

FOR LEASE | RETAIL SPACE



Regas Square

333 W. Depot Avenue
Knoxville, TN 37917

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520 W. Summit Hill Drive | Knoxville, TN 37902 | 865.246.1331 | conversionprop.com

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SUMMARY

Available SF: 1,534 - 20,604 SF

Lease Rate: \$26.00 SF/yr (NNN)

Year Built: 2018

Building Size (Retail Only): 20,604

Floors (Retail Only): 1

Market: Knoxville

Submarket: Downtown

PROPERTY OVERVIEW

Located in Downtown's newest district between the 100 Block of Gay, the Old City, and Downtown North, Regas Square is a classic, contemporary 6-story building featuring 101 residential units over 20,790 SF of retail/restaurant space. Available spaces range in size from 1,534 - 5,966 SF. Occupancy as early as 3Q 2018.

AVAILABLE SPACES

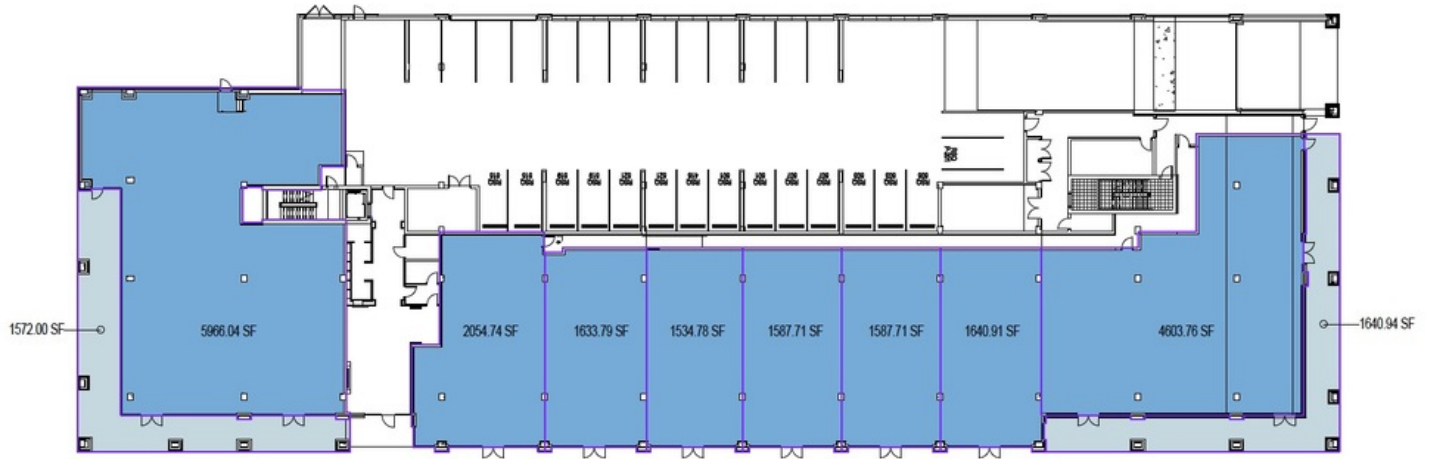
SPACE	LEASE RATE	SIZE (SF)
Space 1	\$26.00 SF/yr	5,966 SF
Space 2	\$26.00 SF/yr	2,054 SF
Space 3	\$26.00 SF/yr	1,633 SF
Space 4	\$26.00 SF/yr	1,534 SF
Space 5	\$26.00 SF/yr	1,587 SF
Space 6	\$26.00 SF/yr	1,587 SF
Space 7	\$26.00 SF/yr	1,640 SF
Space 8	\$26.00 SF/yr	4,603 SF

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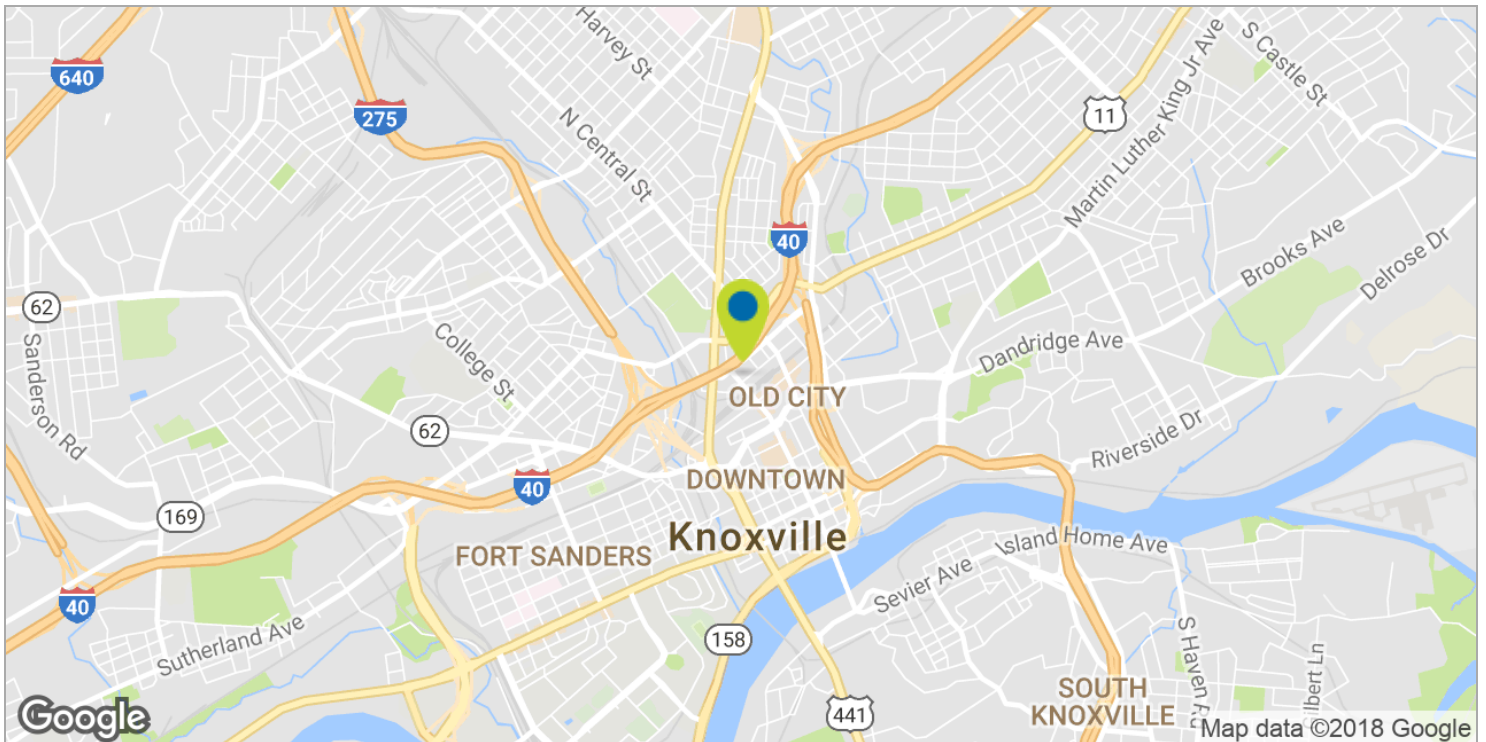
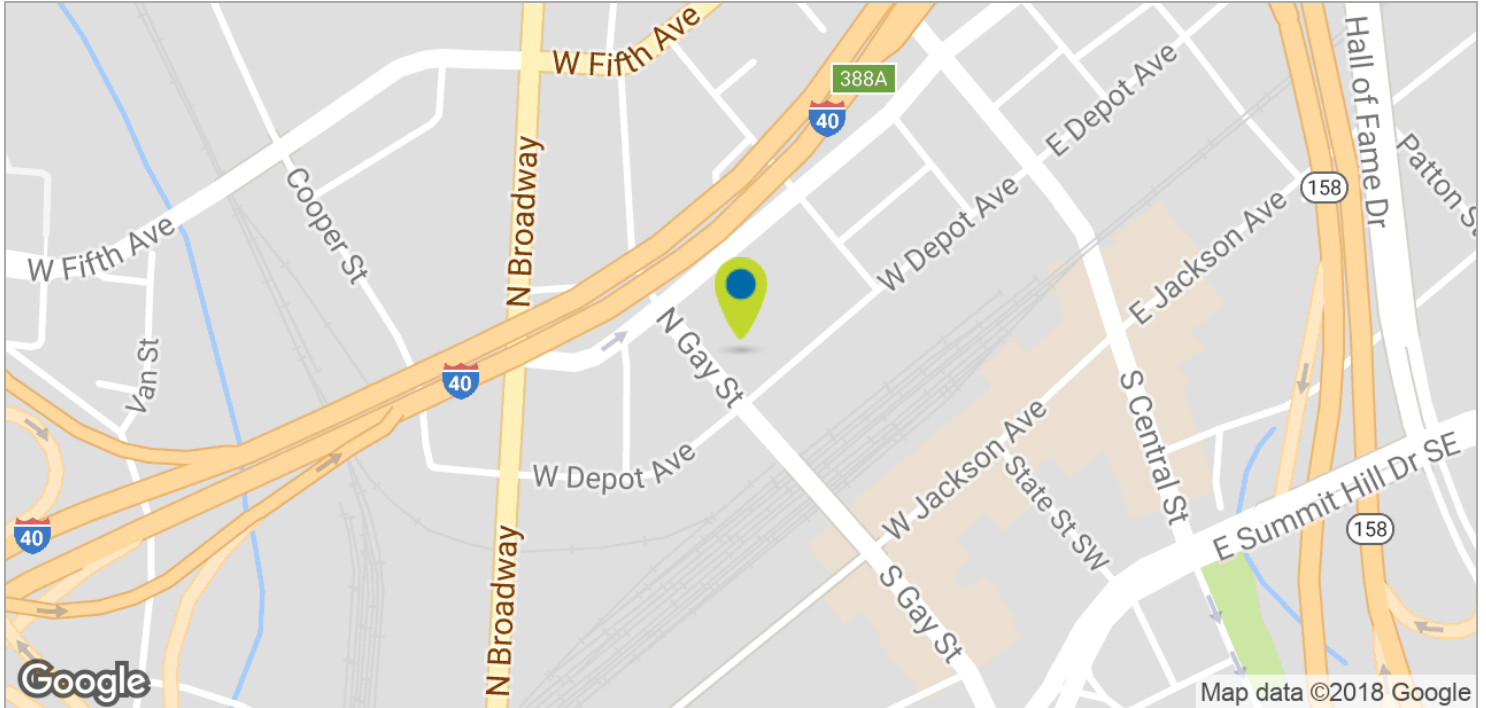
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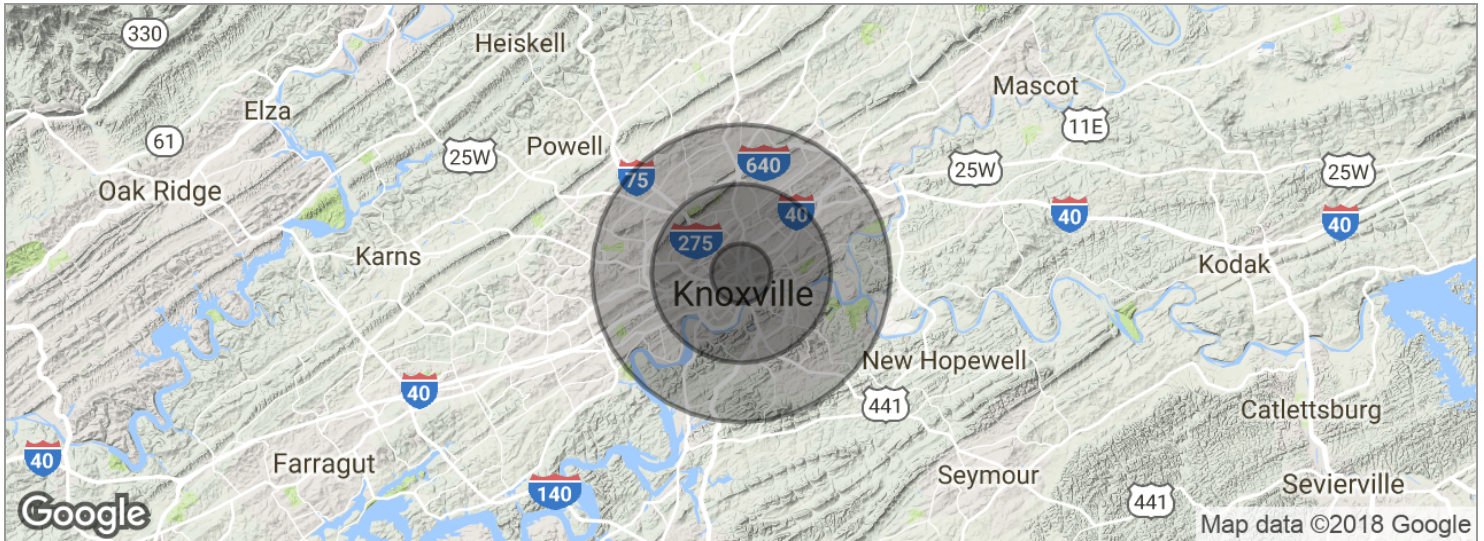
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,348	75,470	149,612
Median age	31.0	31.9	34.7
Median age (Male)	30.9	30.8	33.3
Median age (Female)	32.3	33.2	36.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,384	33,135	67,959
# of persons per HH	1.9	2.3	2.2
Average HH income	\$29,824	\$31,107	\$39,734
Average house value		\$100,918	\$127,600

* Demographic data derived from 2010 US Census

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