



# 49-164 Cumberland Plaza



## 49-164 Cumberland Plaza, N Main Street

CROSSVILLE, TN 38555

**PRESENTED BY:**

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# Property Information

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## PROPERTY DESCRIPTION



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SVN is pleased to present this well-positioned retail property in the heart of Crossville at the intersection of N Main Street and Genesis Road. The property features a strong lineup of national and regional tenants and offers excellent visibility on a high-traffic road with approximately 15,000 vehicles per day. This signalized corner location includes a large pylon sign, ample parking, and an anchor space equipped with a loading dock and 140 feet of frontage. The surrounding area is a high-activity retail hub near major anchors such as Walmart, Food City, and Kroger. Furthermore, Crossville is experiencing significant growth through industrial expansion and a \$40 million municipal investment in a new YMCA and recreation center.

### LOCATION DESCRIPTION

Cumberland Plaza in Crossville, TN, is a centrally located, high-traffic retail hub within 2.5 miles from I-40. Featuring national tenants such as Dollar Tree, Napa Auto Parts, Anytime Fitness, and Benchmark Physical Therapy. The property offers easy access off North Main Street and includes a large parking field. It is surrounded by a high concentration of national retailers, including Food City, Lowe's, Dairy Queen, Chick-fil-A, Rural King, Big Lots, and Walmart.

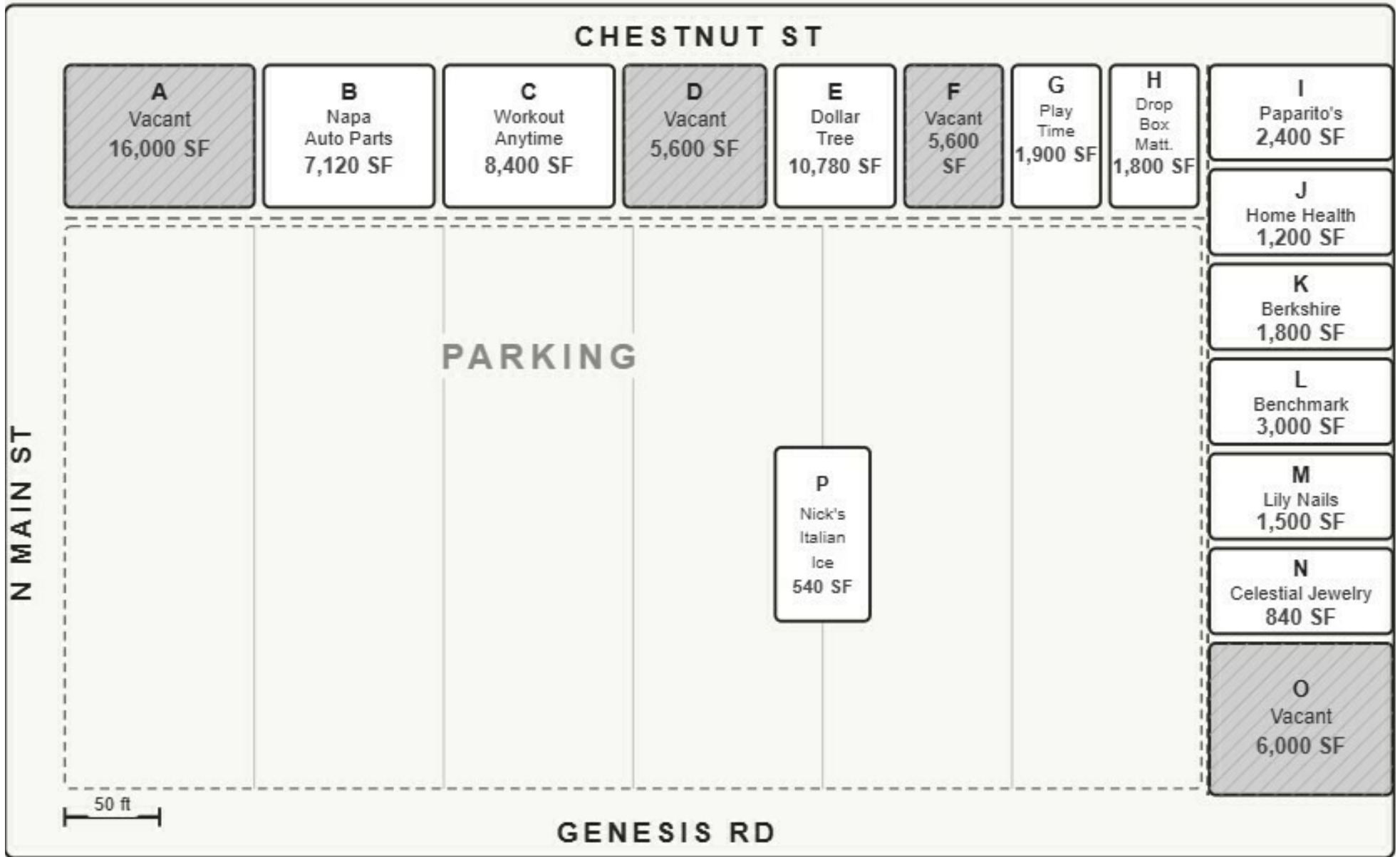
# AVAILABLE SPACES



## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite A	Available	16,000 SF	NNN	\$12.00 SF/yr	Approximately 115'x130'
■ Suite D	Available	5,600 SF	NNN	\$15.00 SF/yr	Approximately 40'x140'
■ Suite F	Available	5,600 SF	NNN	\$15.00 SF/yr	Approximately 40'x140'
■ Suite O	Available	6,600 SF	NNN	\$15.00 SF/yr	Approximately 60'x110'

# SITE PLAN



# ADDITIONAL PHOTOS





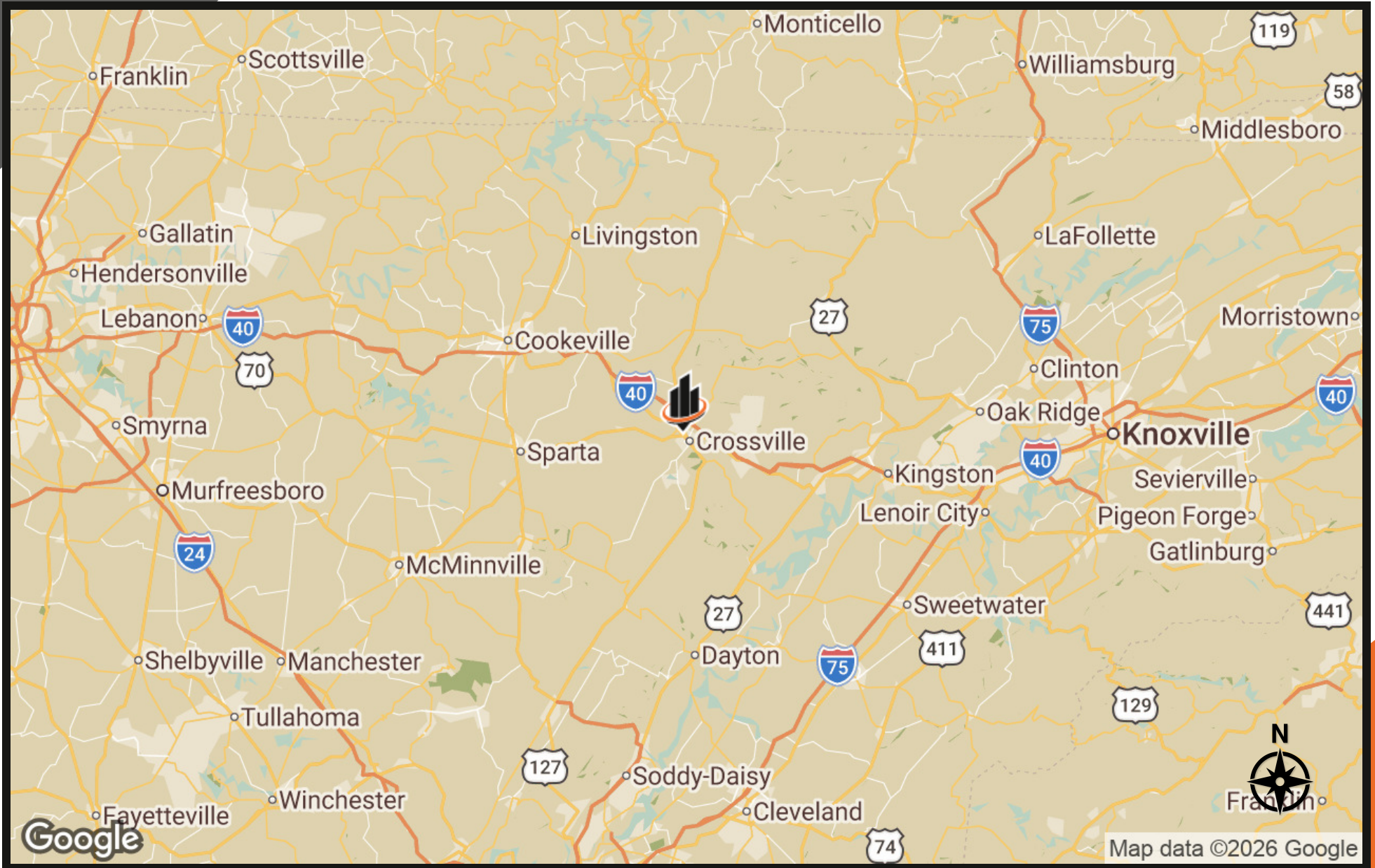
# Location Information

## LOCATION DESCRIPTION

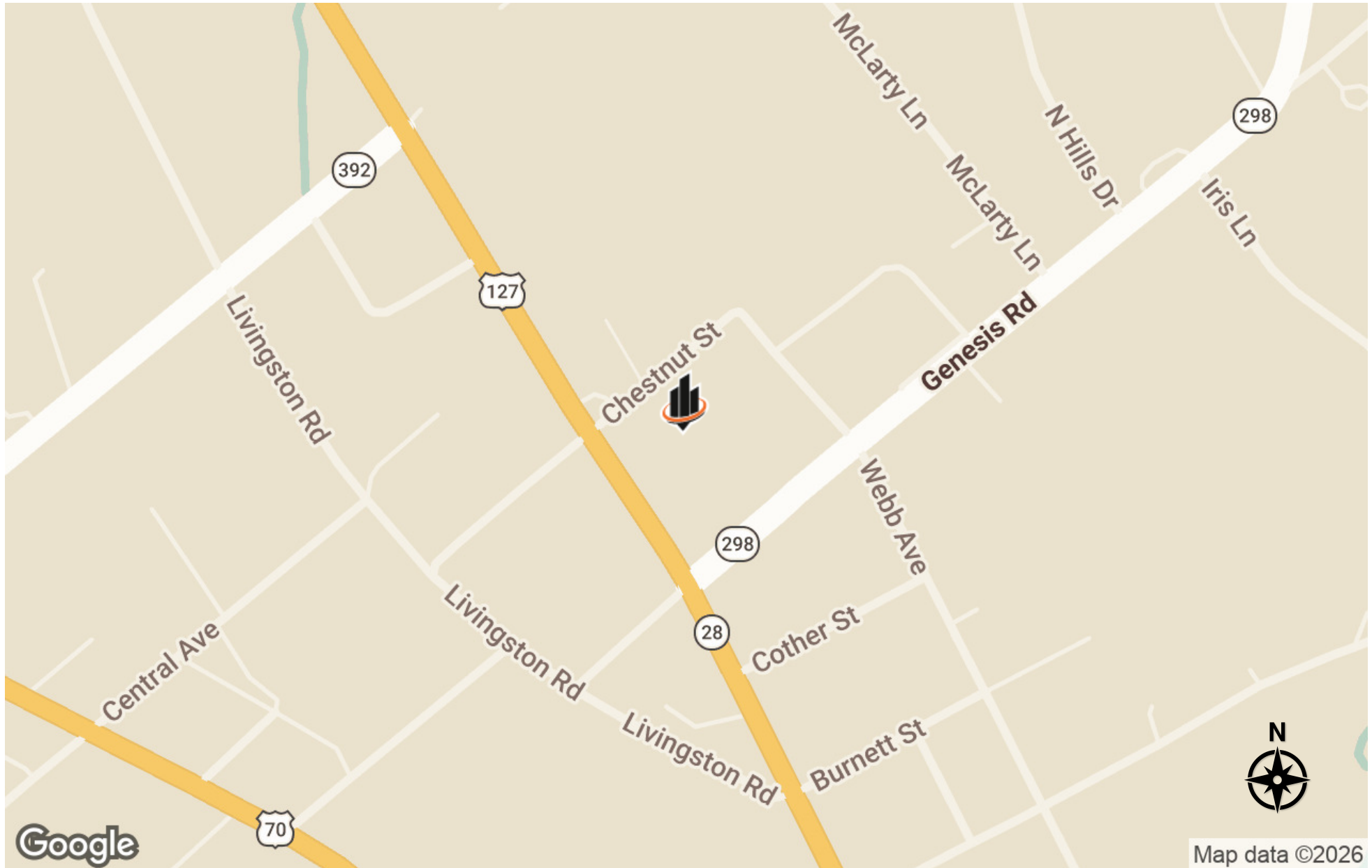
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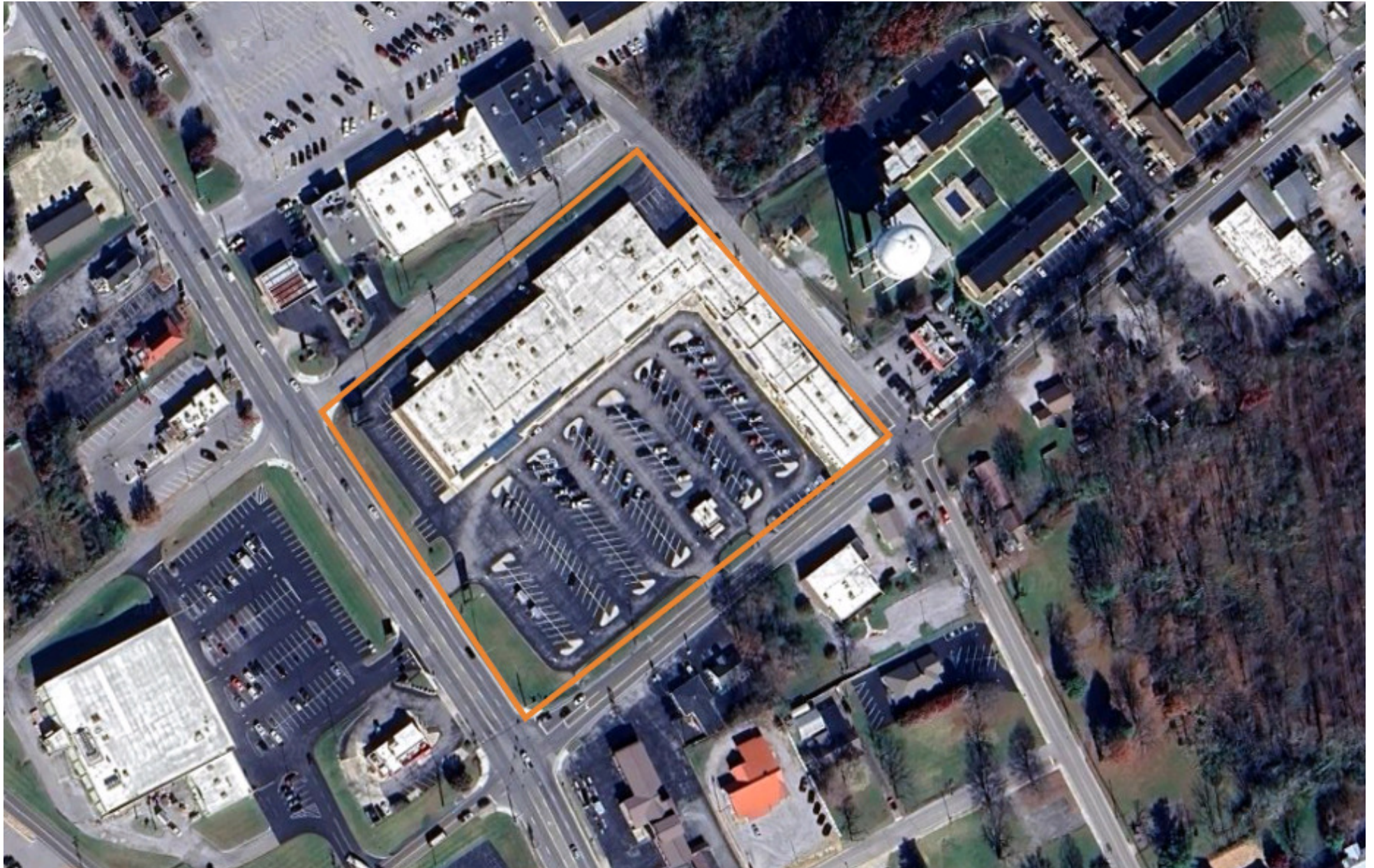
# REGIONAL MAP



# LOCATION MAP



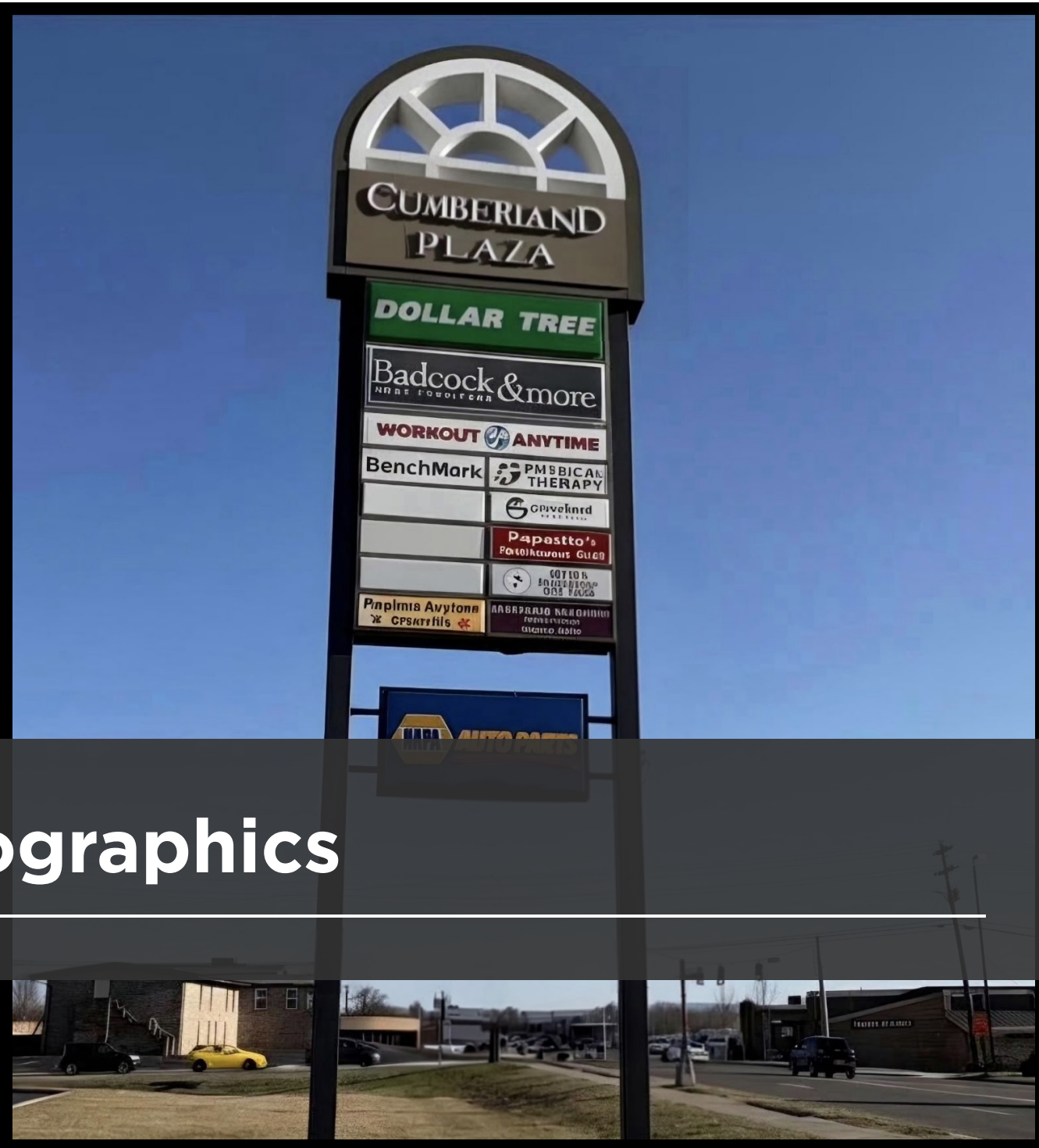
# AERIAL MAP



# RETAILER MAP



Google



# Demographics

# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,606	13,905	23,660
AVERAGE AGE	34.3	39.8	42.5
AVERAGE AGE (MALE)	33.3	38.9	41.9
AVERAGE AGE (FEMALE)	37.3	40.7	43.1

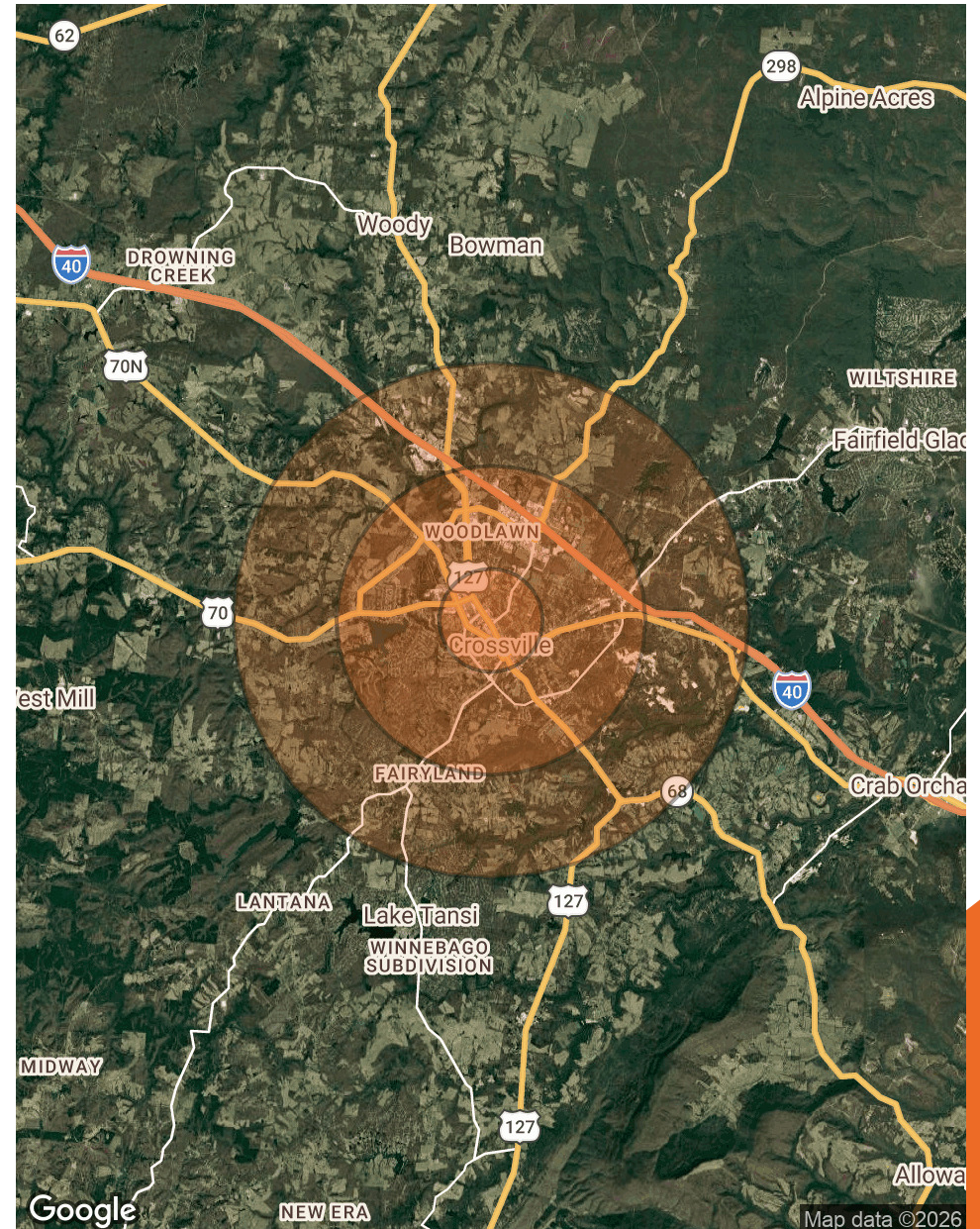
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,195	6,058	10,047
# OF PERSONS PER HH	2.2	2.3	2.4
AVERAGE HH INCOME	\$45,519	\$61,616	\$69,843
AVERAGE HOUSE VALUE	\$188,972	\$230,795	\$238,236

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
HISPANIC	12.2%	7.3%	5.4%

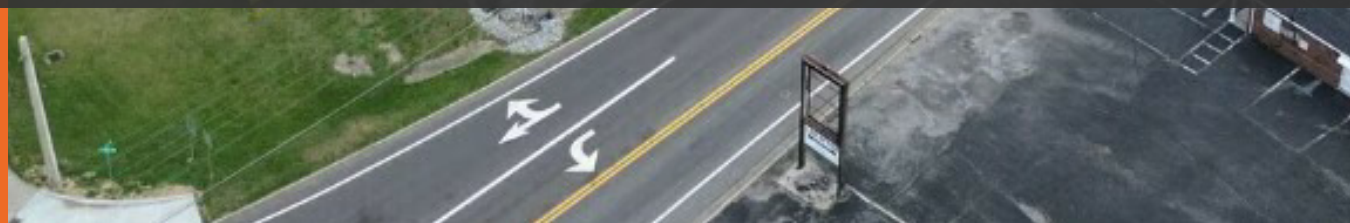
  

RACE	1 MILE	3 MILES	5 MILES
TOTAL POPULATION - WHITE	2,361	12,758	22,049
TOTAL POPULATION - BLACK	102	410	439
TOTAL POPULATION - ASIAN	2	19	57
TOTAL POPULATION - HAWAIIAN	79	275	275
TOTAL POPULATION - AMERICAN INDIAN	0	0	2
TOTAL POPULATION - OTHER	5	57	66





# The Team



## MEET THE TEAM



**ELIZABETH HOUSER**

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# Collective Strength, Accelerated Growth

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