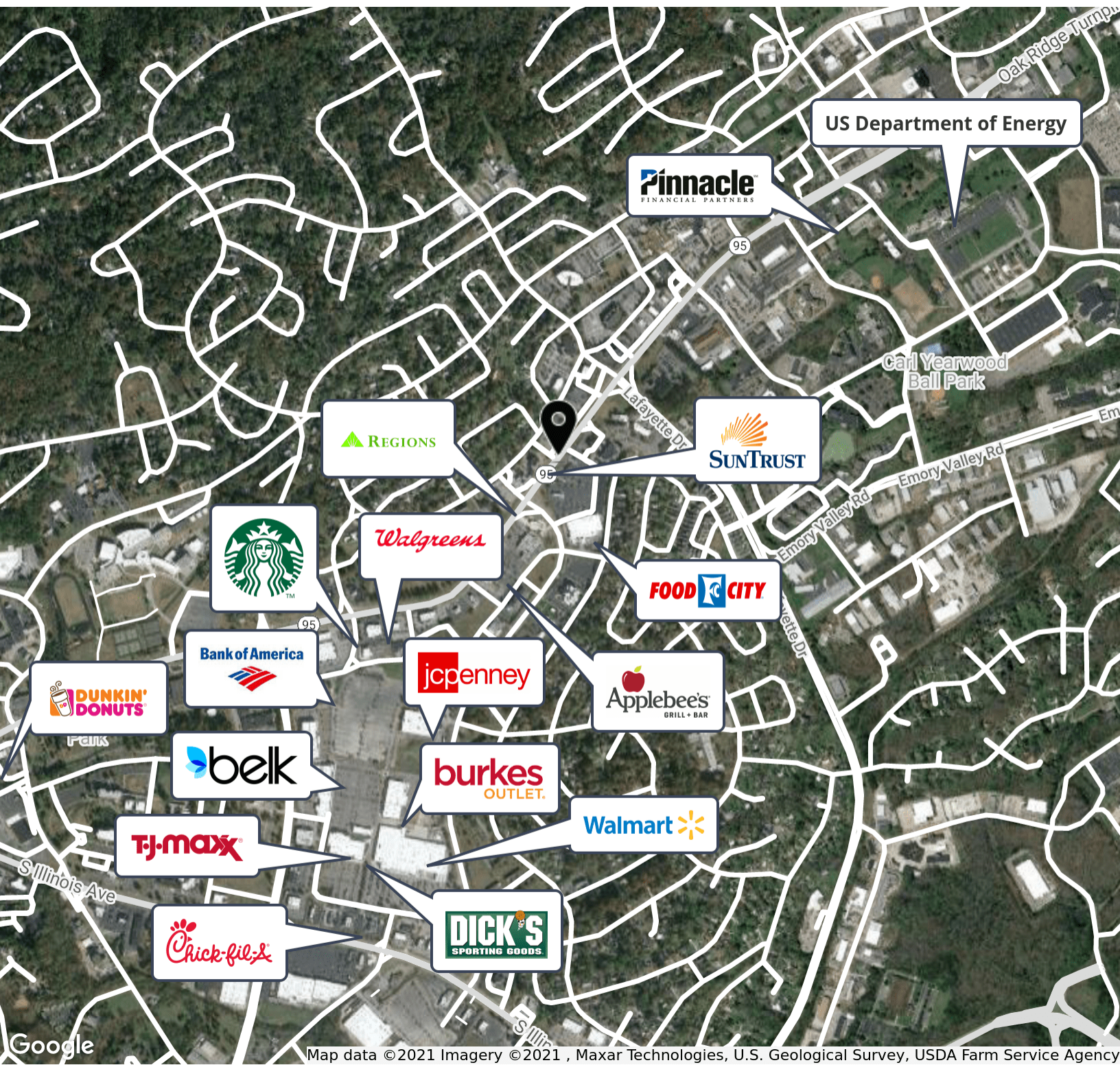


Location Description

Located conveniently on Oak Ridge Highway with excellent visibility. Oak Ridge is just 22 miles from Downtown Knoxville. The city of Oak Ridge is in the heart of Innovation Valley. The Oak Ridge/Knoxville area has more than 1,000 technology-based companies.



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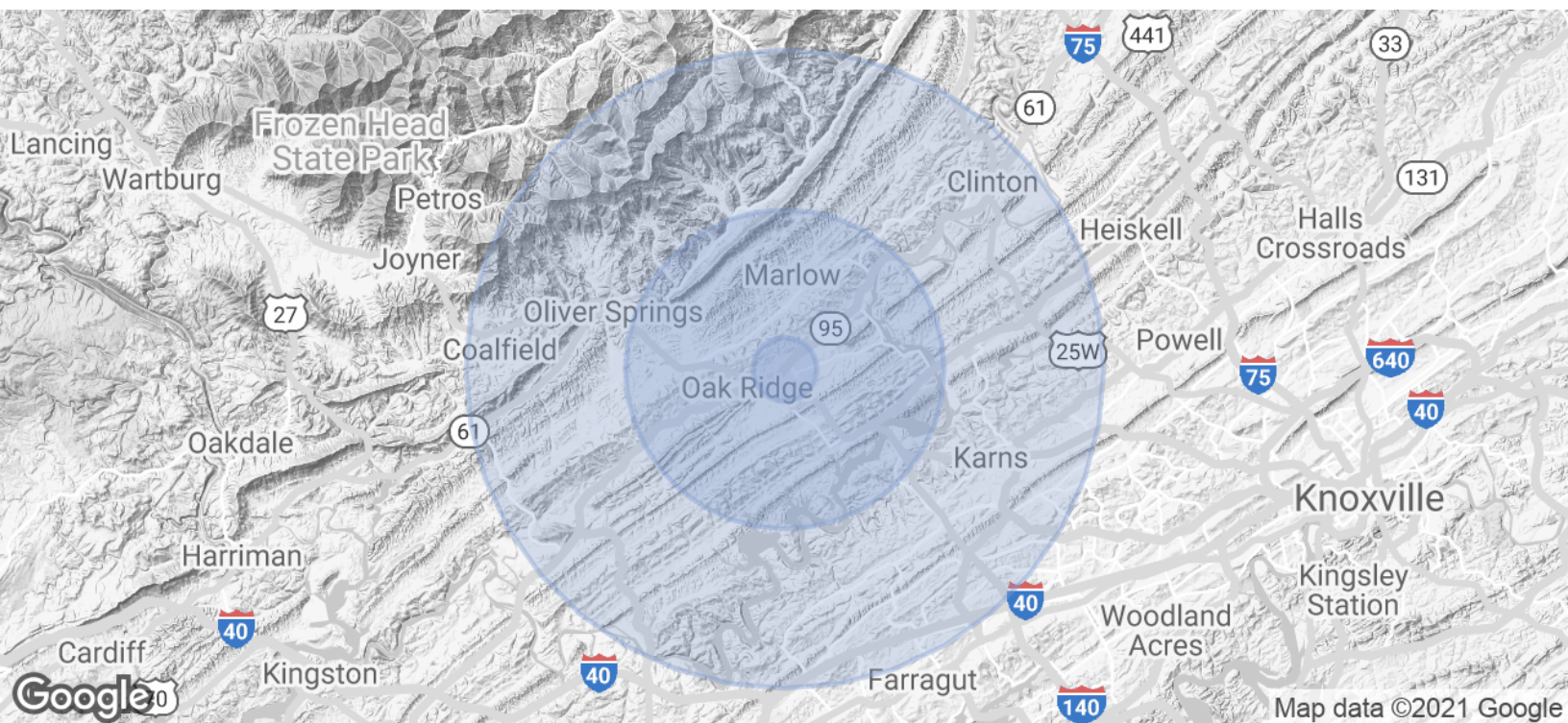
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Population	1 Mile	5 Miles	10 Miles
Total Population	3,292	35,877	92,280
Average age	44.9	42.1	41.9
Average age (Male)	43.8	40.5	40.7
Average age (Female)	46.1	44.3	43.4
Households & Income	1 Mile	5 Miles	10 Miles
Total households	1,535	15,502	37,694
# of persons per HH	2.1	2.3	2.4
Average HH income	\$61,802	\$63,371	\$69,344
Average house value		\$146,726	\$203,563

* Demographic data derived from 2010 US Census



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