



RETAIL PROPERTY FOR LEASE

# SUBURBAN PLAZA

8025 Kingston Pike, Knoxville, TN 37919

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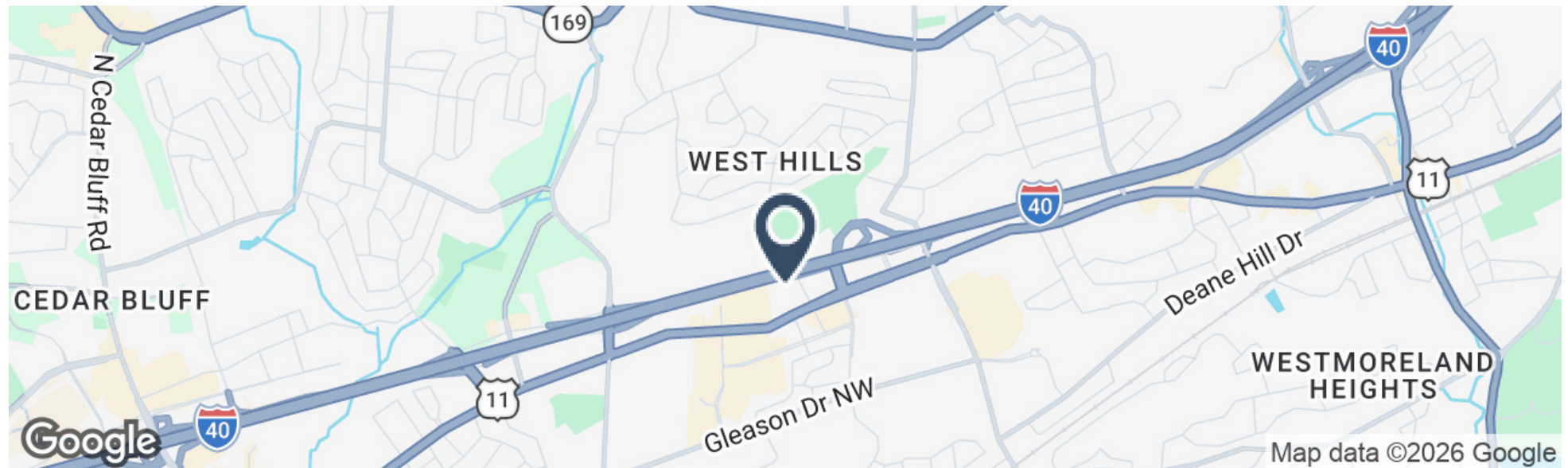
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**Baker Storey McDonald**  
 Properties

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### PROPERTY DESCRIPTION

Suburban Plaza, a ±130,000SF retail destination at 8025 Kingston Pike, sits prominently along Knoxville’s premier shopping corridor. Anchored by Barnes & Noble, Hobby Lobby, and Trader Joe’s, and located adjacent to West Town Mall, this recently refreshed center offers excellent visibility, strong traffic counts, and diverse tenancy.

### PROPERTY HIGHLIGHTS

- Trader Joe’s, Hobby Lobby, and Barnes & Noble anchored shopping center in the heart of West Knoxville
- Rare vacancy coming available. +/- 2,536 SF
- Across from West Town Mall and surrounded by over 3 million SF of retail and office space
- High traffic counts along Kingston Pike (204,119 VPD) and immediate access to I-40/I-75



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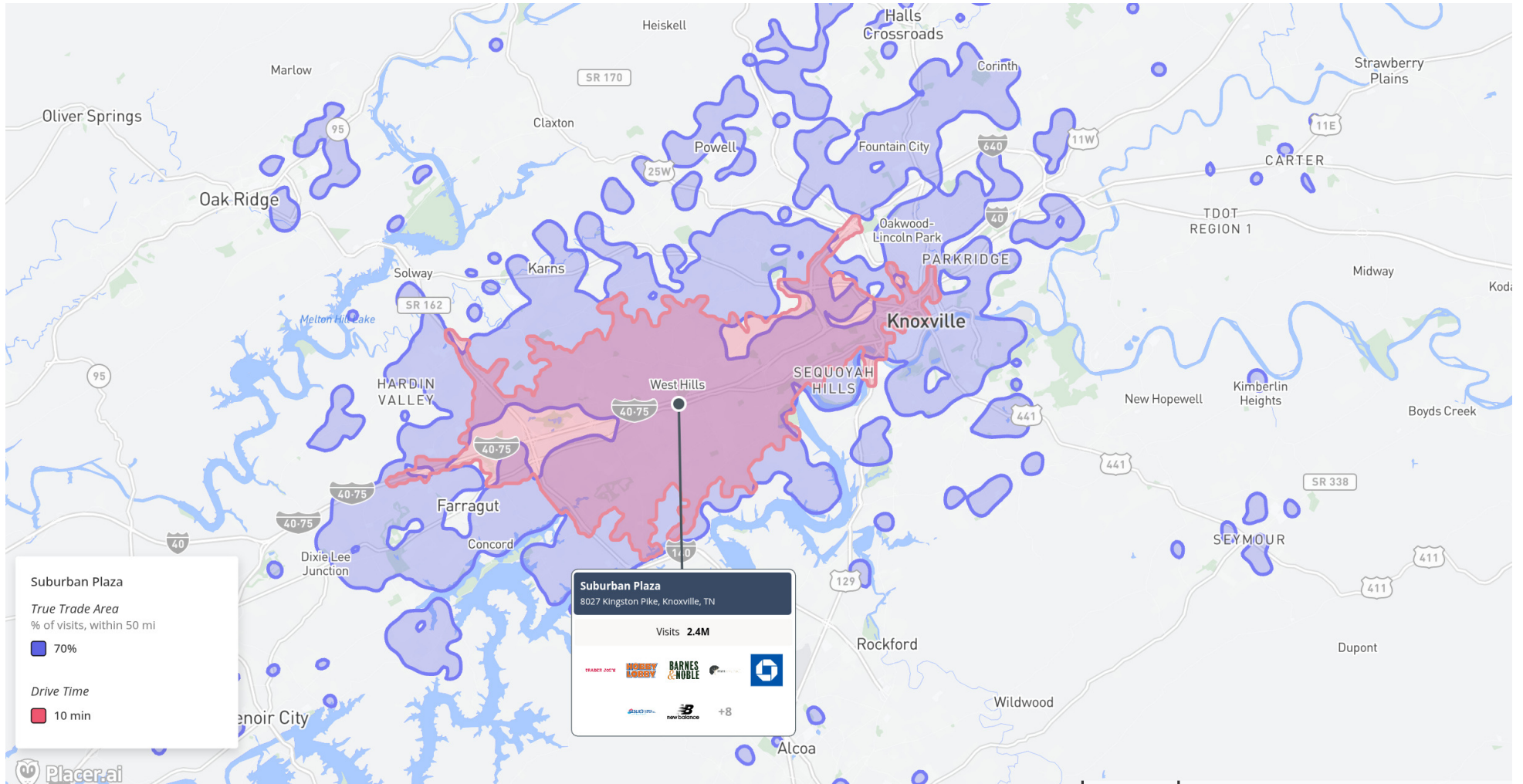
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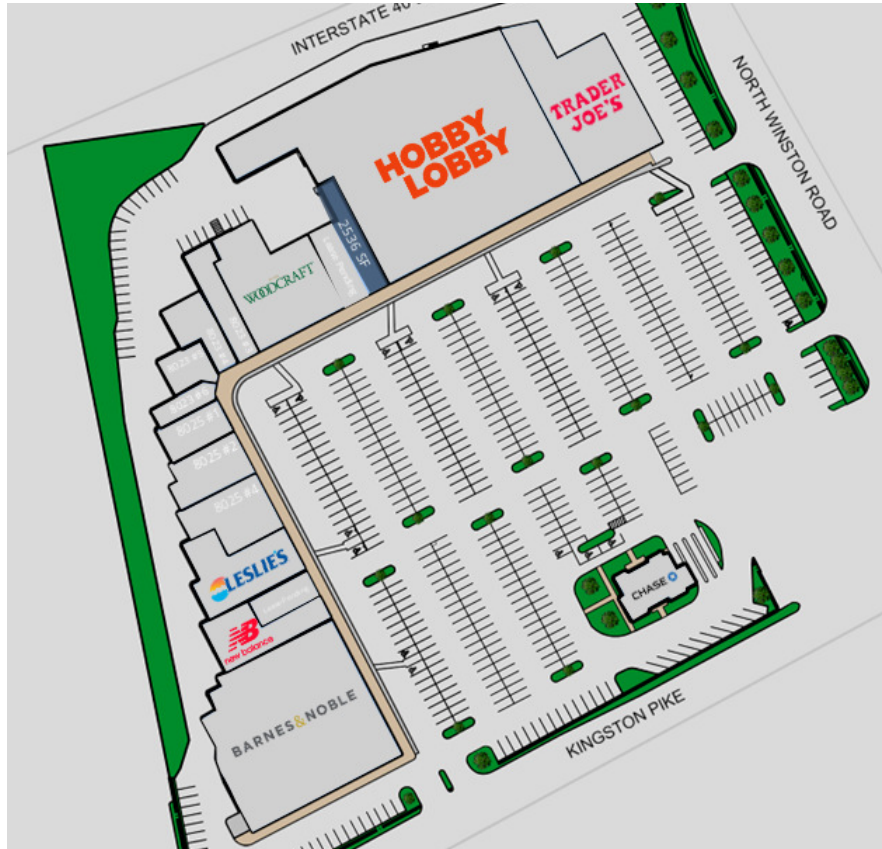
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## AVAILABLE SPACES

SUITE	TENANT	SIZE
7923	Chase Bank	3,333 SF
8001	Trader Joe's	13,000 SF
8009	Hobby Lobby	42,631 SF
8021a	Available	2,536 SF
8023 #1	Woodcraft	8,773 SF
8023 #3	Salon Centric	3,600 SF
8023 #4	Chez Guevara	2,880 SF
8023 #5	Real Hot Yoga	2,100 SF
8023 #6	Suburban Barber Shop	800 SF
8025 #1	Revitalize MD	2,994 SF
8025 #2	Eddie's Health Shoppe	3,253 SF
8025 #4	White Lace & Promises	5,953 SF
8027 #3	Leslie's Pool Supply	4,400 SF
8027 #4	Max Hair & Nail Salon	1,950 SF
8027 #5	New Balance	4,530 SF
8029	Barnes & Noble	24,000 SF
8021b	-	2,500 SF

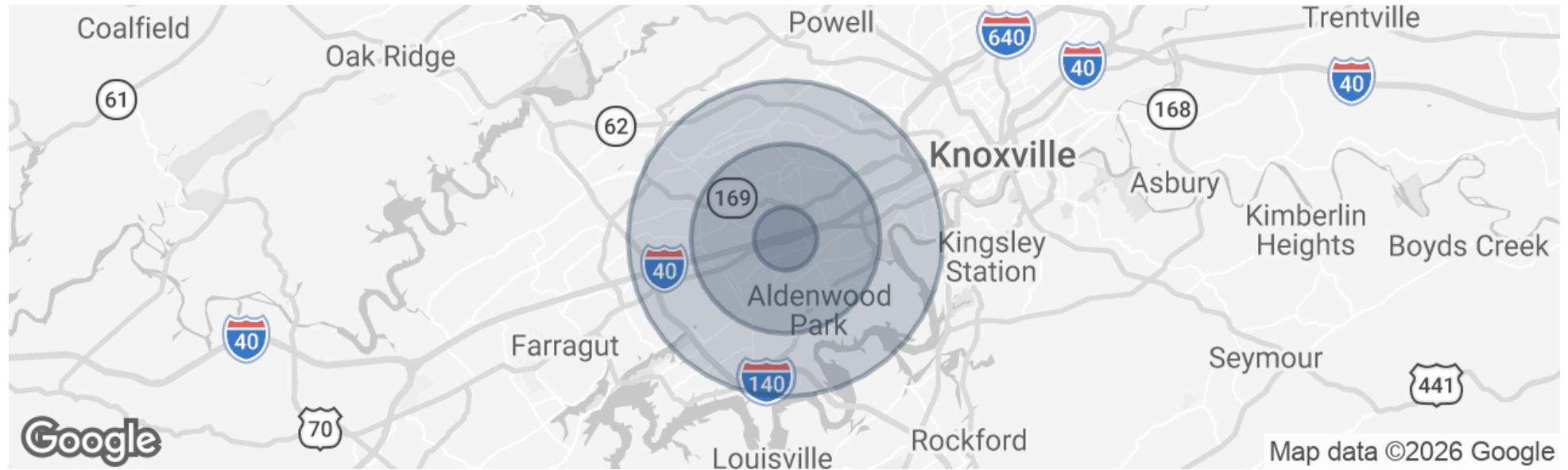
## LEGEND

Available

Unavailable

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,800	72,306	145,490
Average Age	42	40	40
Average Age (Male)	39	39	39
Average Age (Female)	45	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,890	31,908	62,063
# of Persons per HH	2	2.3	2.3
Average HH Income	\$96,944	\$107,735	\$113,959
Average House Value	\$430,568	\$414,700	\$420,723

2020 American Community Survey (ACS)