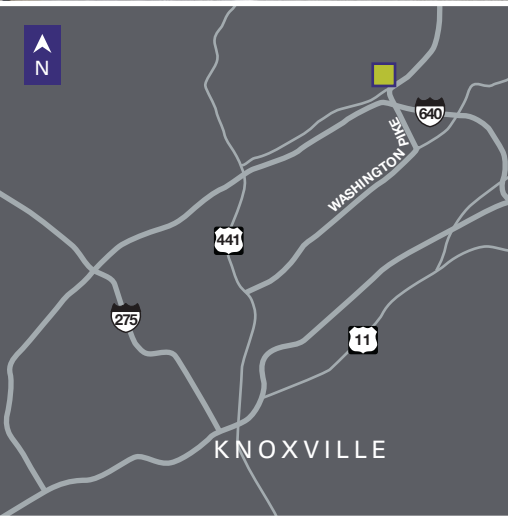


► HARVEST PARK CENTRE ■ KNOXVILLE, TN

Washington Pike @ Greenway Dr ■ Knoxville, TN 37918



► MOST DOMINANT POWER CENTER ON KNOXVILLE'S EAST SIDE ◀



CITY MAP

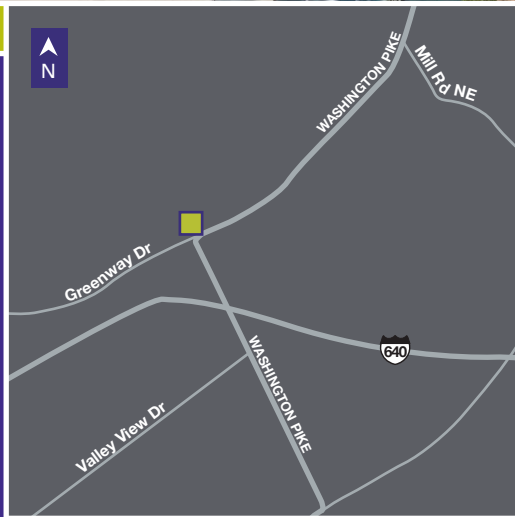
OCCUPANCY DETAILS

SPACE AVAILABLE

9,500 SF 7,000 SF
4,363 SF

ANCHOR TENANTS

Marshalls Old Navy
Ross Target (Shadow)
JOANN Shoe Carnival
Dollar Tree



LOCATION DETAIL

To learn more about VAPS, visit www.frpltd.com/#vaps



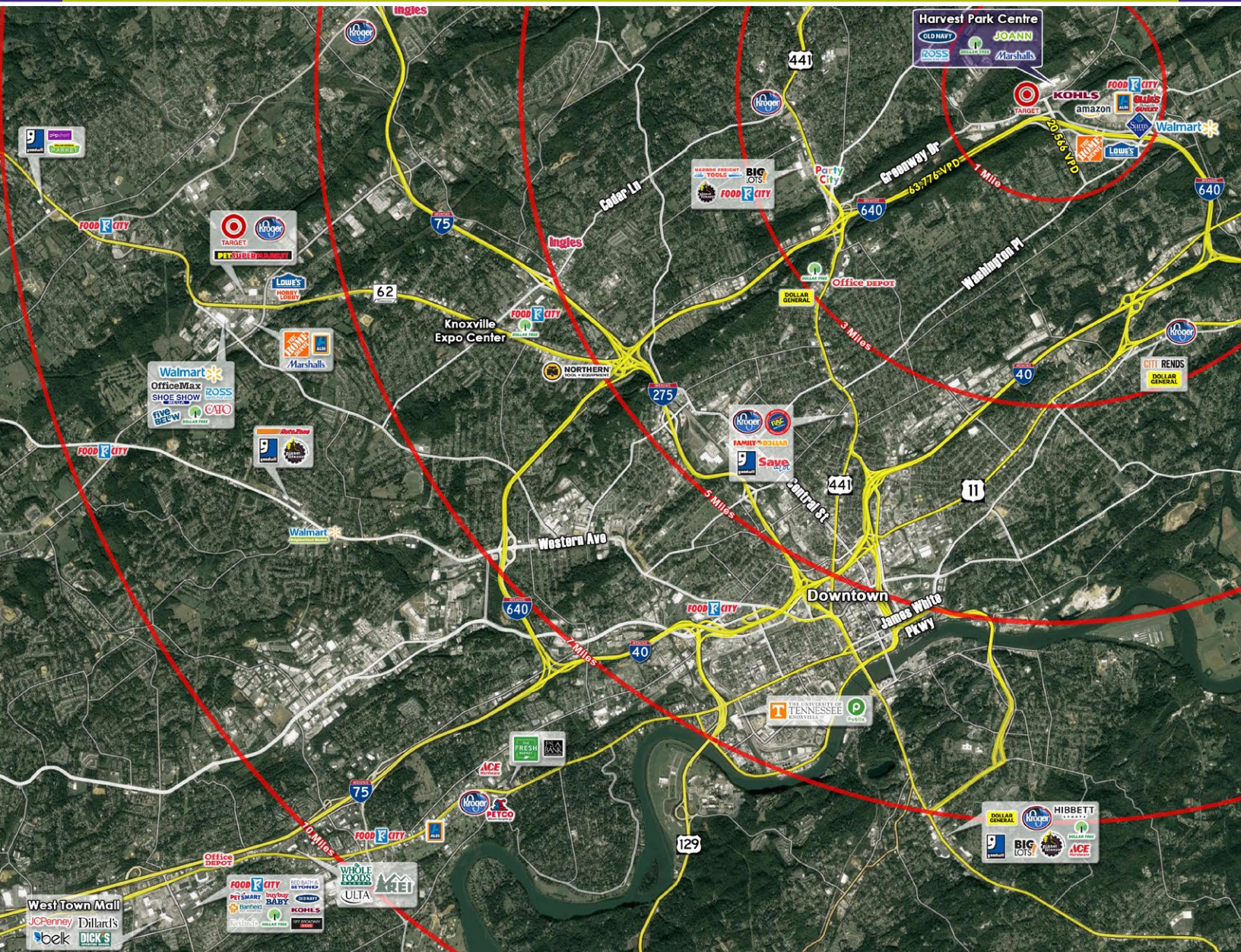
4500 BISSENET ST ■ SUITE 200
BELLAIRE, TEXAS 77401
713.623.6800 ■ www.frpltd.com

FOR LEASING INFORMATION
MATT BROCK
713.693.1406 ■ mbrock@frpltd.com

HARVEST PARK CENTRE ■ AERIAL MAP

Washington Pike @ Greenway Dr ■ Knoxville, TN 37918

KNOXVILLE RECENTLY RATED TOP 10 FASTEST GROWING CITIES IN THE US



POPULATION ESTIMATE

1 mile	3,275
5 miles	105,892
15 miles	477,561

Interstate 640 west of Washington Pike
63,776 vpd

Washington Pike south of Greenway Dr
20,566 vpd

Greenway Dr west of Washington Pike
6,220 vpd

AVERAGE HOUSEHOLD INCOME

1 mile	\$74,779
5 miles	\$64,594
15 miles	\$76,573



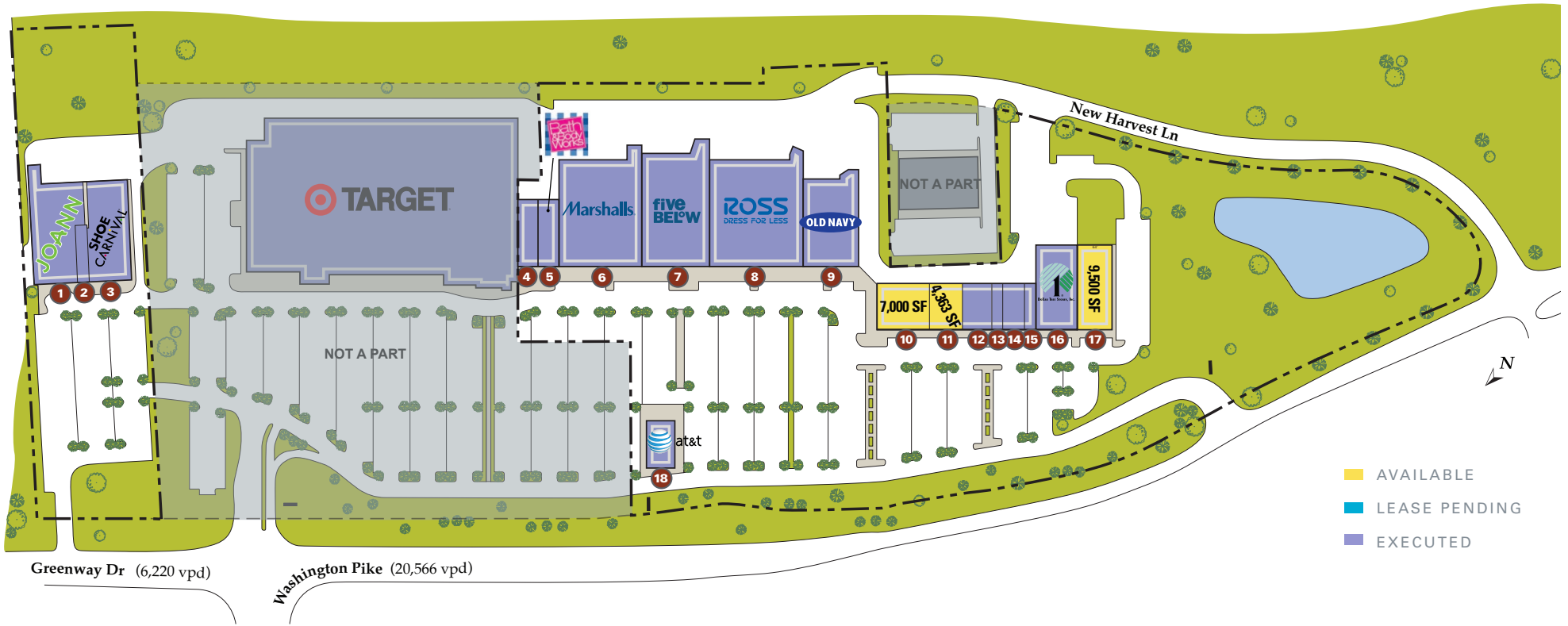
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BELLAIRE, TEXAS 77401
713.623.6800 ■ www.frpltd.com

FOLLOW US ON



HARVEST PARK CENTRE ■ SITE PLAN

WASHINGTON PIKE @ GREENWAY DR ■ KNOXVILLE, TN 37918



- AVAILABLE
- LEASE PENDING
- EXECUTED

#	TENANT (ADDRESS)	SQUARE FEET	#	TENANT (ADDRESS)	SQUARE FEET	#	TENANT (ADDRESS)	SQUARE FEET
1.	JOANN (4627 Greenway Dr)		10.	AVAILABLE (5449 Washington Pike)	7,000			
2.	Benchmark Physical Therapy (4635 Greenway Dr)		11.	AVAILABLE (5451 Washington Pike)	4,363			
3.	Shoe Carnival (4643 Greenway Dr)		12.	China Wok Buffet (5453 Washington Pike)				
4.	Lens Crafters (5415 Washington Pike)		13.	Sport Clips (5469 Washington Pike)				
5.	Bath & Body Works (5417 Washington Pike)		14.	Noire the Nail Bar (5475 Washington Pike)				
6.	Marshall's (5425 Washington Pike)		15.	Sally Beauty Supply (5479 Washington Pike)				
7.	Five Below (5433 Washington Pike)		16.	Dollar Tree (5483 Washington Pike)				
8.	Ross Dress for Less (5439 Washington Pike)		17.	AVAILABLE (Washington Pike)	9,500			
9.	Old Navy (5445 Washington Pike)		18.	AT&T (5429 Washington Pike)				



Lat/Lon: 36.0372/-83.8869

Harvest Park Centre Knoxville, TN 37918	1 mi radius	5 mi radius	15 mi radius
Population			
2021 Estimated Population	3,275	105,892	477,561
2026 Projected Population	3,600	109,437	496,892
2020 Census Population	2,793	105,467	474,209
2010 Census Population	2,289	100,286	440,979
Projected Annual Growth 2021 to 2026	2.0%	0.7%	0.8%
Historical Annual Growth 2010 to 2021	3.9%	0.5%	0.8%
2021 Median Age	38.2	38.1	37.4
Households			
2021 Estimated Households	1,399	45,601	196,802
2026 Projected Households	1,539	47,280	205,697
2020 Census Households	1,211	45,322	195,474
2010 Census Households	1,027	43,277	182,031
Projected Annual Growth 2021 to 2026	2.0%	0.7%	0.9%
Historical Annual Growth 2010 to 2021	3.3%	0.5%	0.7%
Race and Ethnicity			
2021 Estimated White	77.4%	69.7%	79.0%
2021 Estimated Black or African American	9.7%	18.3%	8.2%
2021 Estimated Asian or Pacific Islander	2.3%	0.9%	3.5%
2021 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.4%
2021 Estimated Other Races	9.9%	10.4%	8.9%
2021 Estimated Hispanic	7.8%	7.1%	5.9%
Income			
2021 Estimated Average Household Income	\$74,779	\$64,594	\$76,573
2021 Estimated Median Household Income	\$64,075	\$50,181	\$60,633
2021 Estimated Per Capita Income	\$32,291	\$28,088	\$31,742
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	2.2%	3.2%	3.0%
2021 Estimated Some High School (Grade Level 9 to 11)	6.7%	7.9%	6.6%
2021 Estimated High School Graduate	24.4%	31.1%	29.4%
2021 Estimated Some College	20.1%	22.4%	20.6%
2021 Estimated Associates Degree Only	9.8%	9.2%	8.5%
2021 Estimated Bachelors Degree Only	21.5%	16.6%	19.2%
2021 Estimated Graduate Degree	15.2%	9.6%	12.7%
Business			
2021 Estimated Total Businesses	148	3,908	18,294
2021 Estimated Total Employees	1,968	41,102	211,799
2021 Estimated Employee Population per Business	13.3	10.5	11.6
2021 Estimated Residential Population per Business	22.1	27.1	26.1

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner’s agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner’s agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant’s agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer’s agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker

and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties’ written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.



_____ Licensed Broker / Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker Firm Name or	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent / Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent / Associate’s Name	_____ License No.	_____ Email	_____ Phone

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09/16/20

