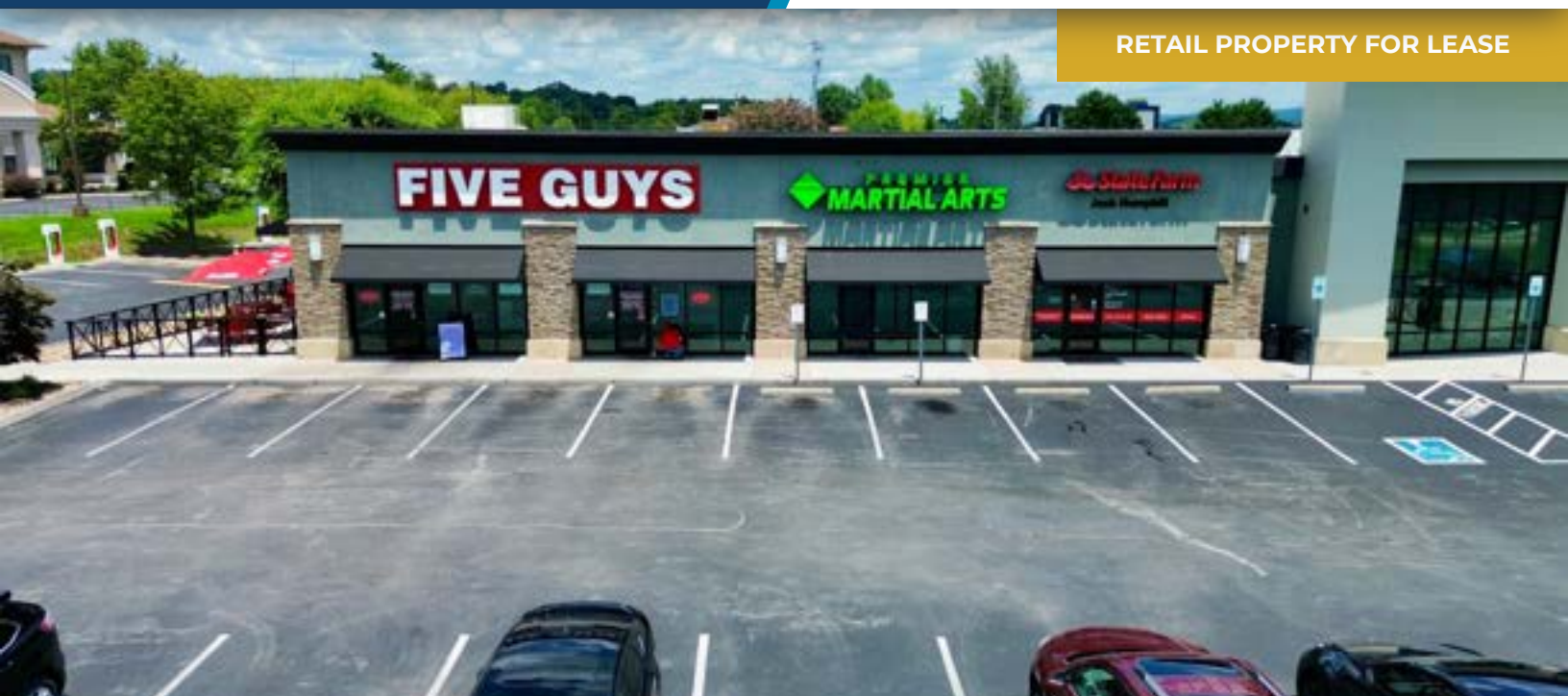




RETAIL PROPERTY FOR LEASE

PROPERTY DESCRIPTION

Emory Station is one of the premier strip centers off Emory Rd in Powell, TN. Suite 7535 is situated between Five Guys and State farm and presents a rare vacancy in the Powell, TN submarket. The property sees over 40,000 VPD on Emory Rd and is within 0.5 miles from I-75 which boasts over 76,000 VPD. The 1,800 square foot space is an open space that is customizable to a Tenant's needs. The property features a strong mix of regional and national Tenants providing great co-Tenancy and traffic. The space includes building and monument signage as well as ample parking directly in front of the suite.

PROPERTY HIGHLIGHTS

- National and Regional Co-Tenancy
- Strong Traffic Counts (40,000 VPD)
- Rare Vacancy in Powell
- Fast Growing Submarket in Knoxville
- Ample Parking and Signage

OFFERING SUMMARY

Lease Rate:	\$32 SF/yr (NNN)
Available SF:	1,800 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,002	13,845	39,443
Total Population	5,119	35,198	94,315
Average HH Income	\$99,634	\$97,888	\$83,402

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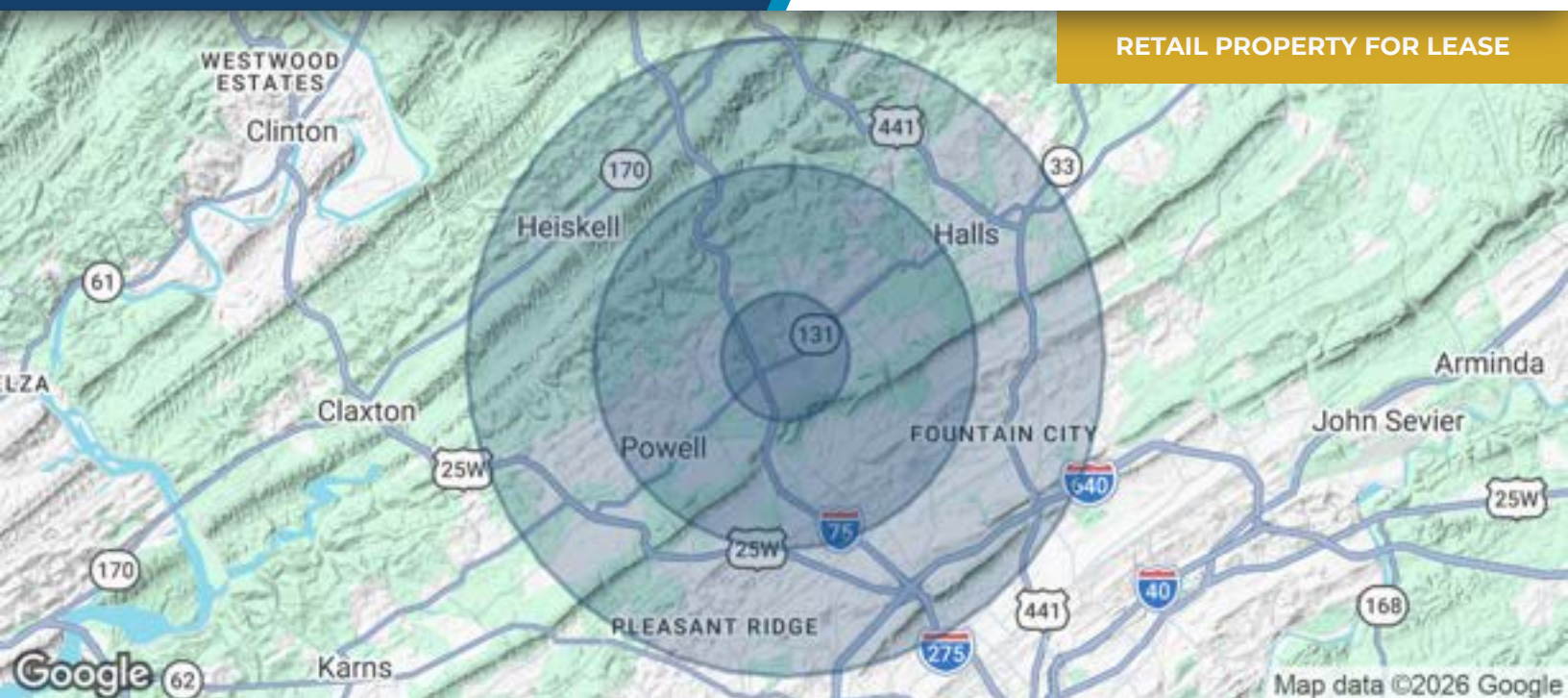
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RETAIL PROPERTY FOR LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,119	35,198	94,315
Average Age	40.4	39.1	39.4
Average Age (Male)	39.8	38.2	38.3
Average Age (Female)	40.2	40.0	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,002	13,845	39,443
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$99,634	\$97,888	\$83,402
Average House Value	\$277,222	\$285,153	\$249,714

2023 American Community Survey (ACS)

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