

# For Lease!

# FOOTHILLS MALL

197 Foothills Mall Dr. Maryville, TN



435 - 35,000 SF Inline Spaces Available

Two Drive-Thru Outparcel Options



**MCKENZIE KRAMER**

O: 865.936.9999 C: 951.401.3343  
MCKENZIE.KRAMER@SVN.COM



**ELIZABETH HOUSER**

O: 865.936.9999 C: 513.315.7694  
ELIZABETH.HOUSER@SVN.COM



# PROPERTY DESCRIPTION

Foothills Mall is a premier shopping destination in Maryville, Tennessee, featuring over 45 stores and restaurants. Anchored by national retailers like Publix, Belk, TJMaxx, AMC Theater, Workout Anytime Fitness, Farmers Home Furniture and soon to join the mix in fall 2024 is BJ’s wholesale club. The mall offers a diverse range of retail, dining, and entertainment options, catering to various preferences.

Strategically located at the intersection of Alcoa Highway, Highway 321, and Highway 411, Foothills Mall is easily accessible. It’s a 30-minute drive from downtown Knoxville and 10 minutes from Tyson McGhee Airport, making it convenient for locals and tourists. Its proximity to the Great Smoky Mountains National Park, attracting over 15 million visitors annually, enhances its appeal.

With its strong anchor tenants and diverse offerings, Foothills Mall is a key shopping hub in the Knoxville Metropolitan Area.

## OFFERING SUMMARY

LEASE RATE:	Negotiable (NNN)
NNN FEES:	Approx. \$4.38
AVAILABLE SF:	435 - 35,000 SF
LOT SIZE:	53.87 Acres
BUILDING SIZE:	448,050 SF



# PHOTOS



# SITE PLAN





# CURRENT RETAILERS

Suite A	<b>Publix</b>	48,387 SF	Suite 41	<b>Antiques Home &amp; Decor</b>	5,335 SF
Suite B	<b>Belk</b>	80,959 SF	Suite 43	<b>VACANT</b>	438 SF
Suite C	<b>BJ's Wholesale Club</b>	99,825 SF	Suite 44C	<b>Claire's</b>	850 SF
Suite D	<b>AMC Theaters</b>	45,276 SF	Suite 44B	<b>Lets Get Faded</b>	1,051 SF
Suite E	<b>Farmer's Furniture</b>	18,482 SF	Suite 44A	<b>Cruise Planners</b>	550 SF
Suite E2	<b>VACANT</b>	14,921 SF	Suite 45	<b>Smoky Mountain Coin &amp; Jewelry</b>	2,474 SF
Suite 9	<b>Cancun Mexican Restaurant</b>	4,813 SF	Suite 47	<b>Dollar Tree</b>	11,200 SF
Suite 12	<b>Foothills Bridal Boutique</b>	3,200 SF	Suite 48	<b>C3 Arcade</b>	1,587 SF
Suite 13	<b>Sweet Somethings</b>	1,088 SF	Suite 50	<b>Collectibles &amp; More</b>	3,204 SF
Suite 14	<b>Kingston Sports</b>	5,118 SF	Suite 51	<b>Bath &amp; Body Works</b>	2,000 SF
Suite 17A	<b>VACANT</b>	5,766 SF	Suite 52	<b>Finish Line</b>	5,041 SF
Suite 18	<b>Vitamin World</b>	1,950 SF	Suite 53	<b>Purple Mountain Creative</b>	3,600 SF
Suite 19	<b>Gracefully Southern Boutique</b>	1,186 SF	Suite 54	<b>Maryville Music Academy</b>	3,566 SF
Suite 20	<b>Journey's</b>	1,690 SF	Suite 55	<b>Gentry Mercantile</b>	3,025 SF
Suite 21	<b>Egyptian Taste</b>	1,692 SF	Suite 57	<b>Maurice's</b>	4,870 SF
Suite 22	<b>VACANT</b>	1,012 SF	Suite 59	<b>VACANT</b>	899 SF
Suite 23	<b>VACANT</b>	500 SF	Suite 60	<b>Forever Diamonds</b>	1,887 SF
Suite 23A	<b>VACANT</b>	435 SF	Suite 61	<b>Treasures Jewelers</b>	1,794 SF
Suite 24	<b>VACANT</b>	2,030 SF	Suite 63	<b>D'California</b>	816 SF
Suite 25	<b>VACANT</b>	1,151 SF	Suite 65	<b>Hallmark</b>	4,402 SF
Suite 26	<b>VACANT</b>	1,653 SF	Suite 66	<b>Lee Nails</b>	1,000 SF
Suite 27	<b>Designer Touch Hair &amp; Skin</b>	1,500 SF	Suite 67	<b>Devine Moon</b>	1,500 SF
Suite 28	<b>VACANT</b>	1,200 SF	Suite 68	<b>VACANT</b>	2,205 SF
Suite 30	<b>Van Gogh: The Immersive Experience</b>	8,080 SF	Suite 69	<b>Indigo Gift Market</b>	1,250 SF
Suite 43	<b>VACANT</b>	438 SF	Suite 70	<b>Blount County Clerk's Office</b>	1,276 SF

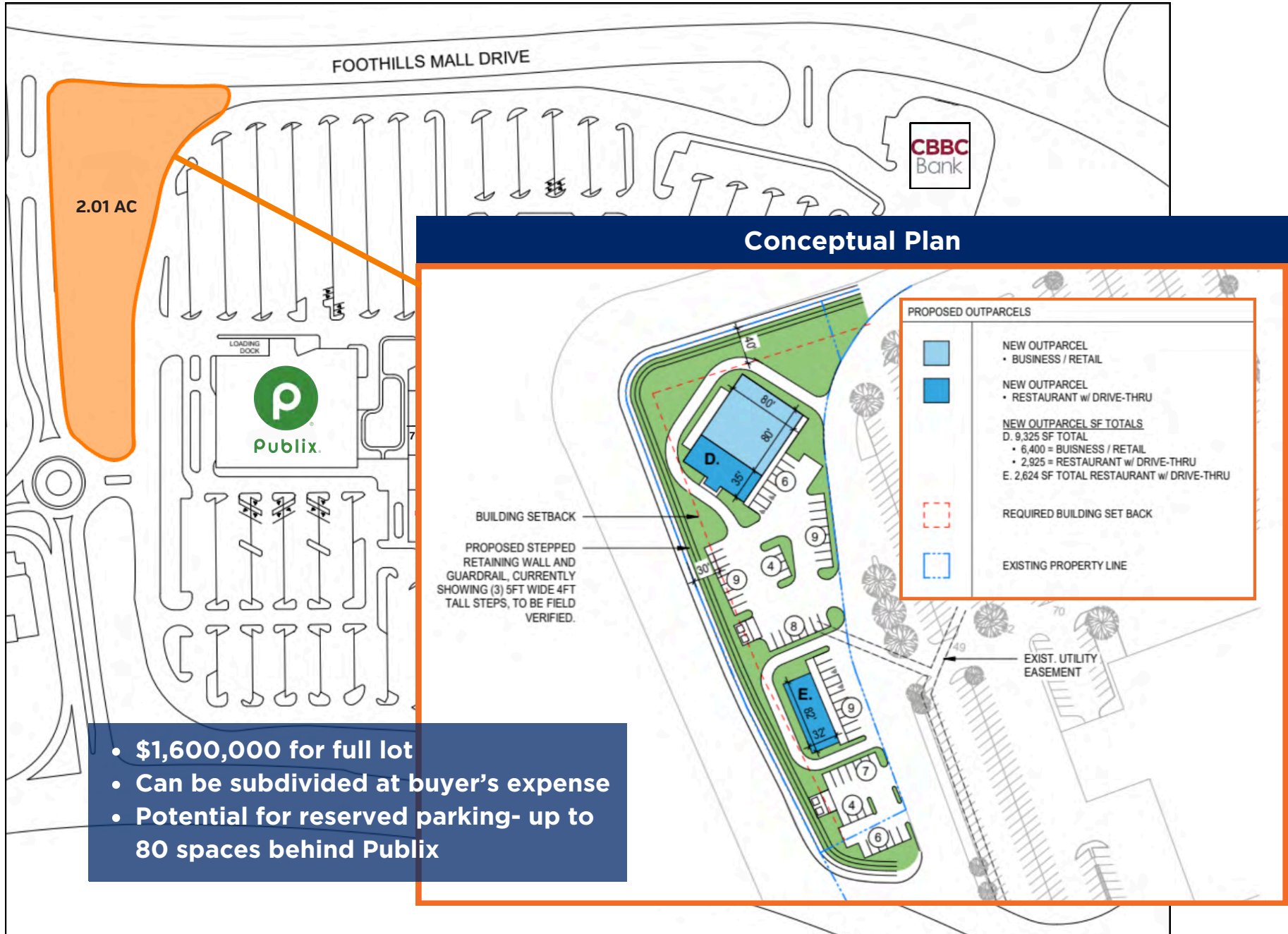
# POTENTIAL FOR NEW JUNIOR BOX



**Suite G: Option for 9,000 SF - 35,000 SF**



# 2.01 AC OUTPARCEL FOR SALE





# SURROUNDING RETAIL



**Represents Traffic Counts**

Source: ©2024 Kalibrate Technologies (Q2 2024).  
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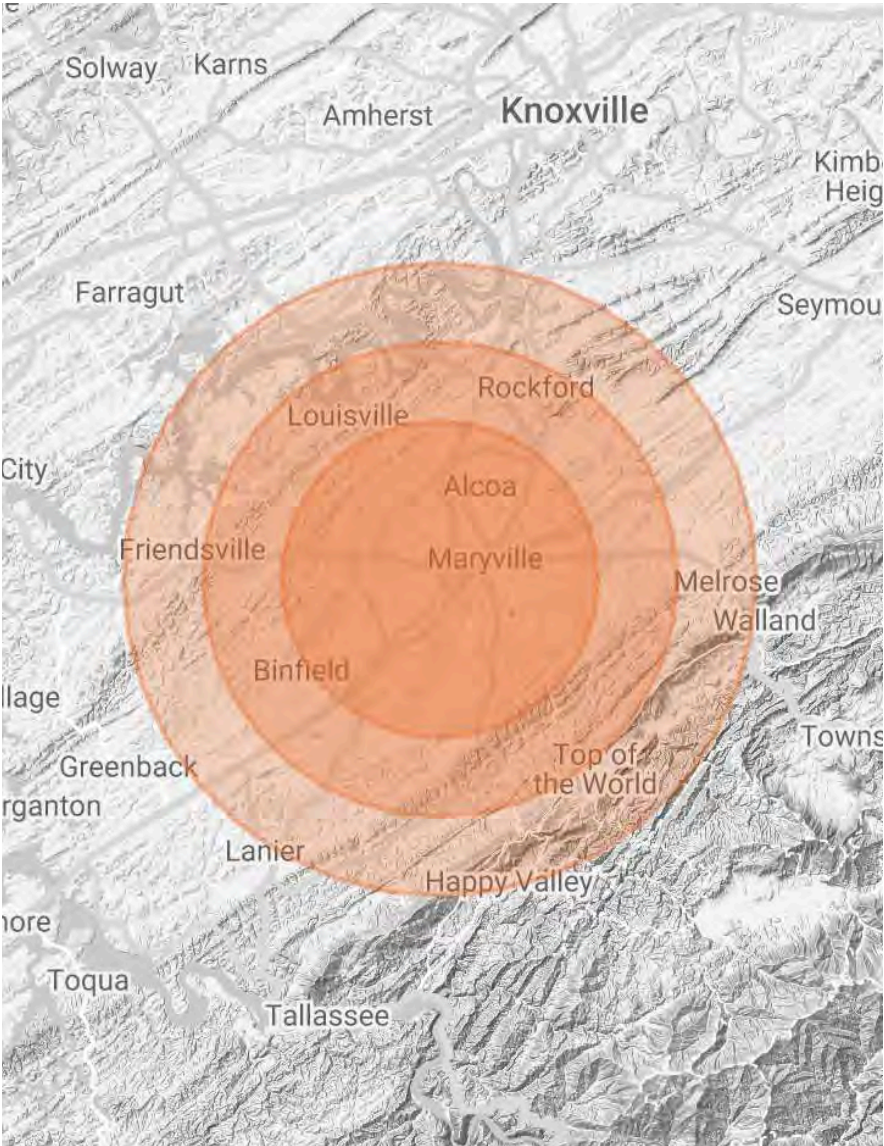
# REGIONAL MAP





# DEMOGRAPHICS

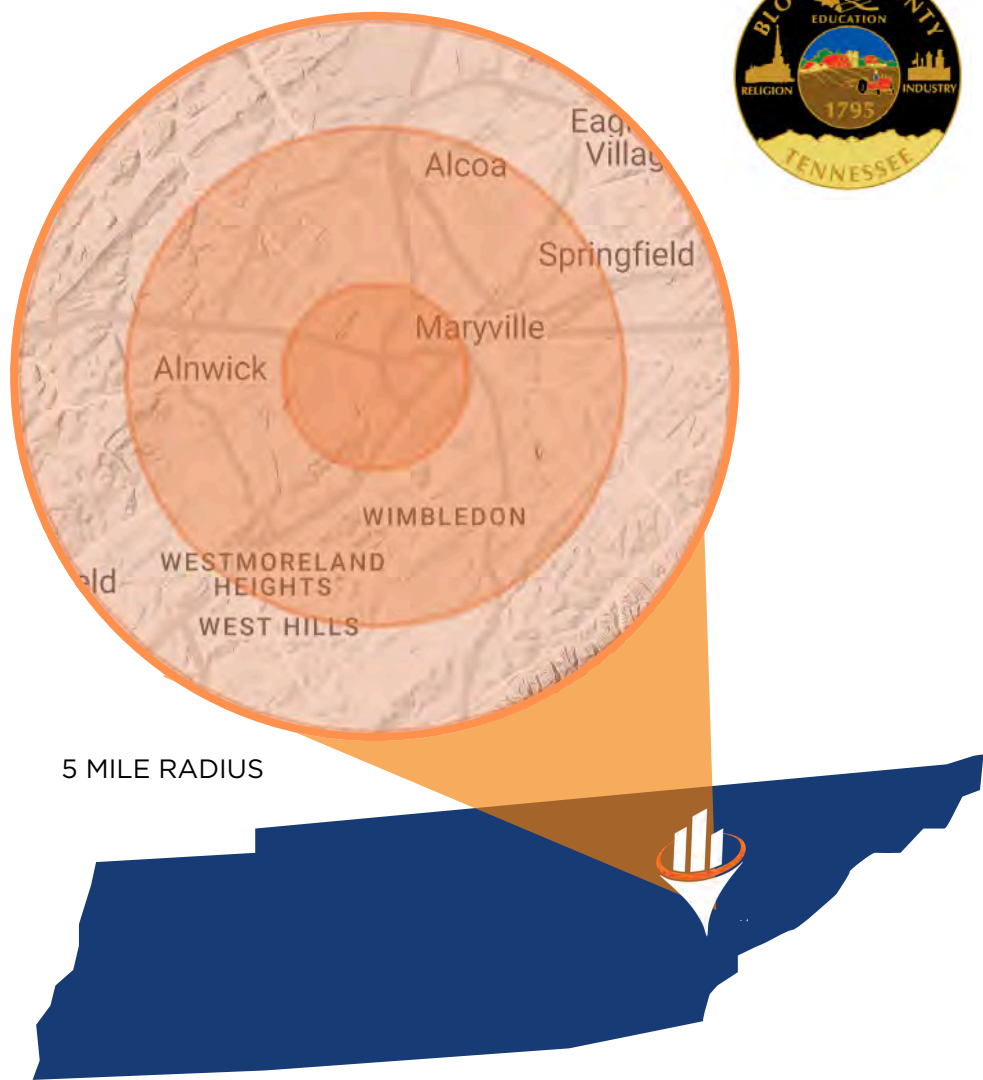
POPULATION	5 MILES	7.5 MILES	10 MILES
TOTAL POPULATION	78,239	106,553	156,429
AVERAGE AGE	42	43	43
AVERAGE AGE (MALE)	40	41	42
AVERAGE AGE (FEMALE)	43	44	44
HOUSEHOLDS & INCOME	5 MILES	7.5 MILES	10 MILES
TOTAL HOUSEHOLDS	31,409	42,843	62,640
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$85,613	\$88,225	\$101,249
AVERAGE HOUSE VALUE	\$324,374	\$339,204	\$392,377
RACE	5 MILES	7.5 MILES	10 MILES
TOTAL POPULATION - WHITE	66,637	91,686	135,473
TOTAL POPULATION - BLACK	2,857	3,419	4,422
TOTAL POPULATION - ASIAN	1,023	1,207	2,414
TOTAL POPULATION - HAWAIIAN	24	30	47
TOTAL POPULATION - AMERICAN INDIAN	295	441	565



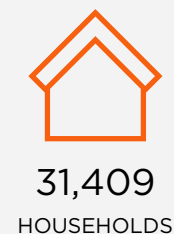
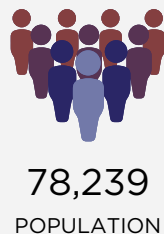


# FACTS AND FIGURES

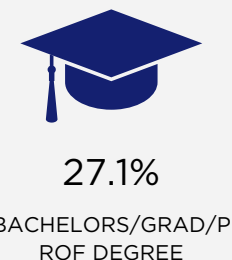
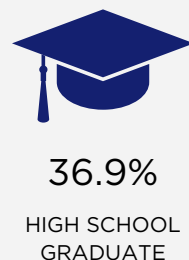
City: Maryville  
 Mayor: Andy White  
 Website: maryvillegov.com  
 County: Blount  
 State: Tennessee



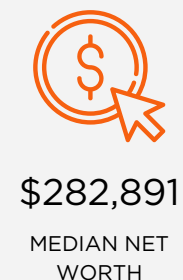
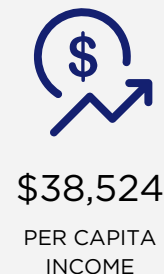
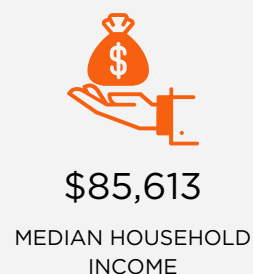
## POPULATION



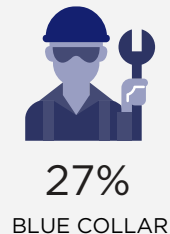
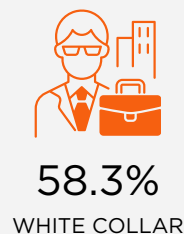
## EDUCATION



## INCOME



## EMPLOYMENT



3.3%  
UNEMPLOYMENT RATE

# EMPLOYMENT & ECONOMY

## Blount County, Tennessee

Blount County is home to several prominent employers that play a crucial role in the local and regional economy. Among the key contributors is Denso Manufacturing, a significant automotive component manufacturing facility employing over 4,000 people. Denso's presence in Maryville underscores the city's strong industrial base and its importance in the automotive supply chain.

McGhee Tyson Airport, located in Blount County, serves as a vital transportation hub for the Knoxville metropolitan area. The airport employs over 2,700 people and significantly contributes to the local economy by facilitating travel and commerce throughout East Tennessee.

In October 2023, Amazon opened a new \$200 million facility in Blount County, creating thousands of jobs and providing a substantial boost to the community's employment opportunities. This development has had a significant positive impact on the local economy, attracting additional businesses and enhancing the area's economic landscape.

Additionally, Smith & Wesson opened its new headquarters and distribution facility in Maryville in October 2023, creating over 600 jobs. The company plans to expand further in 2024 with an additional building that will house a museum and retail space, further contributing to the area's economic growth and diversification.

These major employers, combined with Maryville's strategic location and business-friendly environment, make it an attractive destination for businesses and residents alike, fostering continued economic prosperity and development.

