

# Northgate Plaza Shopping Center

4434 N Broadway  
Knoxville, Tennessee 37917

## Property Highlights

- Retail spaces 1200 SF to 88,000+- SF
- Excellent visibility from Broadway
- Close proximity to I-640, downtown Knoxville, heart of Fountain City and Halls

## For More Information

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**Offering Summary**

<b>Lease Rate:</b>	\$6.50 - 14.00 SF/yr (NNN)
<b>Building Size:</b>	143,560 SF
<b>Available SF:</b>	1,199 - 88,740 SF
<b>Zoning:</b>	Commercial
<b>Market:</b>	Knoxville
<b>Submarket:</b>	North Knoxville

**Spaces**

Spaces	Lease Rate	Space Size
4434 North Broadway	\$6.50 SF/yr	88,740 SF
4424 North Broadway	\$9.00 SF/yr	10,000 SF
4420 North Broadway	\$12.00 SF/yr	2,880 SF
4416 North Broadway	\$13.85 SF/yr	1,880 SF
4402 North Broadway	\$12.00 SF/yr	1,550 SF
4334 North Broadway	\$14.00 SF/yr	1,200 SF
4318 North Broadway	\$14.00 SF/yr	1,199 SF
4314 North Broadway	\$14.00 SF/yr	1,200 SF
4326 North Broadway	\$8.50 SF/yr	16,341 SF
4322 North Broadway	\$14.00 SF/yr	1,200 SF
4342, 4400 North Broadway	\$14.00 SF/yr	3,000 SF



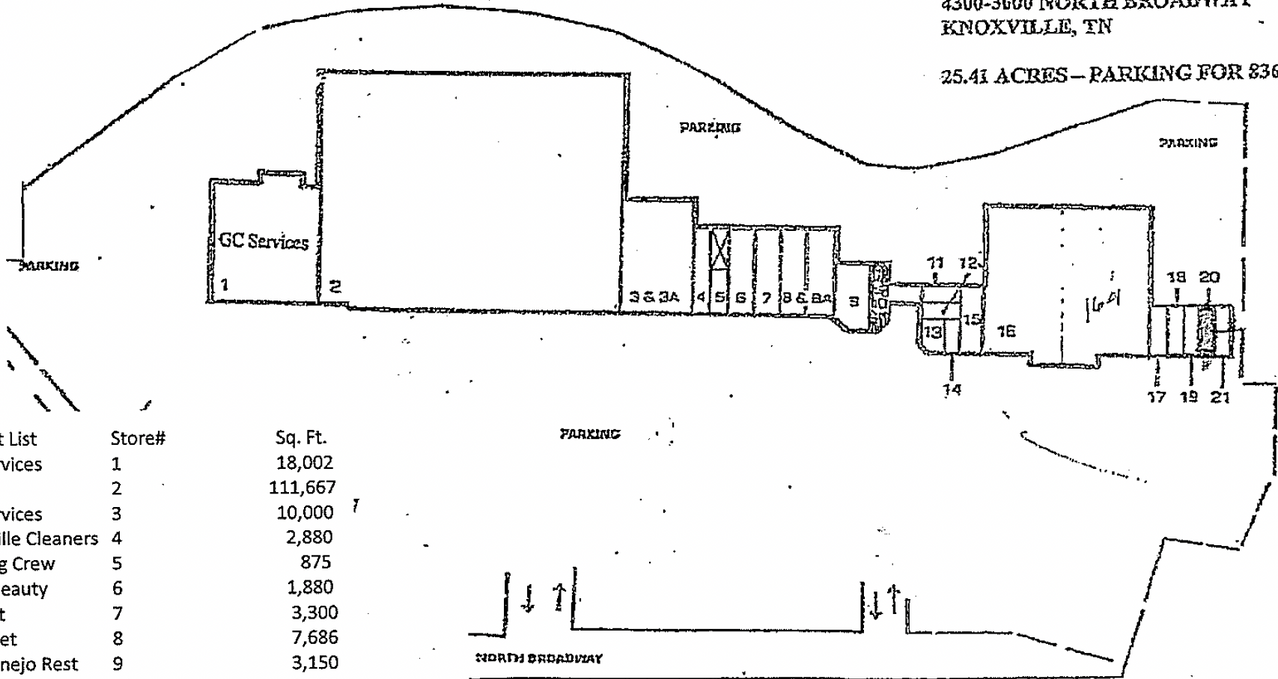
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**NORTHGATE PLAZA**  
4300-3600 NORTH BROADWAY  
KNOXVILLE, TN

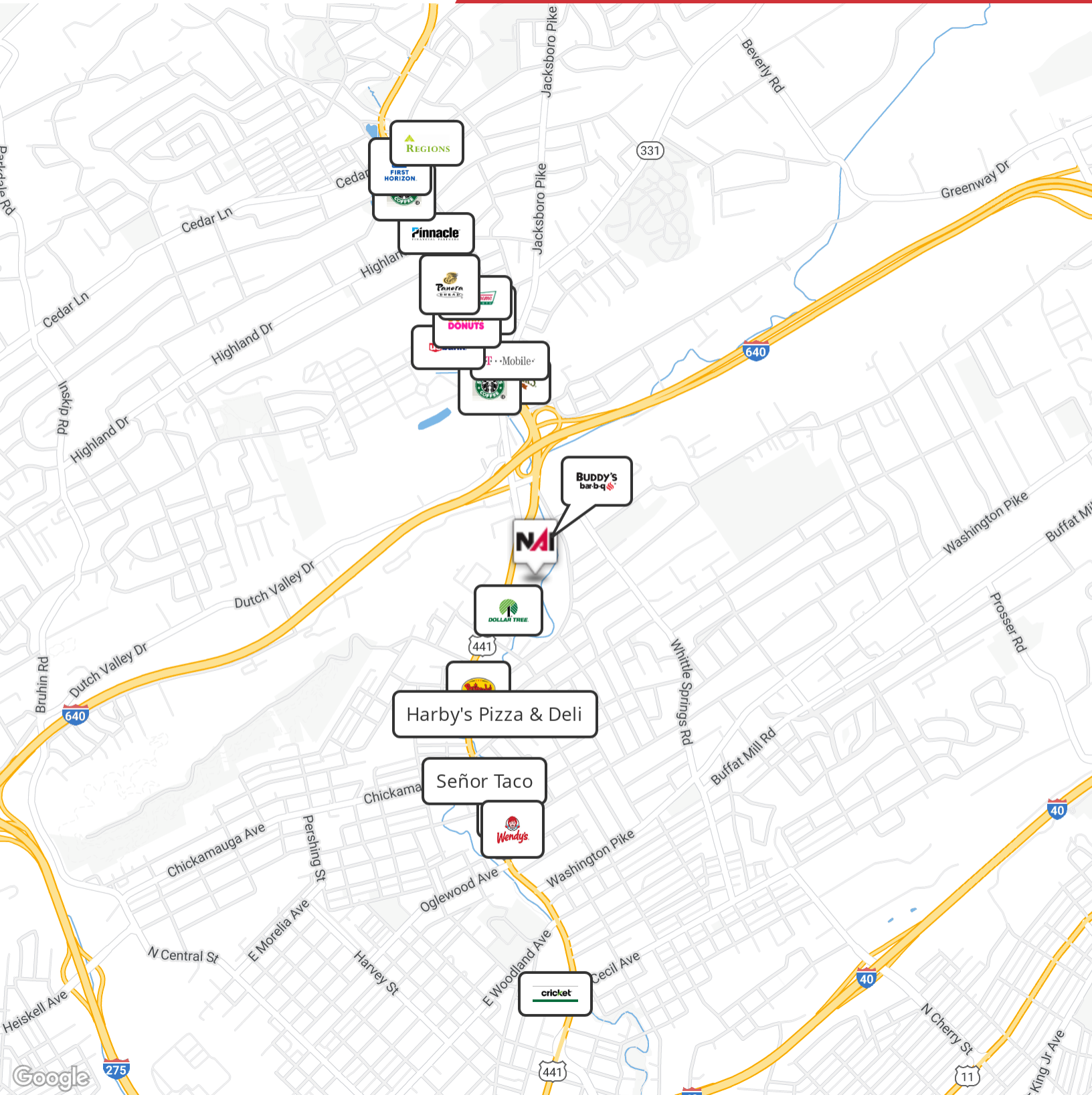
25.41 ACRES - PARKING FOR 836 CARS

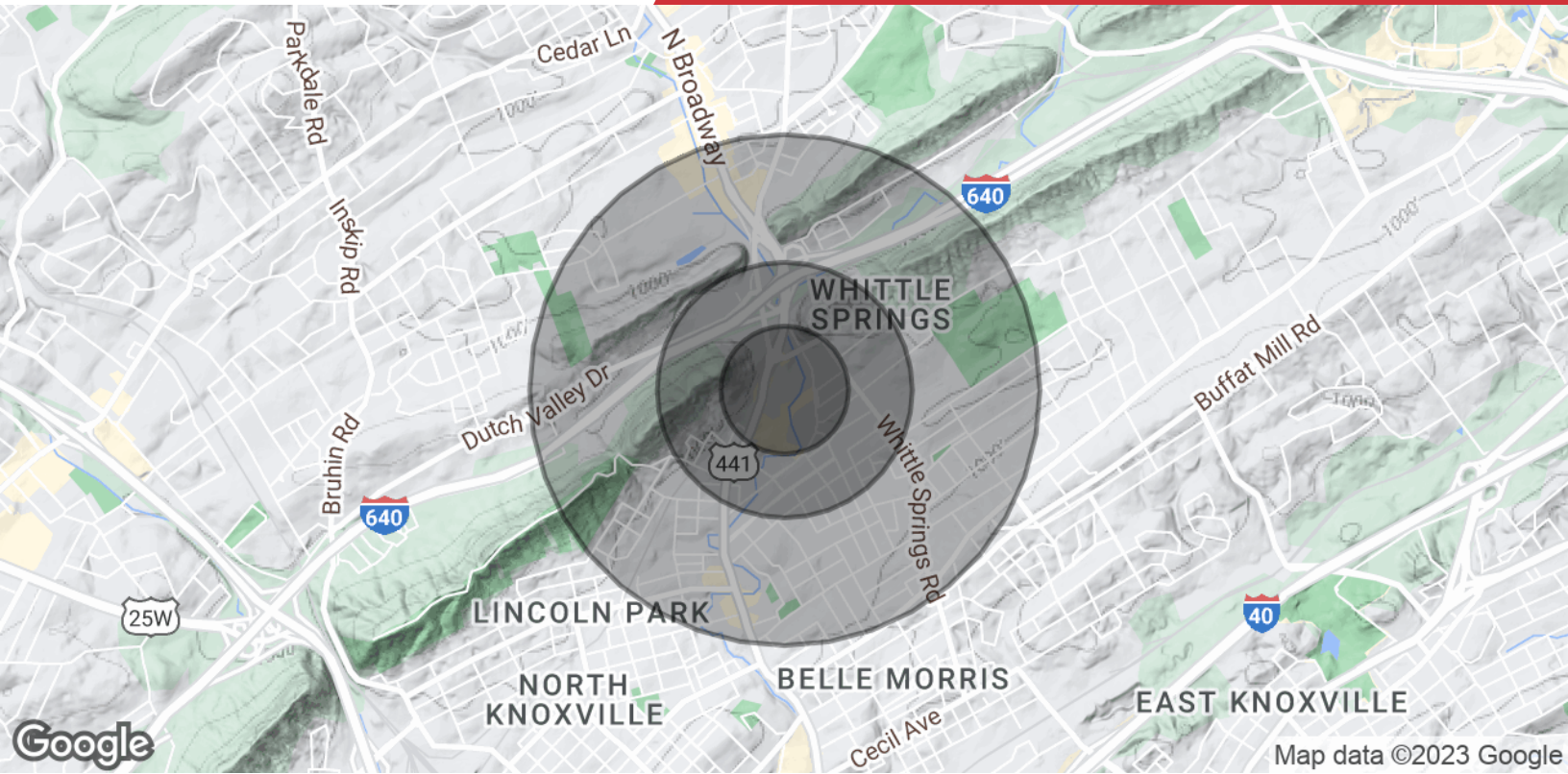


NOT TO SCALE

Exhibit E

Tenant List	Store#	Sq. Ft.
GC Services	1	18,002
	2	111,667
GC Services	3	10,000
Knoxville Cleaners	4	2,880
Cutting Crew	5	875
Sally Beauty	6	1,880
Vacant	7	3,300
A Outlet	8	7,686
Tio Conejo Rest	9	3,150
Aerus Electro	10	1,550
Magic Nails	11-12	
Salon		





**Population**

	0.25 Miles	0.5 Miles	1 Mile
Total Population	597	2,034	7,907
Average Age	48.5	43.9	39.5
Average Age (Male)	50.3	43.3	37.8
Average Age (Female)	42.7	40.7	39.4

**Households & Income**

	0.25 Miles	0.5 Miles	1 Mile
Total Households	362	1,137	4,116
# of Persons per HH	1.6	1.8	1.9
Average HH Income	\$34,449	\$35,072	\$42,597
Average House Value	\$122,696	\$112,789	\$112,116

\* Demographic data derived from 2020 ACS - US Census