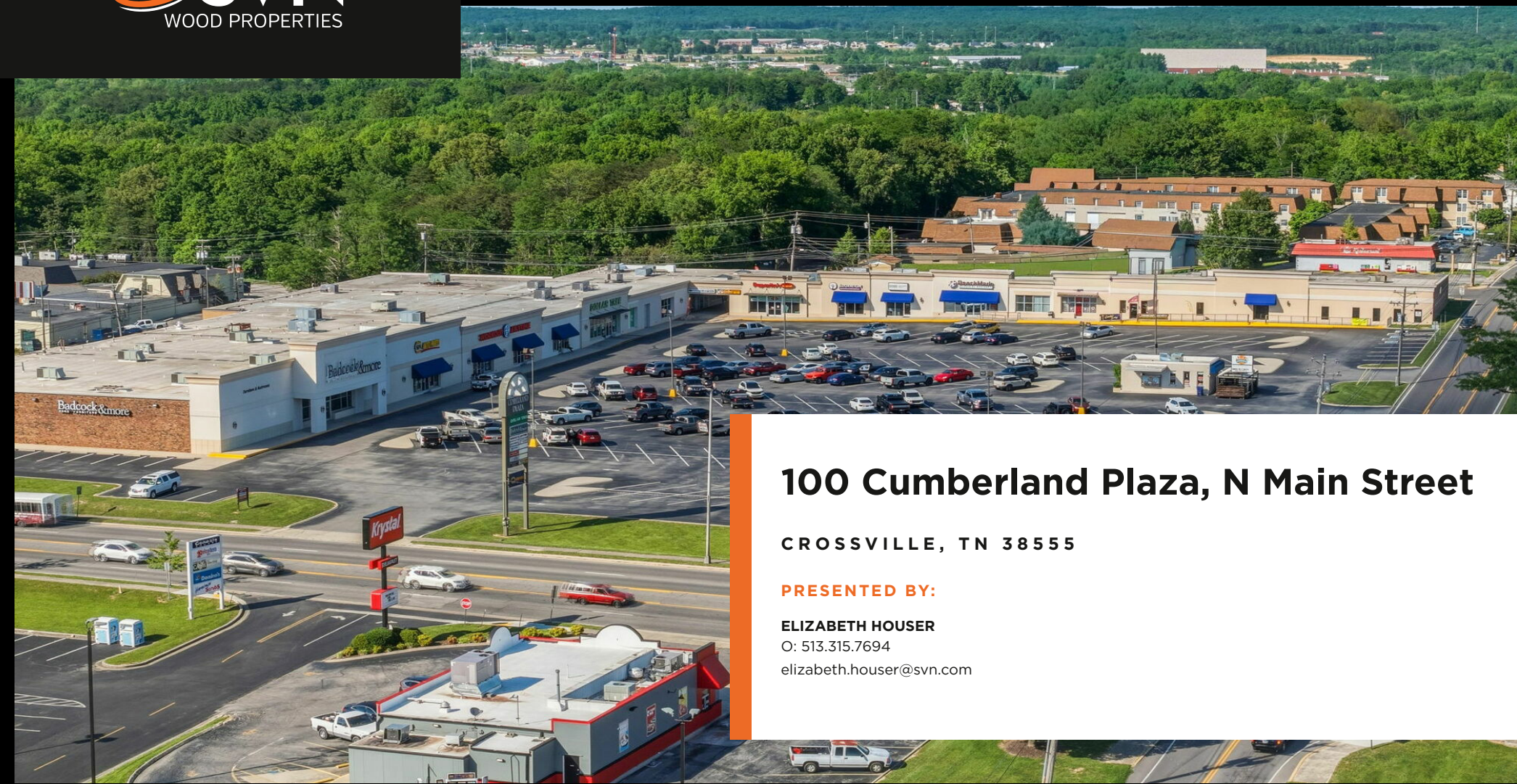




100 Cumberland Plaza



100 Cumberland Plaza, N Main Street

CROSSVILLE, TN 38555

PRESENTED BY:

ELIZABETH HOUSER

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Property Information

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

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.

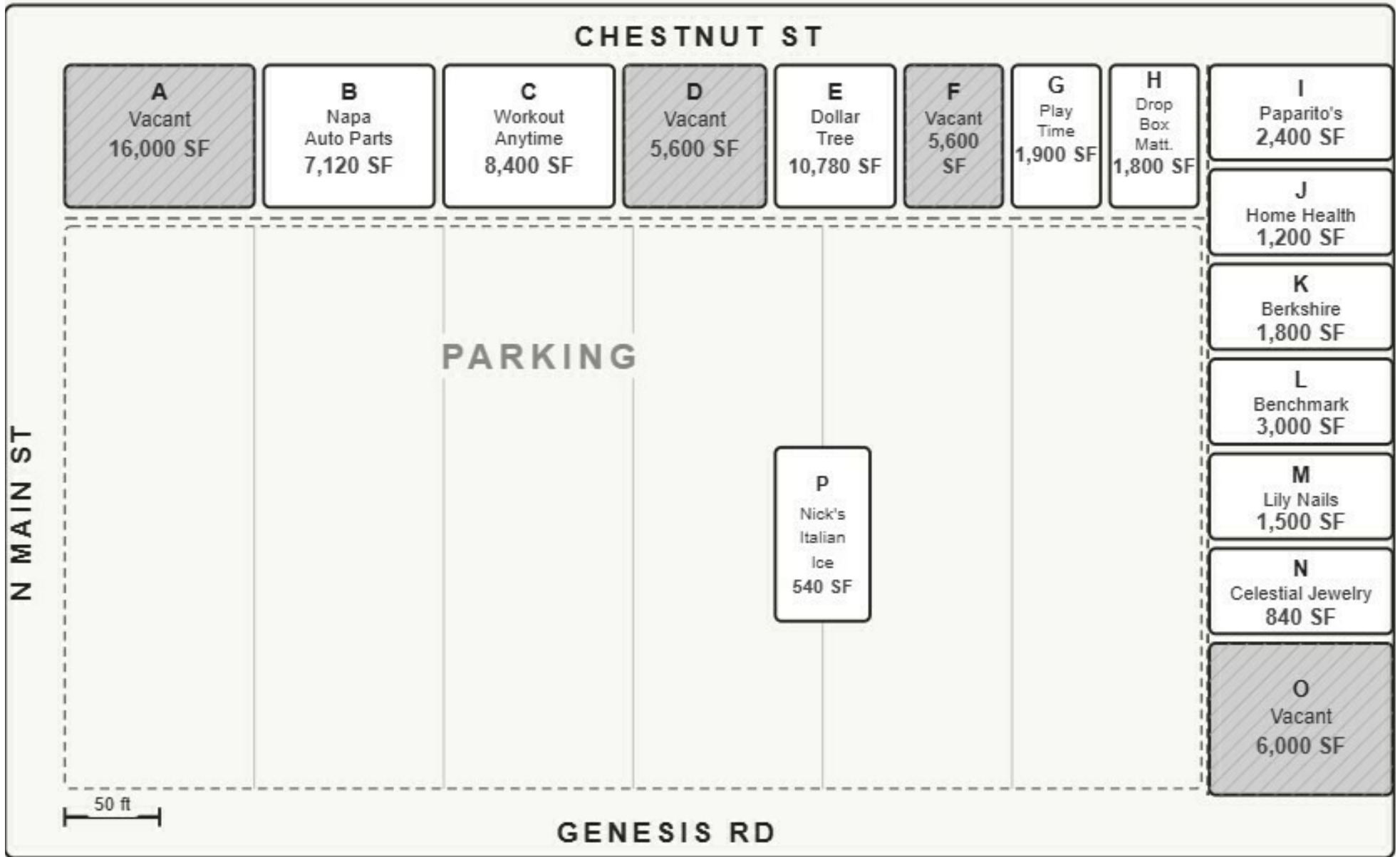
AVAILABLE SPACES



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



ADDITIONAL PHOTOS





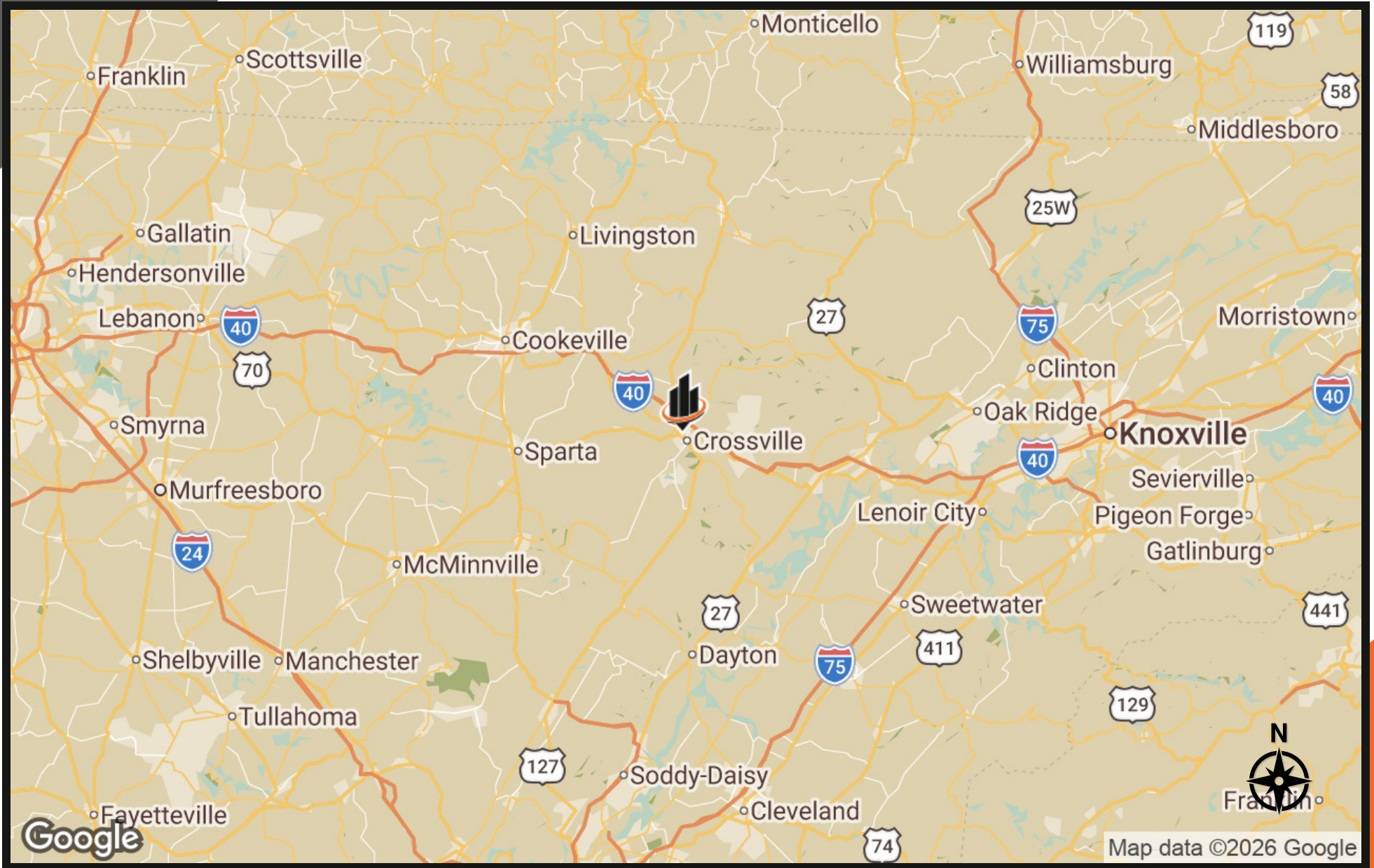
Location Information

LOCATION DESCRIPTION

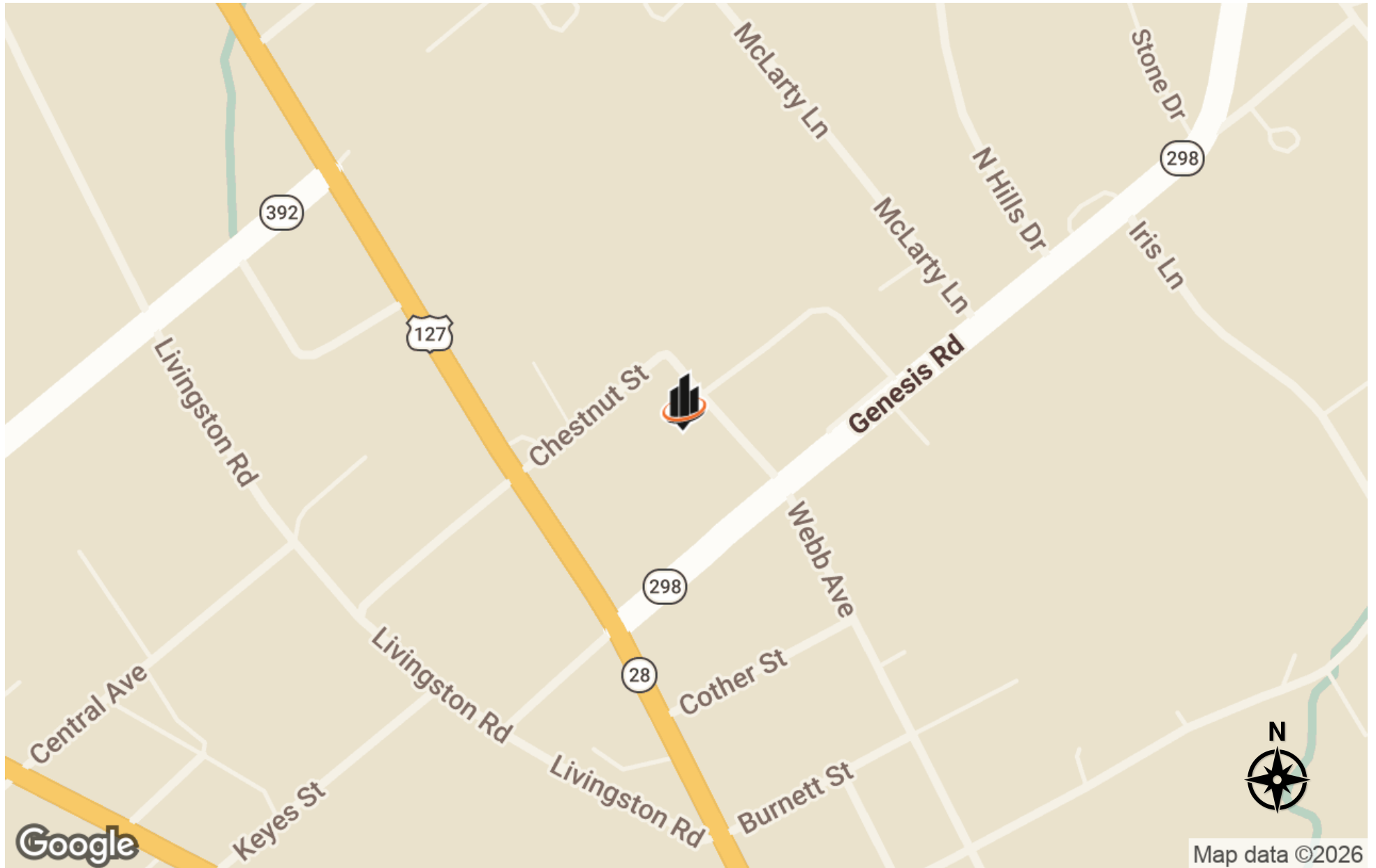


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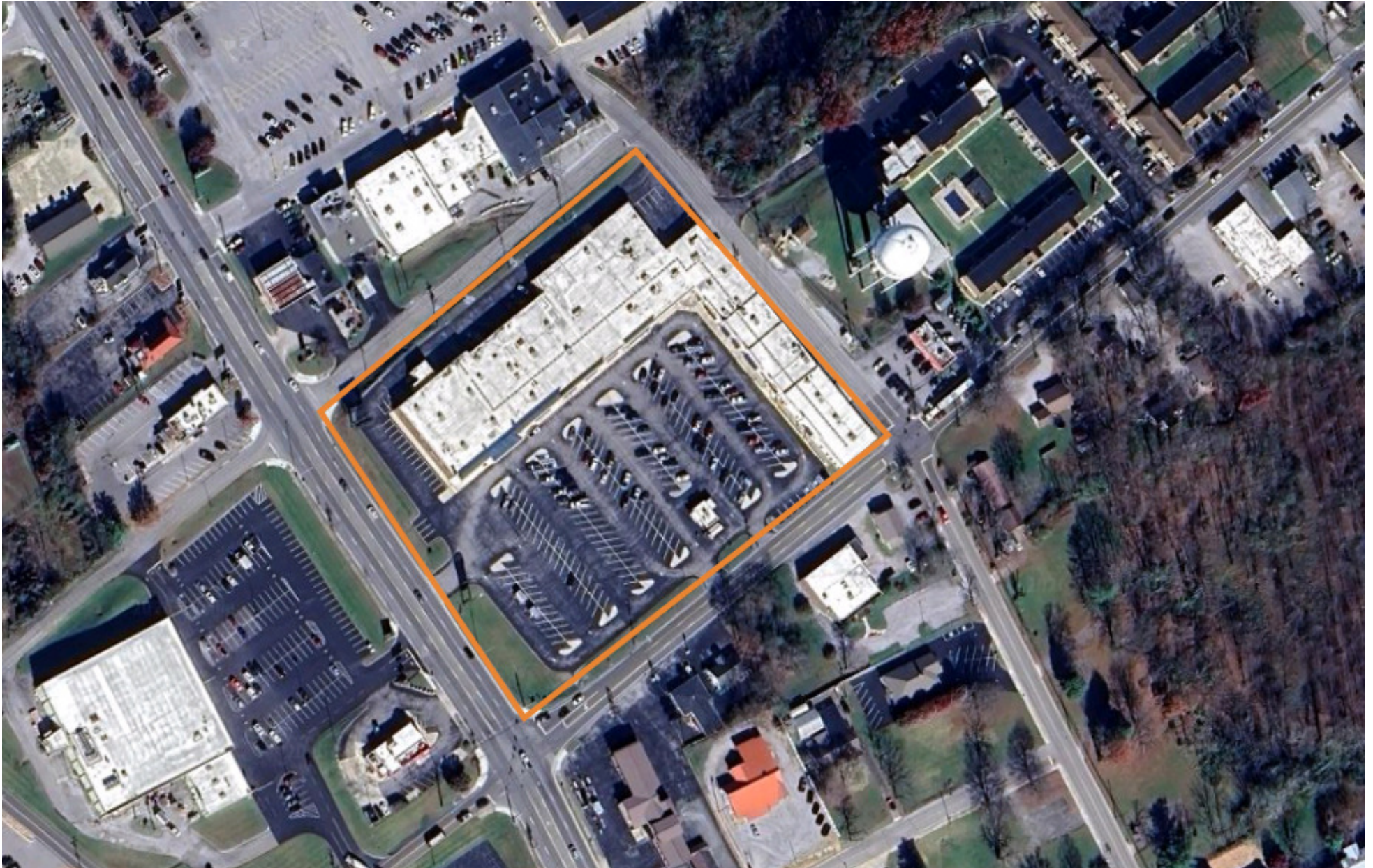
REGIONAL MAP



LOCATION MAP



AERIAL MAP



RETAILER MAP



Google

Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies



Demographics



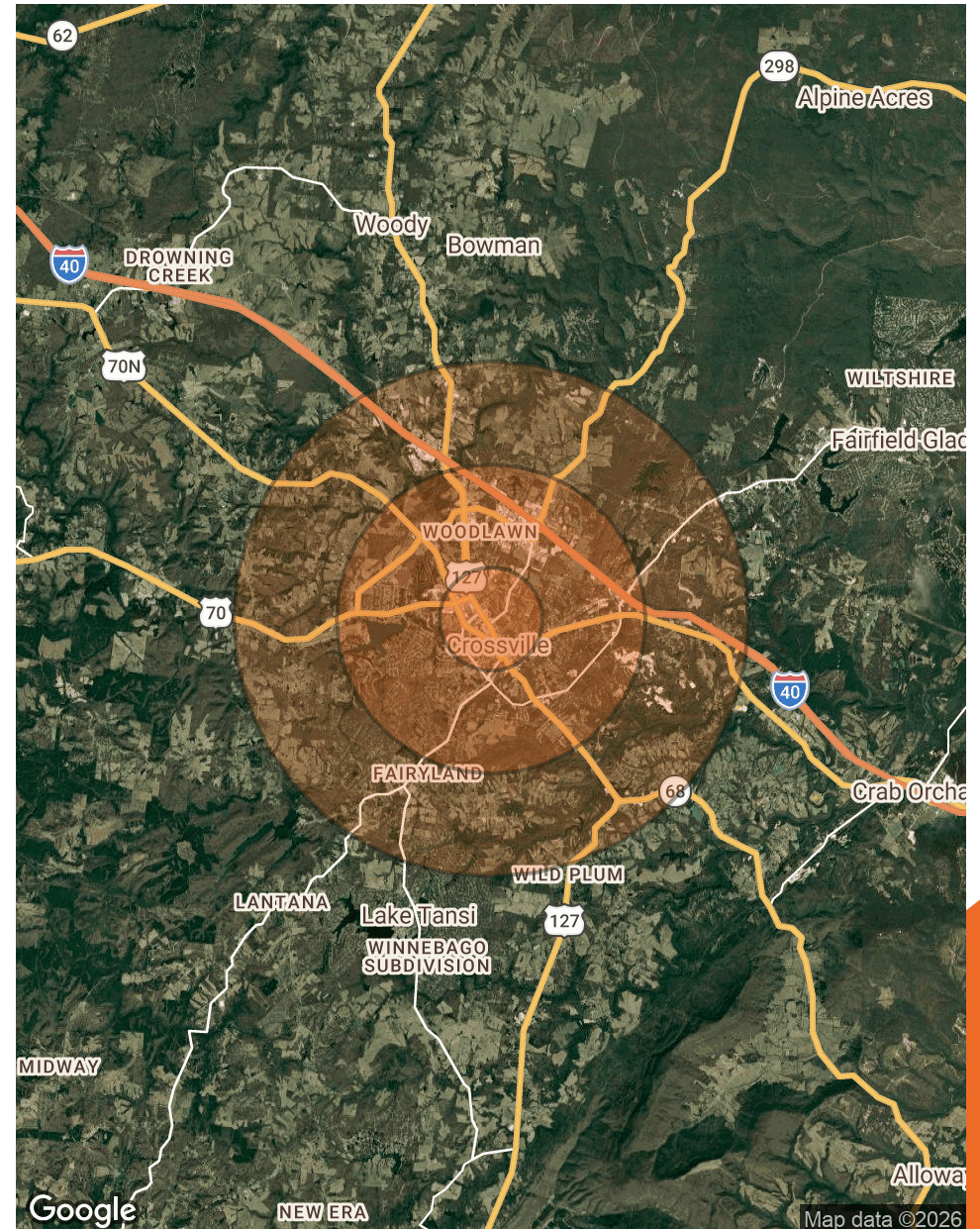
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,597	13,843	23,623
AVERAGE AGE	34.4	39.8	42.5
AVERAGE AGE (MALE)	33.4	38.9	41.9
AVERAGE AGE (FEMALE)	37.2	40.7	43.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,189	6,037	10,037
# OF PERSONS PER HH	2.2	2.3	2.4
AVERAGE HH INCOME	\$45,699	\$61,534	\$69,821
AVERAGE HOUSE VALUE	\$190,511	\$230,354	\$238,001

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
HISPANIC	12.1%	7.3%	5.4%

RACE	1 MILE	3 MILES	5 MILES
TOTAL POPULATION - WHITE	2,343	12,700	22,013
TOTAL POPULATION - BLACK	108	410	439
TOTAL POPULATION - ASIAN	2	19	57
TOTAL POPULATION - HAWAIIAN	82	275	275
TOTAL POPULATION - AMERICAN INDIAN	0	0	2
TOTAL POPULATION - OTHER	6	57	66





ELIZABETH HOUSER

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