

## Retail Space Available For Lease



### PROPERTY HIGHLIGHTS

- \* 75,000 SF Kroger anchored Shopping center
- \* Kroger fuel and pharmacy added in 2011.
- \* Property is located in Knoxville, TN at the intersection of Cedar Bluff Road @ Middlebrook Pike.
- \* 2,200 SF space available next to Papa Murphy's Pizza @ \$22/SF
- \* Traffic Counts:
  - Cedar Bluff Road: 25,592 ADT
  - Middlebrook Pike: 22,164 ADT



DEMOGRAPHICS		
	HH INCOME	POPULATION
3 Mile	\$70,178	52,621
5 Mile	\$79,343	112,709

### Contact Information:

Rhodes Seeger  
rhodes.seeger@southeastern.company 706-825-4457

Tommy Saul  
tommy.saul@southeastern.company 706-831-6800

- PLAT AREA NOTES:
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS AND CODES AND ZONING ORDINANCES.
  2. BOUNDARY LINES AND DIMENSIONS SHOWN ON THIS PLAN ARE "AS-BUILT" DIMENSIONS. THE PLANNING DEPARTMENT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE DIMENSIONS AND DIMENSIONS SHOWN ON THIS PLAN.
  3. THIS PROPERTY LIES WITHIN DISTRICT 4, BRICK COUNTY, TENNESSEE.
  4. EXISTING UTILITIES WITHIN CONSTRUCTION LIMITS ARE TO BE MAINTAINED. PROVISIONS FOR UTILITIES AS NECESSARY AT THE CONSTRUCTION STAGES.
  5. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
  6. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE "AS-BUILT" DIMENSIONS. THE PLANNING DEPARTMENT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE DIMENSIONS AND DIMENSIONS SHOWN ON THIS PLAN.
  7. TOTAL LAND AREA IS 20.00 ACRES.
  8. BUILDINGS TO BE ONE STORY BUILDINGS.
  9. CONTRACTOR IS TO MAINTAIN UTILITY RECORDS TO BE KEPT ON FILE TO THE START OF CONSTRUCTION.
  10. NECESSARY EARTHWORK, EXISTING UTILITIES, ROAD AND DRIVEWAY CONSTRUCTION, AND ALL OTHER WORK SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION. THE PLANNING DEPARTMENT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE DIMENSIONS AND DIMENSIONS SHOWN ON THIS PLAN.
  11. CURRENT ZONING: PLANNED COMMERCIAL (PC).
  12. THE PLANNING DEPARTMENT IS TO CONDUCT A VISUAL ANALYSIS OF THE PROPOSED DEVELOPMENT. THE ANALYSIS SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION. THE PLANNING DEPARTMENT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE DIMENSIONS AND DIMENSIONS SHOWN ON THIS PLAN.
  13. THE BRICK COUNTY BOARD OF ALTERNATES AND COMMISSIONERS HAS APPROVED A ZONING ORDINANCE WHICH PROVIDES FOR A MAXIMUM OF 100,000 SQUARE FEET OF FLOOR SPACE PER SECTION. THE BOARD OF ALTERNATES AND COMMISSIONERS HAS APPROVED A ZONING ORDINANCE WHICH PROVIDES FOR A MAXIMUM OF 100,000 SQUARE FEET OF FLOOR SPACE PER SECTION. THE BOARD OF ALTERNATES AND COMMISSIONERS HAS APPROVED A ZONING ORDINANCE WHICH PROVIDES FOR A MAXIMUM OF 100,000 SQUARE FEET OF FLOOR SPACE PER SECTION.
  14. APPROXIMATE CONCRETE PAVEMENT SHALL COMPLY WITH THE REQUIREMENTS OF THE BRICK COUNTY BOARD OF ALTERNATES AND COMMISSIONERS. THE CONCRETE PAVEMENT SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION. THE PLANNING DEPARTMENT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE DIMENSIONS AND DIMENSIONS SHOWN ON THIS PLAN.
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**PAULSON & ASSOCIATES**  
 LAND PLANNERS  
 107 W. HILL STREET, SUITE 100  
 HARRISBURG, TENNESSEE 37055

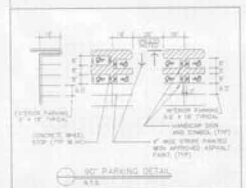
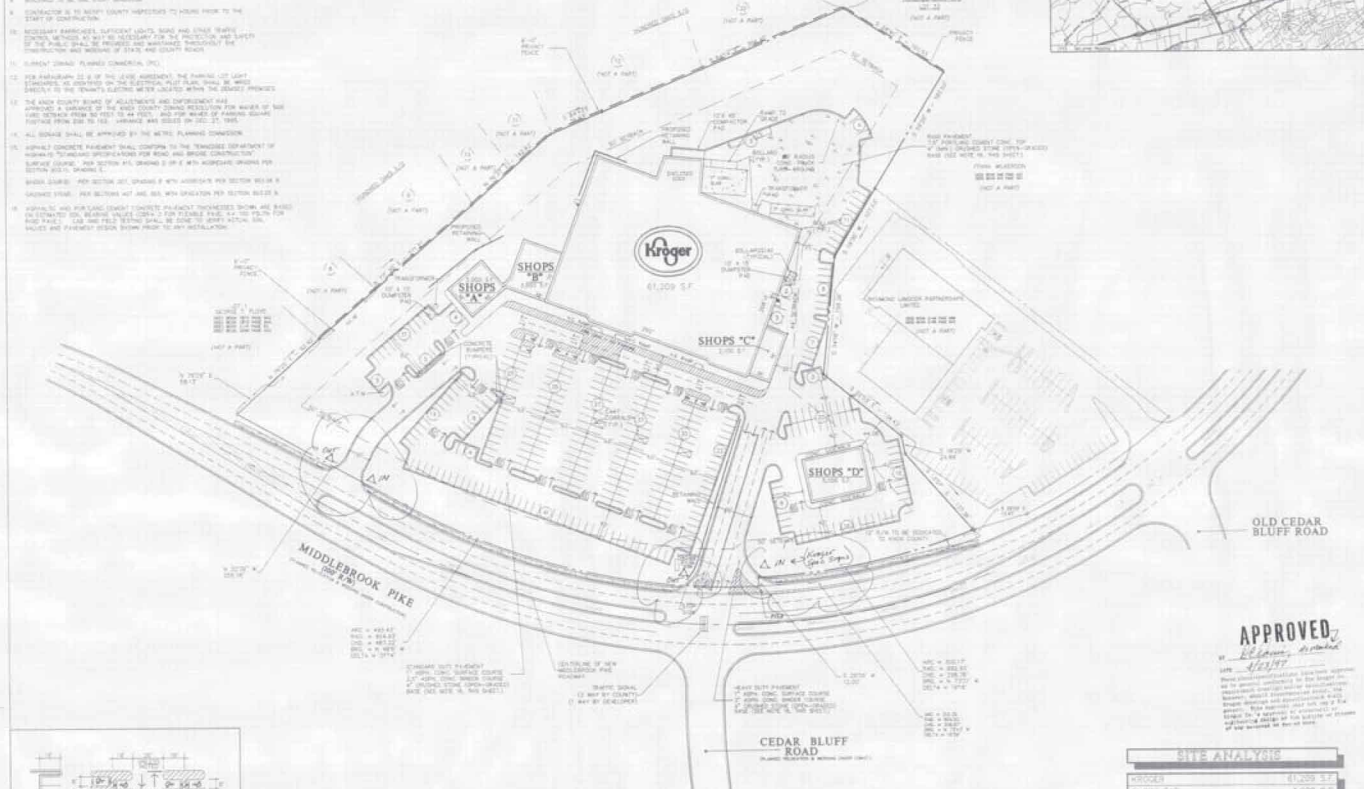


PROJECT:  
**CEDAR BLUFF TOWN CENTRE**  
 LOCATED IN BRICK COUNTY, TENNESSEE

FOR:  
**BLANCHARD & CALHOUN**  
 SHEET TITLE

**EXHIBIT "A" PLOT PLAN**

JOB NUMBER: 24-100  
 DATE: 4-10-96  
 REVISIONS:  
 1-1-96  
 2-1-96  
 3-1-96



**EXHIBIT "A" PLOT PLAN**

GRAPHIC SCALE: 1" = 20'

**PAVING LEGEND**

- STAND: DUTY PAVING
- HEAVY DUTY PAVING
- CONCRETE

**SITE ANALYSIS**

KROGER	61,200 S.F.
SHOPS "A"	3,000 S.F.
SHOPS "B"	3,000 S.F.
SHOPS "C"	3,000 S.F.
SHOPS "D"	3,000 S.F.
TOTAL BUILDING AREA	75,100 S.F.
PARKING	376 SPACES
PARKING RATIO	5.00/1000
TOTAL LAND AREA	20.00 ACRES

**APPROVED**  
*[Signature]*

SHEET NUMBER  
**C-1**