

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Situated on the main thoroughfare through Jefferson City, the home of Carson Newman University, City Pointe Center offers prime visibility at the signalized corner of E Broadway and Hicks Rd. Boasting 195 feet of frontage and over 26,000 vehicles per day on Hwy 11E, the location presents an exceptional opportunity for retail, office, and medical tenants to establish a prominent presence in this growing market. With its strategic positioning and proximity to Carson Newman University and the local trade area, the property is perfectly positioned to attract and serve the community of Jefferson City.

Nearby retailers include: Walmart, Lowes, AT&T, Verizon, T-Mobile, Zaxby's, Arby's, Wendy's, McDonald's, Papa Johns, Dominos, Taco Bell, Great Clips, and Valvoline

PROPERTY HIGHLIGHTS

- Class "A" Retail space in the heart of Jefferson City
- Ample parking for tenants and guests
- Prominent pylon signage for maximum visibility

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,500 - 3,100 SF
Building Size:	8,400 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,684	4,379	8,002
Total Population	4,613	11,495	20,646
Average HH Income	\$71,632	\$80,213	\$86,264

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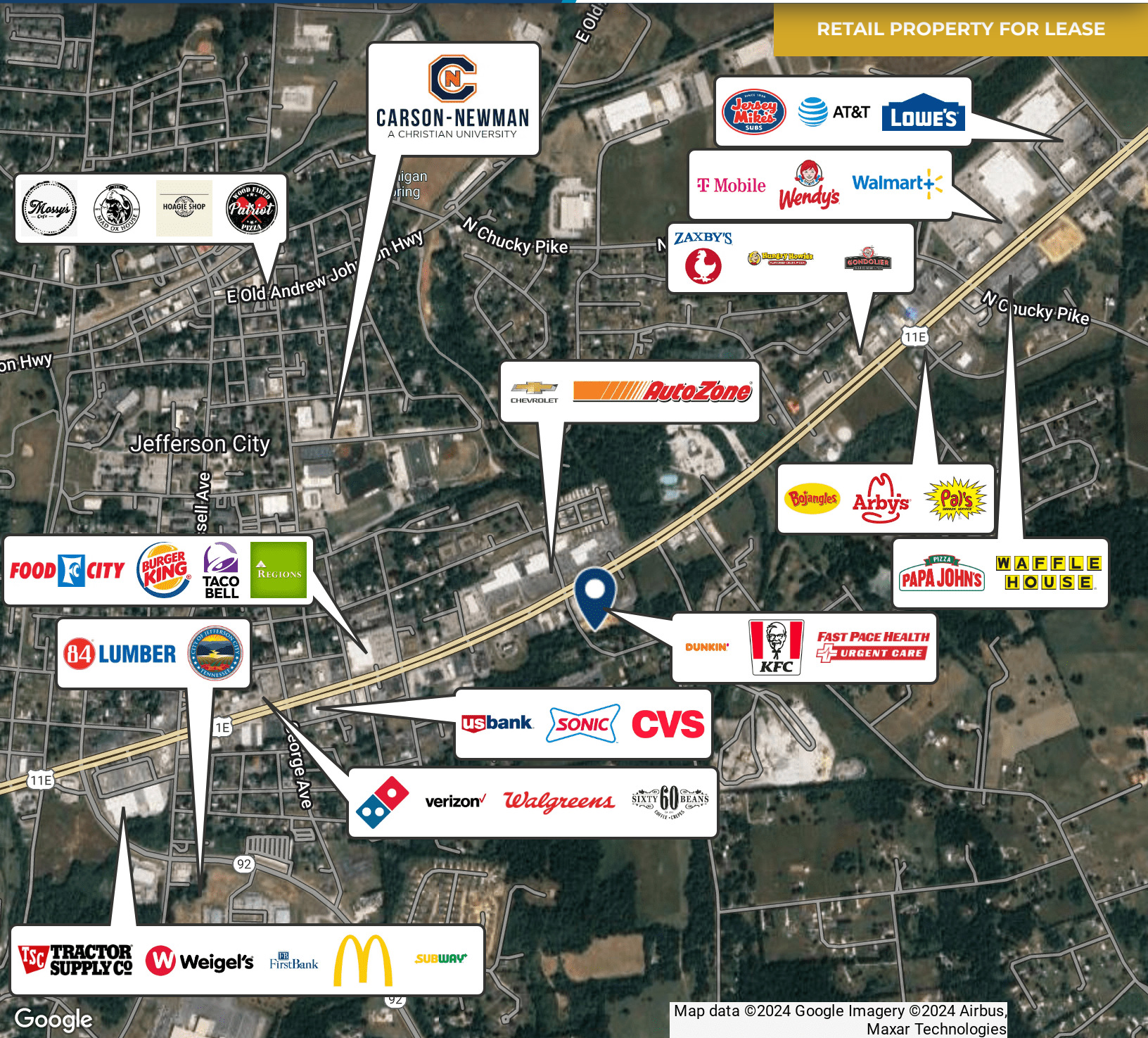


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JEFFERSON CITY OVERVIEW

Jefferson City is located northeast of Knoxville within Jefferson County off I-81/I-40 with Highway 11E being the main route through the city. The city boasts over 964,000 square feet of retail space throughout the E Broadway (11E) corridor. Jefferson City is also home to over 1.6 million square feet of industrial space home to companies such as Bush's Beans and Oshkosh Corporation which drives daytime traffic and local employment.

Jefferson City continues to grow as Steel Warehouse announced a \$20 million dollar facility in July of 2024 and Anderson Dubose announced a \$40 million dollar investment to open their first facility in Tennessee in October of 2024. These two industries will bring over 150 jobs to Jefferson City in the near future. DR Horton has built over 400 homes since 2021 and continues to develop new communities to support the growth of Jefferson City.

In 2023, Jefferson County's tourism industry ranked 27th out of 95 counties in the state of Tennessee bringing in over \$78.5 million dollars in direct visitor spending, an 8.6% increase over the previous year.

CARSON NEWMAN UNIVERSITY OVERVIEW

Carson Newman University was founded in 1851 and sits in the center of Jefferson City. Total enrollment in 2023 was 2,735 students, a 6% increase from 2022 and the third largest enrollment in the school's 172 year history. As enrollment increases, the University has committed to growth to meet the demand of the growing student body. Carson Newman University provides over 700 jobs and \$84 million in annual economic impact.

In 2023, the Drama and Ted Russell Center, a 48,000 square foot health sciences building opened. In 2024, the West Campus Commons, a 110,000 square foot residential facility will open and welcome 520 students to call it home. Over the last three years, new playing surfaces for the university's basketball, football, soccer, softball, and beach volleyball teams have been installed.

Even with the exciting new developments in recent years, the plans to keep pushing forward and growing the university continue as there are plans for a new sciences complex with two separate buildings for chemistry and building as well as a new building for social sciences

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