

## FOR SALE OR GROUND LEASE

# Outstanding 0.85 AC Outparcel Opportunity Adjacent to Target

8040 RAY MEARS BLVD, KNOXVILLE, TN 37919

RETAIL

ACCEPTING OFFERS



## PROPERTY SIZE

- + Outparcel: 0.85± AC

## ASKING PRICE

- + Accepting Offers

## PROPERTY FEATURES

- + Anchored by 121,573± SF Target and immediately west of West Town Mall, anchored by Sears, Belk, JCPenney and Dillards
- + Good co-tenancy in front of Target
- + Good access from Ray Mears Blvd and Downtown West Blvd
- + No other outparcels available in front of a major traffic generator such as Target in the area
- + Strong area demographics
- + Marketing site plan ([download here](#)) is available for review
- + This property is identified as being in Flood Zone X, according to the Flood Insurance Community Panel No. 47093C0266F, dated May 2, 2007. Flood Zone X is identified as areas outside of the 100-year flood plain

## EASEMENT MAINTENANCE FEE

- + Buyer will be responsible for an Annual Easement Maintenance Fee of \$3,500



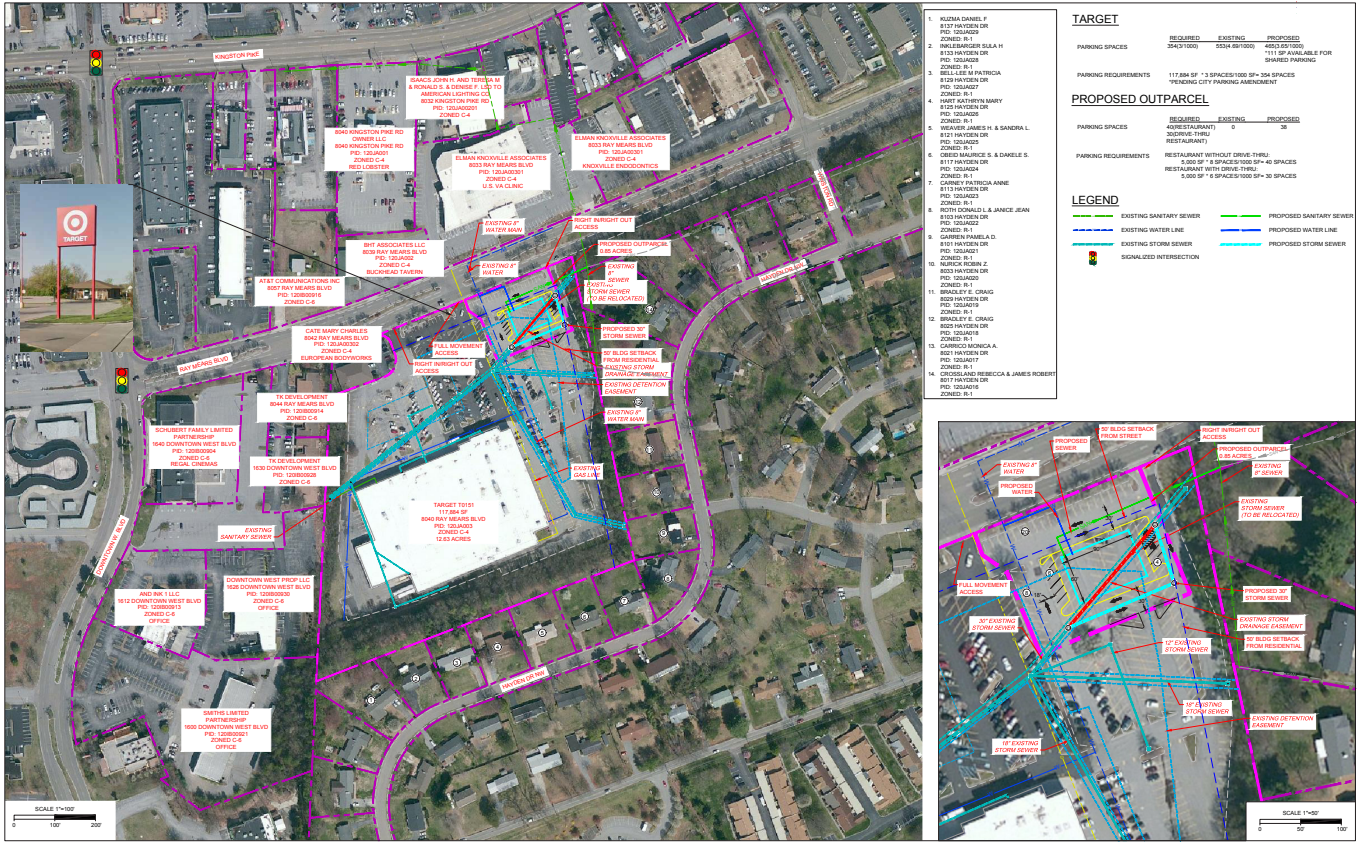
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**TARGET T0151 - SITE INVESTIGATION**

Schematic Outparcel Layout - September 16, 2016



**2016 Estimated Demographics**

	1 mile	3 miles	5 miles
Population	7,857	66,159	131,287
Median Household Income	\$45,876	\$57,532	\$61,243
Median Age	37.3	37.4	37.6

**CONTACT US**

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