

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Horizon Plaza is Farragut's newest Class A retail center located on Kingston Pike (33,000 VPD) in the heart of one of Knoxville's most affluent communities. The property features 3,750 square feet of available space with co-Tenants including Truss Vet and General Shale. The property has access directly off Kingston Pike which has over 500' of frontage as well as Admiral Rd. Horizon Plaza presents a unique opportunity for high end retail and medical users to establish themselves in one of the most convenient locations in Farragut. The available space is in shell condition which provides flexibility in the buildout of the space along with signage available on the building and street front on a shared monument sign.

PROPERTY HIGHLIGHTS

- New Construction Class A Strip Center
- Strong Co-Tenants
- Excellent Visibility with 500' of Frontage
- Over 33,000 Vehicles Per Day
- Convenient Location in Affluent Community
- Ample Parking and Signage

OFFERING SUMMARY

Lease Rate:	\$42 SF/yr (NNN)
Available SF:	1,250 - 3,750 SF
Building Size:	11,250 SF

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	1,885	14,955	38,872
Total Population	4,974	39,392	101,633
Average HH Income	\$149,066	\$154,948	\$148,279

JAY COBBLE SIOR, CCIM

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HORIZON PLAZA

11011 Kingston Pike
Farragut, TN 37934

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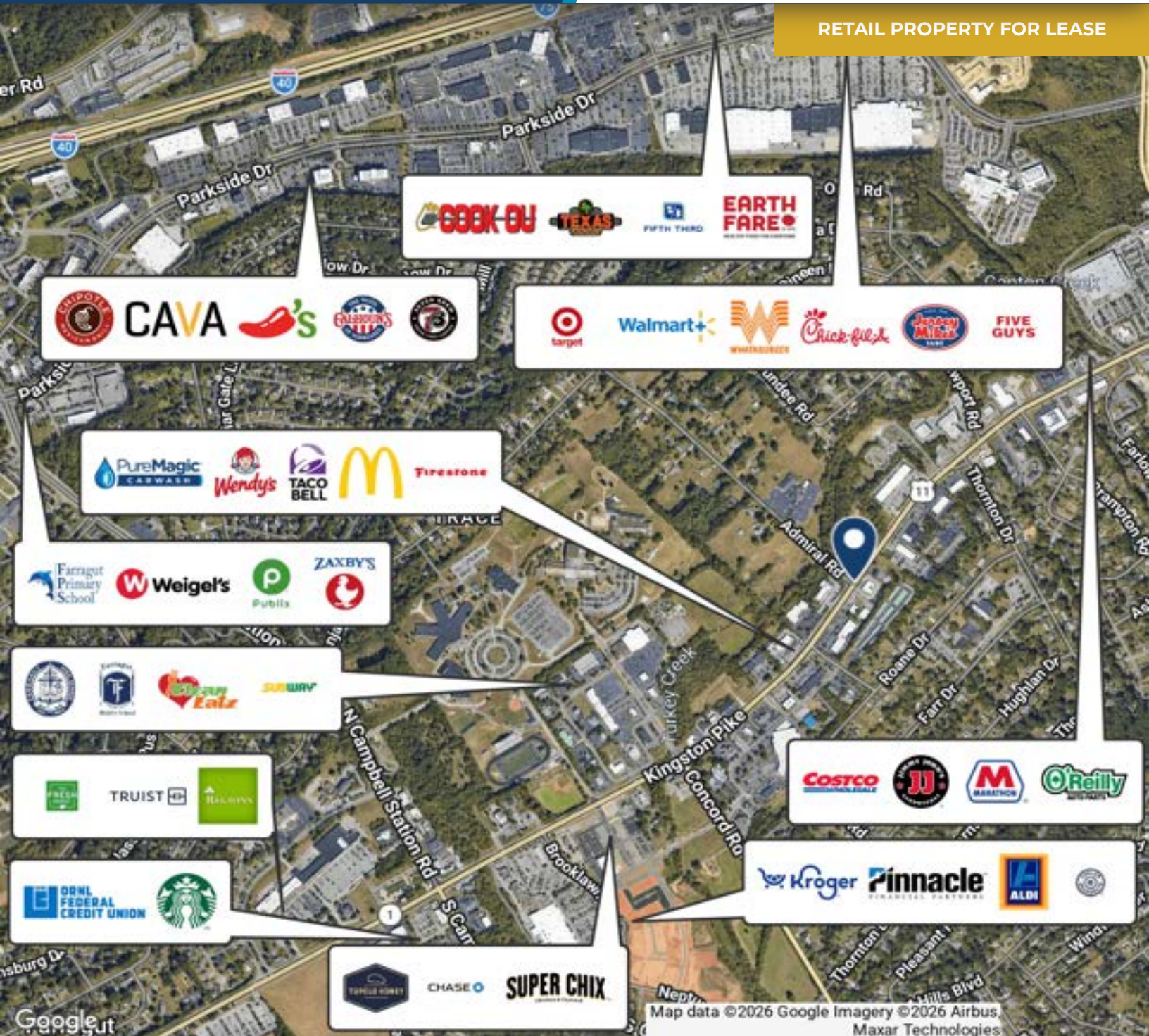


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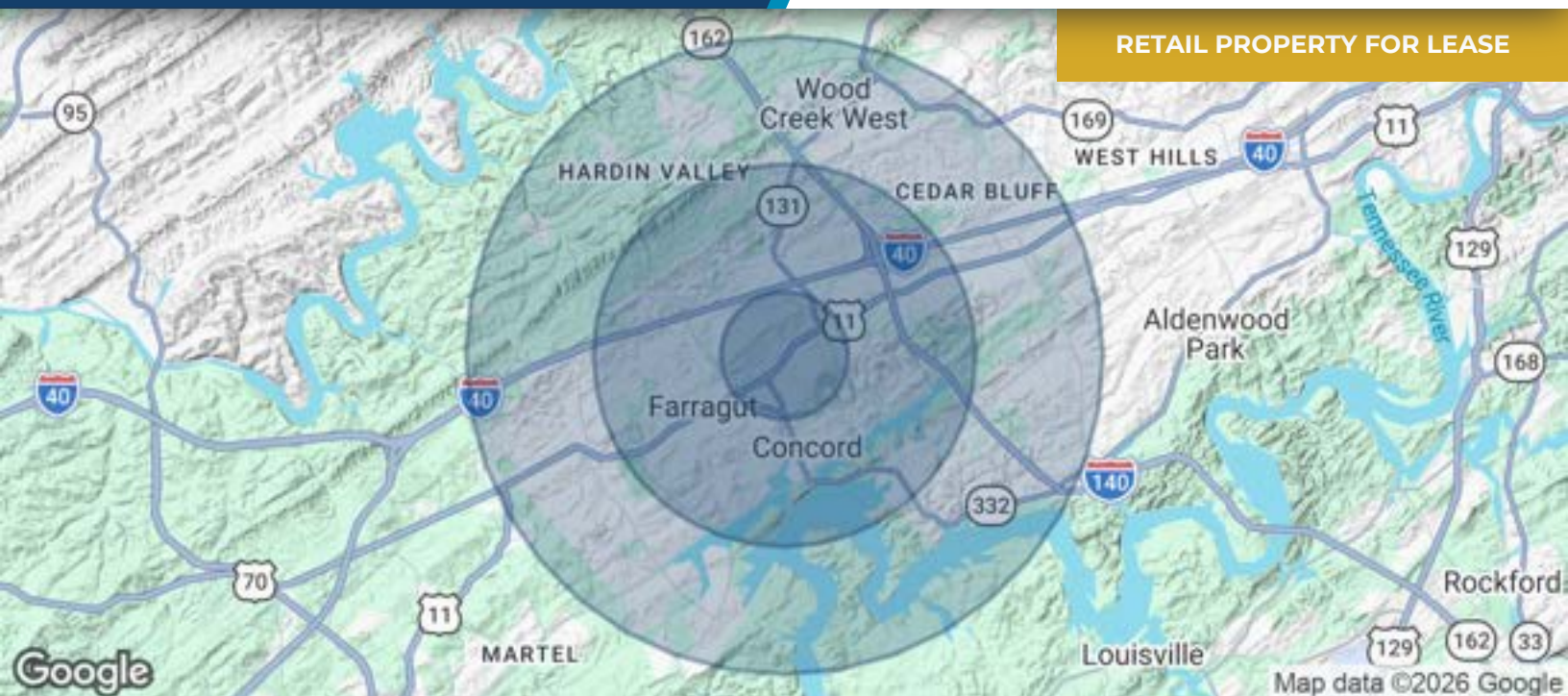
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,974	39,392	101,633
Average Age	44.4	41.7	40.3
Average Age (Male)	41.3	40.1	39.3
Average Age (Female)	48.0	42.6	41.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,885	14,955	38,872
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$149,066	\$154,948	\$148,279
Average House Value	\$463,570	\$479,359	\$482,030

2023 American Community Survey (ACS)

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