

Retail property for lease

Western Plaza
4405-4591 Kingston Pike
Knoxville, TN 37919



Knoxville's retail destination

Property Description

Western Plaza is a Knoxville retail destination: grocery-anchored with a pharmacy, clothing boutiques, and popular restaurants. The current development also includes Knoxville's newest office building and an aggressive tenant improvement allowance for existing retail space.

Western Plaza receives a healthy buzz of consumer activity with well-known tenants including The Fresh Market, Hard Knox Pizza, CVS, Jos. A. Bank, FTB Advisors, and Lily Pulitzer. The highly visible center entrance is located at a signalized traffic light with daily average traffic counts of 20,391 cars per day on Kingston Pike and a diverse 5-mile population of 149K.

Available retail space: 1,000 - 18,000 SF, including former Blackhorse restaurant (6,500 SF). Build to Suit is also available up to 21,117 SF.

Get more information

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Location Description

Western Plaza's prime location is directly across the street from Knoxville's most prestigious neighborhood, Sequoyah Hills and just 2 miles from the University of Tennessee and its 28,000 students. Quick interstate access in every direction within 3 miles.

Property Highlights

- High-end mixed-use development
- New construction
- Aggressive TI allowance
- Highly affluent area
- 10 minutes to downtown
- Easy access to I-40/75

Offering Summary

Lease Rate:	\$17.00 - 35.00 SF/yr (NNN)
Available SF:	1,017 - 21,117 SF
Lot Size:	13.73 Acres
Building Size:	240,000 SF



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Available Spaces

Suite	Size (sf)	Lease rate
4429	Available 8,505 SF	\$30.00 SF/yr
4429-1	Available 1,032 SF	\$30.00 SF/yr
4431	Available 3,792 SF	\$22.00 SF/yr
4439	Available 1,169 SF	\$25.00 SF/yr
4451	Available 4,876 SF	\$25.00 SF/yr
4461	Available 15,545 SF	\$25.00 SF/yr
4467	Available 3,884 SF	\$22.00 SF/yr
4479	Available 3,758 SF	\$35.00 SF/yr
4481	Available 1,017 SF	\$35.00 SF/yr
4495	Available 1,235 SF	\$35.00 SF/yr
4587	Available 1,498 SF	\$17.00 SF/yr
4547	Available 9,587 SF	\$17.00 SF/yr
4557	Available 2,887 SF	\$17.00 SF/yr
4585	Available 14,574 SF	\$17.00 SF/yr
4315-180	Available 2,933 SF	\$35.00 SF/yr
4315-110	Available 7,491 SF	\$35.00 SF/yr



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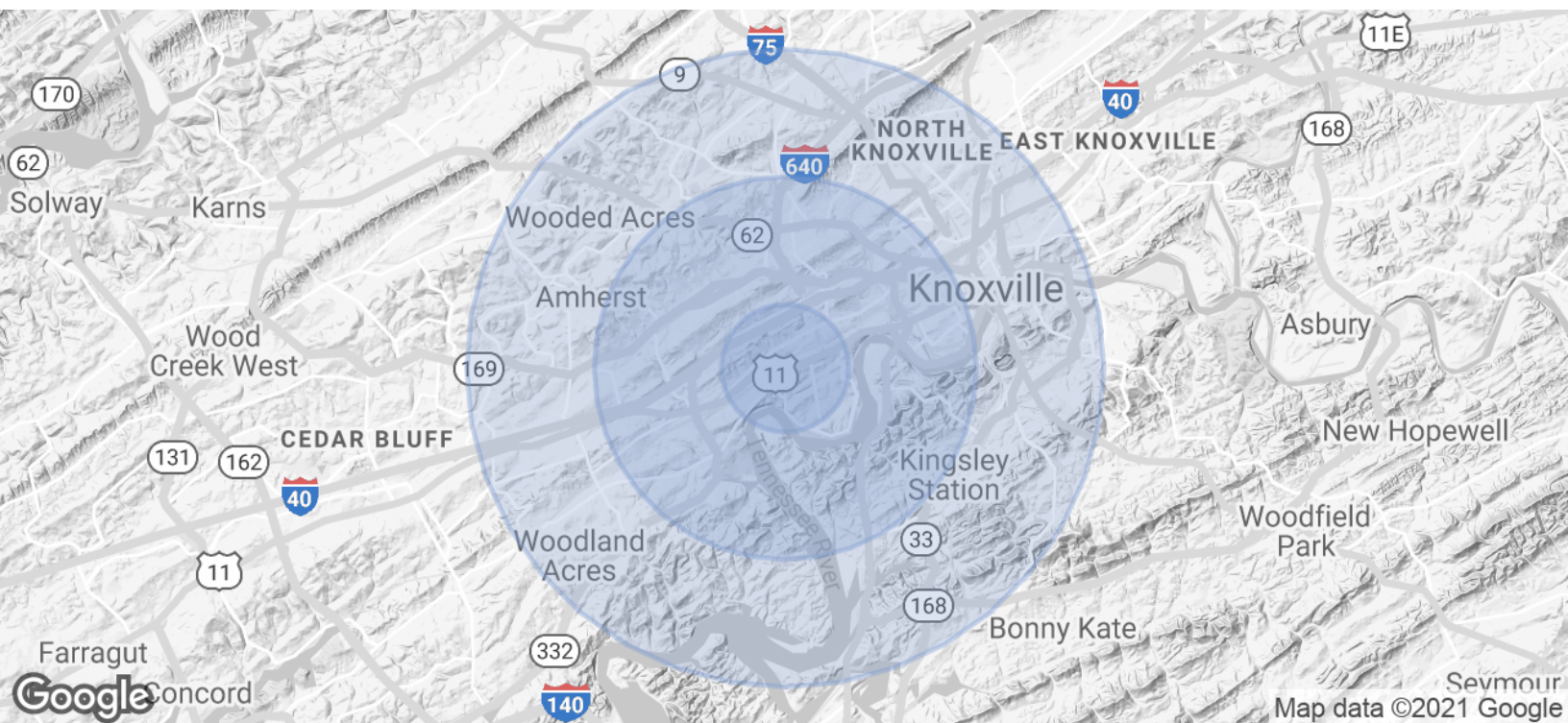
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Population	1 Mile	3 Miles	5 Miles
Total Population	5,842	46,137	132,119
Average age	33.6	32.1	33.3
Average age (Male)	31.1	31.7	33.0
Average age (Female)	34.3	32.5	34.0
Households & Income	1 Mile	3 Miles	5 Miles
Total households	2,797	20,053	57,438
# of persons per HH	2.1	2.3	2.3
Average HH income	\$76,226	\$60,747	\$54,144
Average house value	\$297,796	\$212,089	\$170,306

* Demographic data derived from 2010 US Census



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