



Emory Road & Norris Freeway

Knoxville, Tennessee 37938

Property Highlights

- Corner of Emory Road and Norris Freeway
- Zoned SC
- Surrounded by strong national retailers
- Close to area schools
- Strong daily traffic counts 20,000 +/-
- Cross access with Aldi's

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	1,500 - 5,000 SF
Building Size:	5,000 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,313	31,156	112,941
Total Population	3,353	74,262	265,132
Average HH Income	\$61,480	\$58,586	\$47,900



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PROPERTY DESCRIPTION

Leasing at \$25 PSF/YR NNN with a minimum of 1,500 SF, this center benefits from strong national retailers including Aldi's, Wal-Mart, and Rural King that surround this location drawing traffic from both local and area communities. The center offers ease of access via Norris Freeway and Emory road with a traffic light to maintain flow. Strong traffic counts, area schools, churches and main roads bring an abundance of visibility to this location making it ideal for retail or related users.

LOCATION DESCRIPTION

Located north of Downtown Knoxville in the ever-growing Halls community, this center will prominently sit at the corner of Emory Road and Norris Freeway (US 441) which are two main arteries carrying 20,000 +/- drivers daily. Halls Elementary, Middle and High Schools all lie within one mile of this location with total enrollment reaching just over 3,100 students.



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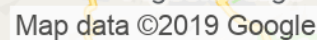
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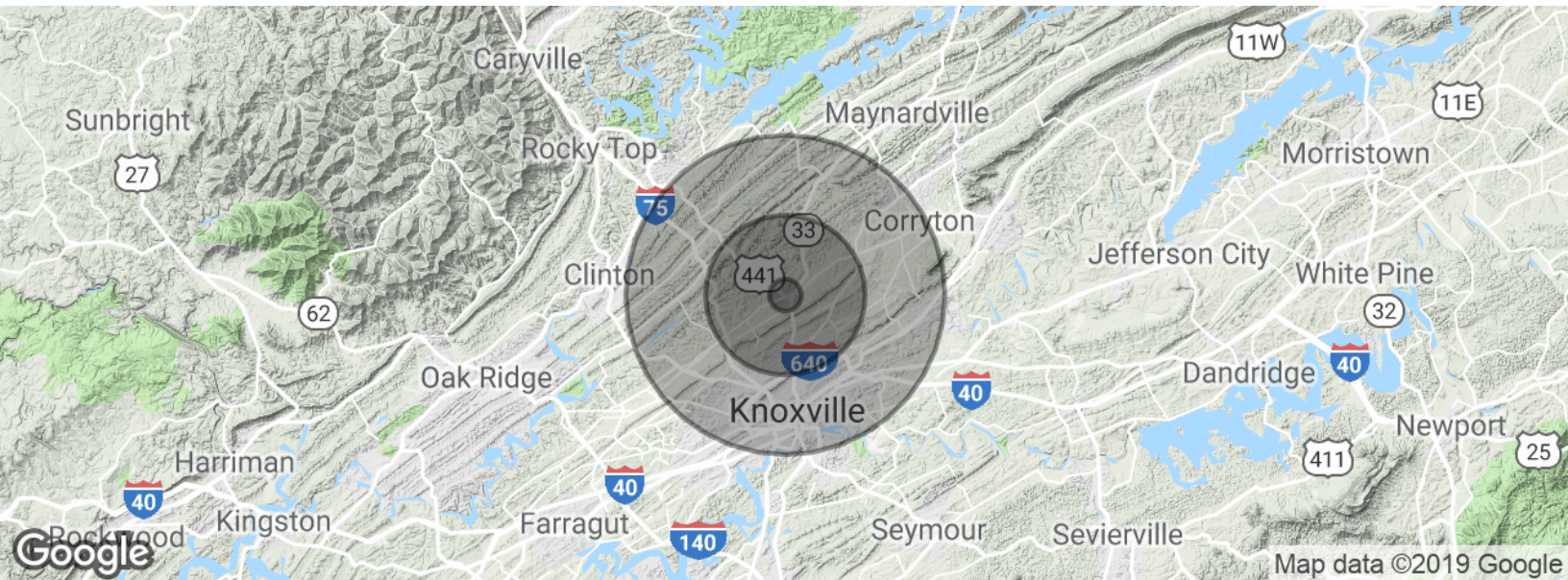
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,353	74,262	265,132
Median age	35.8	37.6	36.3
Median age (Male)	35.2	36.4	34.9
Median age (Female)	36.9	39.0	37.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,313	31,156	112,941
# of persons per HH	2.6	2.4	2.3
Average HH income	\$61,480	\$58,586	\$47,900
Average house value	\$234,879	\$168,640	\$149,885

* Demographic data derived from 2010 US Census





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