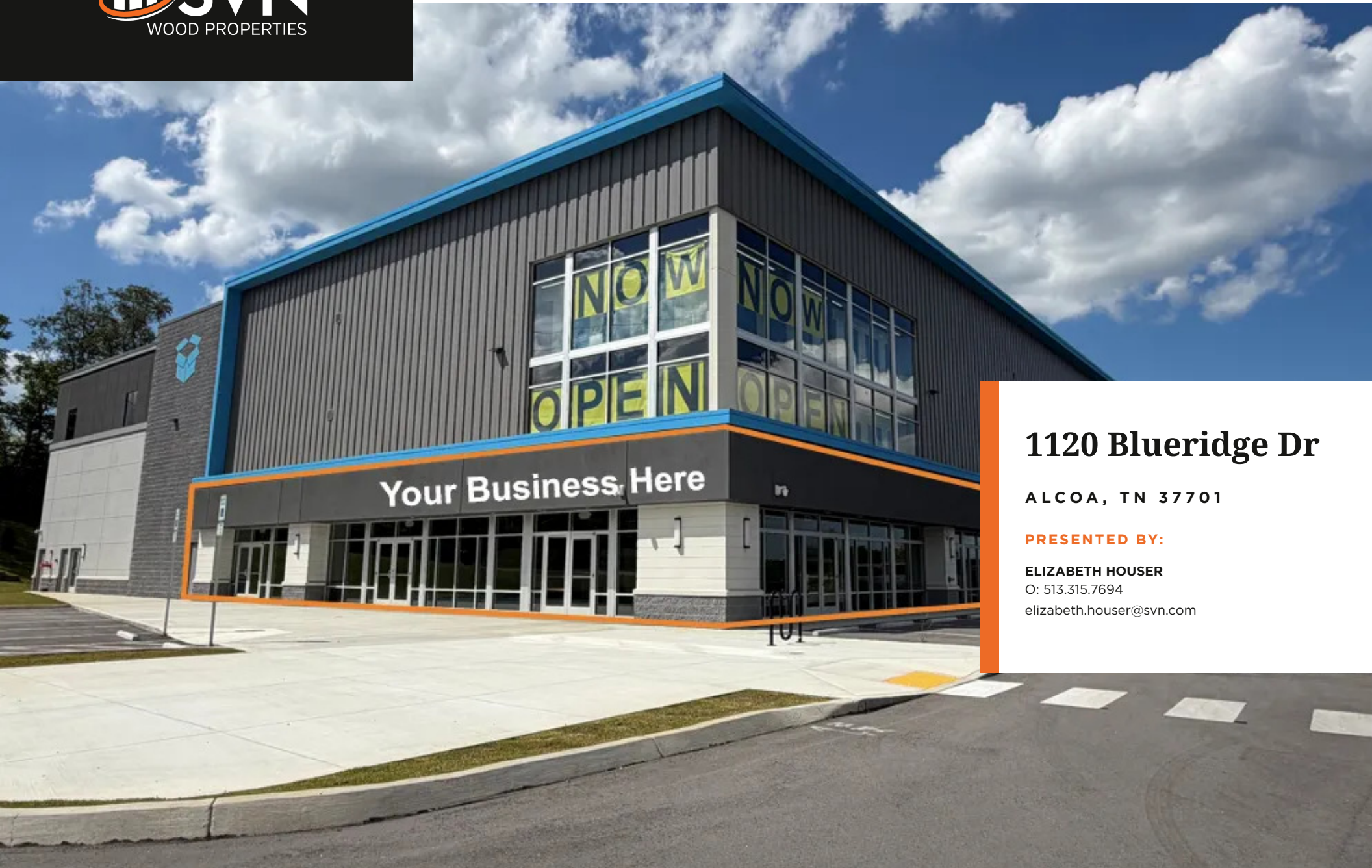




6,000 SF For Sale or Lease (Dividable)



1120 Blueridge Dr

ALCOA, TN 37701

PRESENTED BY:

ELIZABETH HOUSER

O: 513.315.7694

elizabeth.houser@svn.com

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Retail Space

PROPERTY SUMMARY

1120 BLUERIDGE DR

ALCOA, TN 37701

OFFERING SUMMARY- RETAIL SPACE

LEASE RATE:	\$33 SF/YR (NNN)
AVAILABLE SF:	925 SF - 6,000 SF
SALE PRICE:	\$1,000,000
TRAFFIC COUNT:	47,063 (Alcoa Hwy S)
TRAFFIC COUNT:	17,723 (W Bessemer)
TOTAL POPULATION:	37,216 (3Mile Radius)
AVG HH INCOME:	\$84,644

PROPERTY SUMMARY

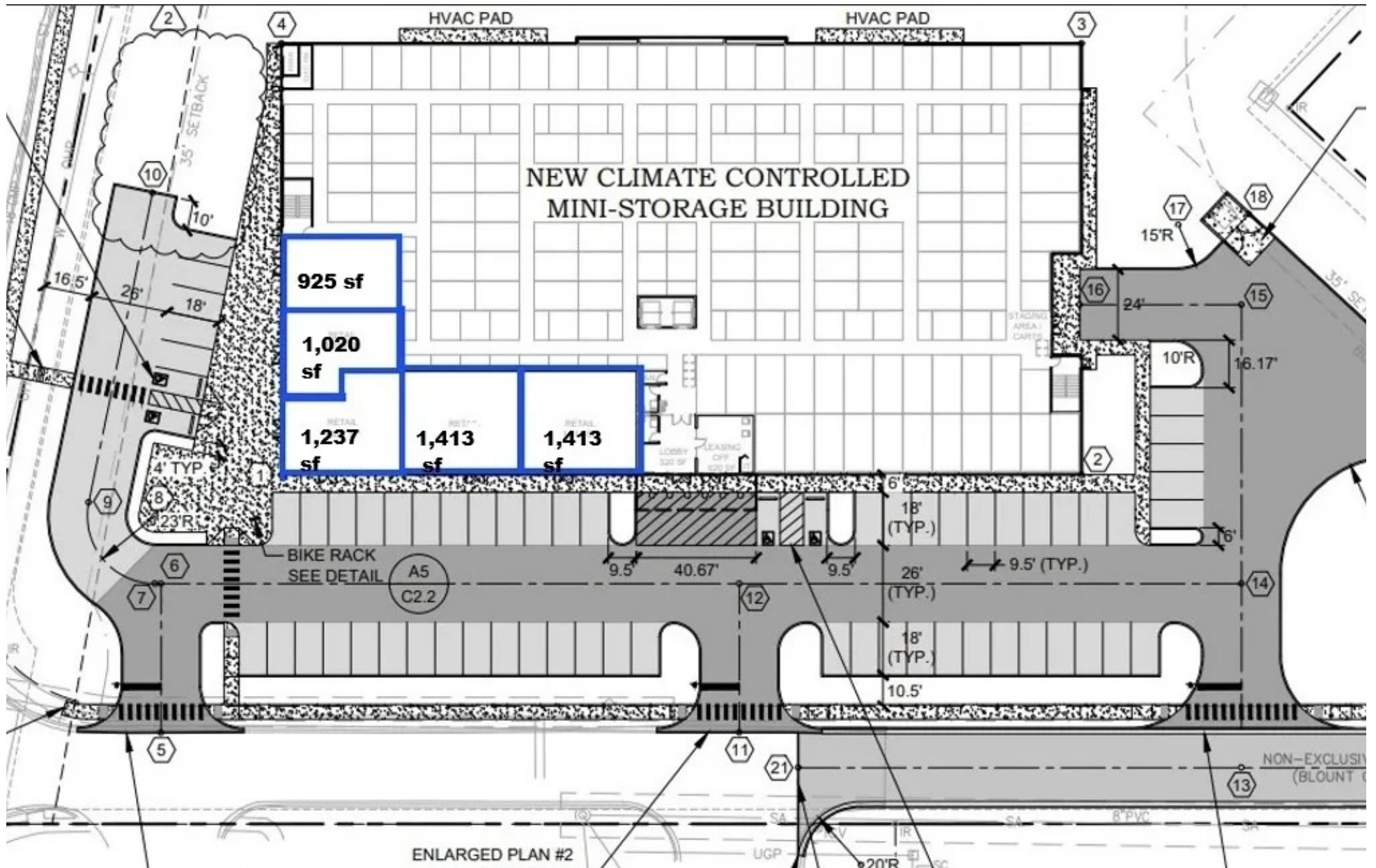
This first-floor retail space is available for lease or purchase, located within the JamPack'd storage facility at 1120 Blueridge Drive. Excellent visibility at the heart of Maryville/Alcoa's retail hub. Approximately 6,000 SF is available and can be divided into spaces as small as 925 SF, offering flexibility for a range of retail, service, or food/beverage concepts. The space offers excellent visibility and frontage along a high-traffic retail corridor by strong regional and national tenants and the area's expanding residential base. Nearby retailers are Lowe's, Walmart Supercenter, Tire Discounters, First Watch, Orangetheory, Sleep Number, Aaron's RTO, Dunkin Donuts, and Dollar Tree.



PROPERTY PHOTOS

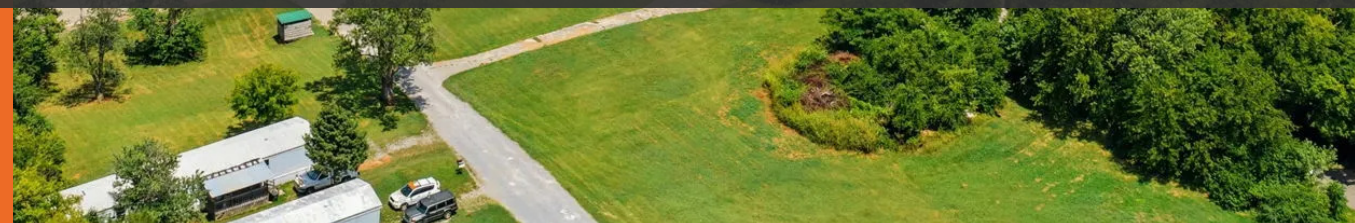


RETAIL SPACE (925 SF - 6,000 SF AVAILABLE)





Location Information



LOCATION DESCRIPTION

This property is located near Alcoa Highway and Lamar Alexander Parkway. This high-density, high-traffic site is situated at the base of Middlesettlements Road and the Highway 129 Bypass, adjacent to the Hunters Crossing shopping area. The location benefits from significant immediate growth, including the new Vintage Hunters Crossing community directly across the street, which features 192 apartments. Additionally, there are several new single-family homes and condo developments located nearby on Middlesettlements Road.

Additional Highlights:

Adjacent to a newly constructed Weigel's and directly across from Chipotle, First Watch, OrangeTheory, Kay Jewelers, and Eyeglass World.

Retail Synergy: Strong proximity to major anchors including Walmart, Lowe's, Ross, Michaels, and Dick's Sporting Goods.

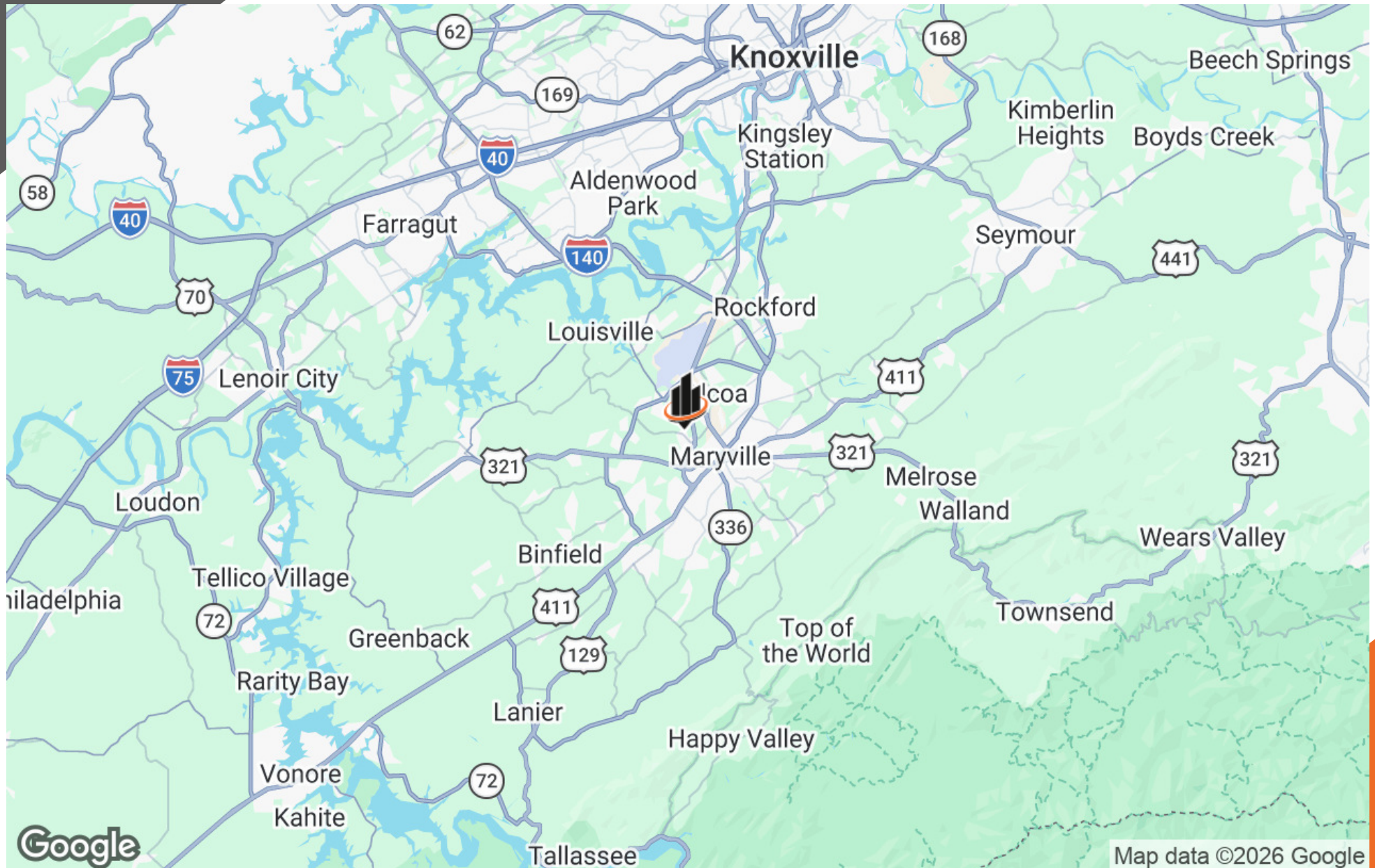
Increased Density: Recently completed multi-family developments have added significant rooftop density and consumer traffic to the immediate trade area.

Market Strength: Located in a high-growth submarket characterized by strong employment, high household incomes, and quality schools.

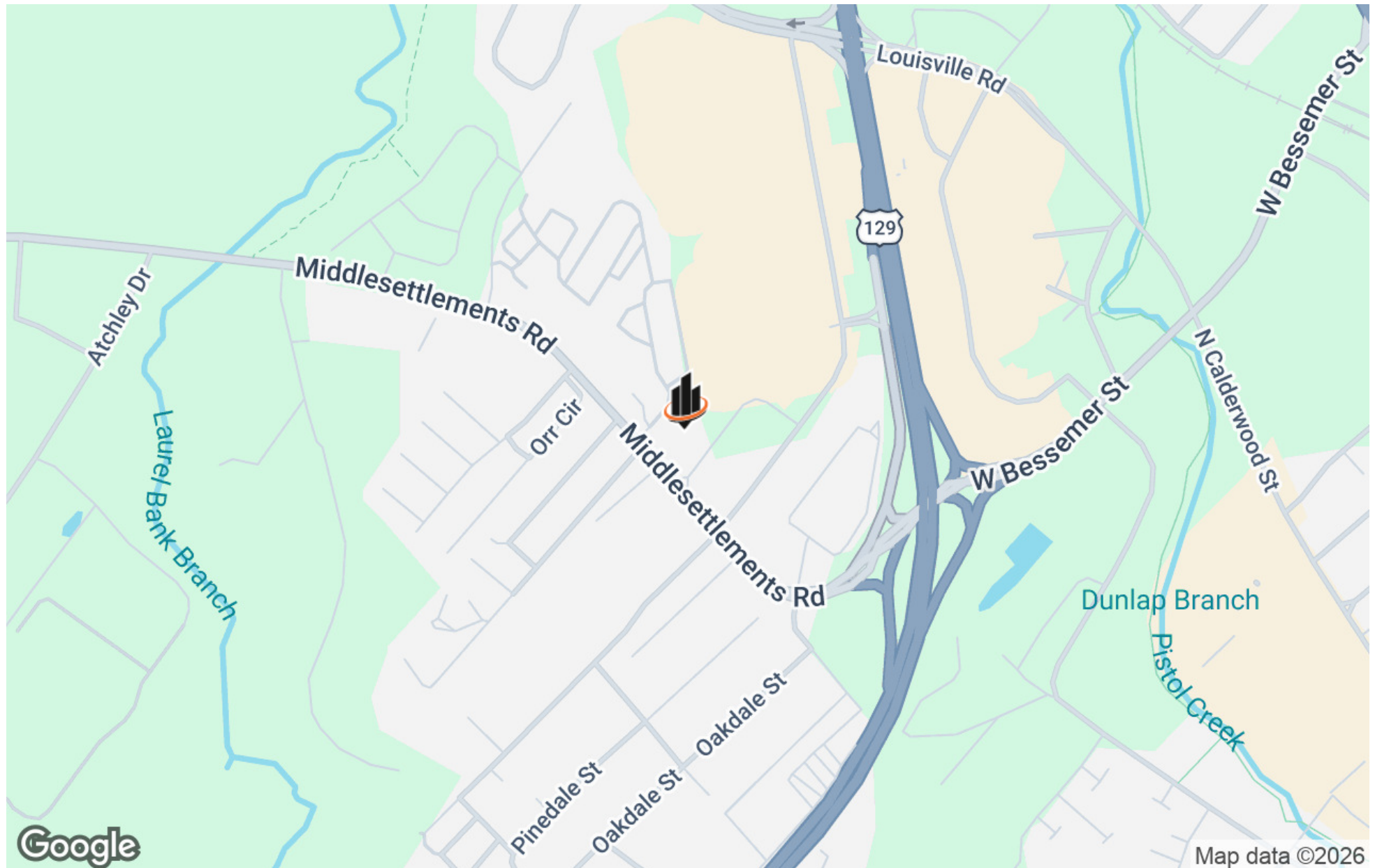


6,000 Sq. Ft. Available

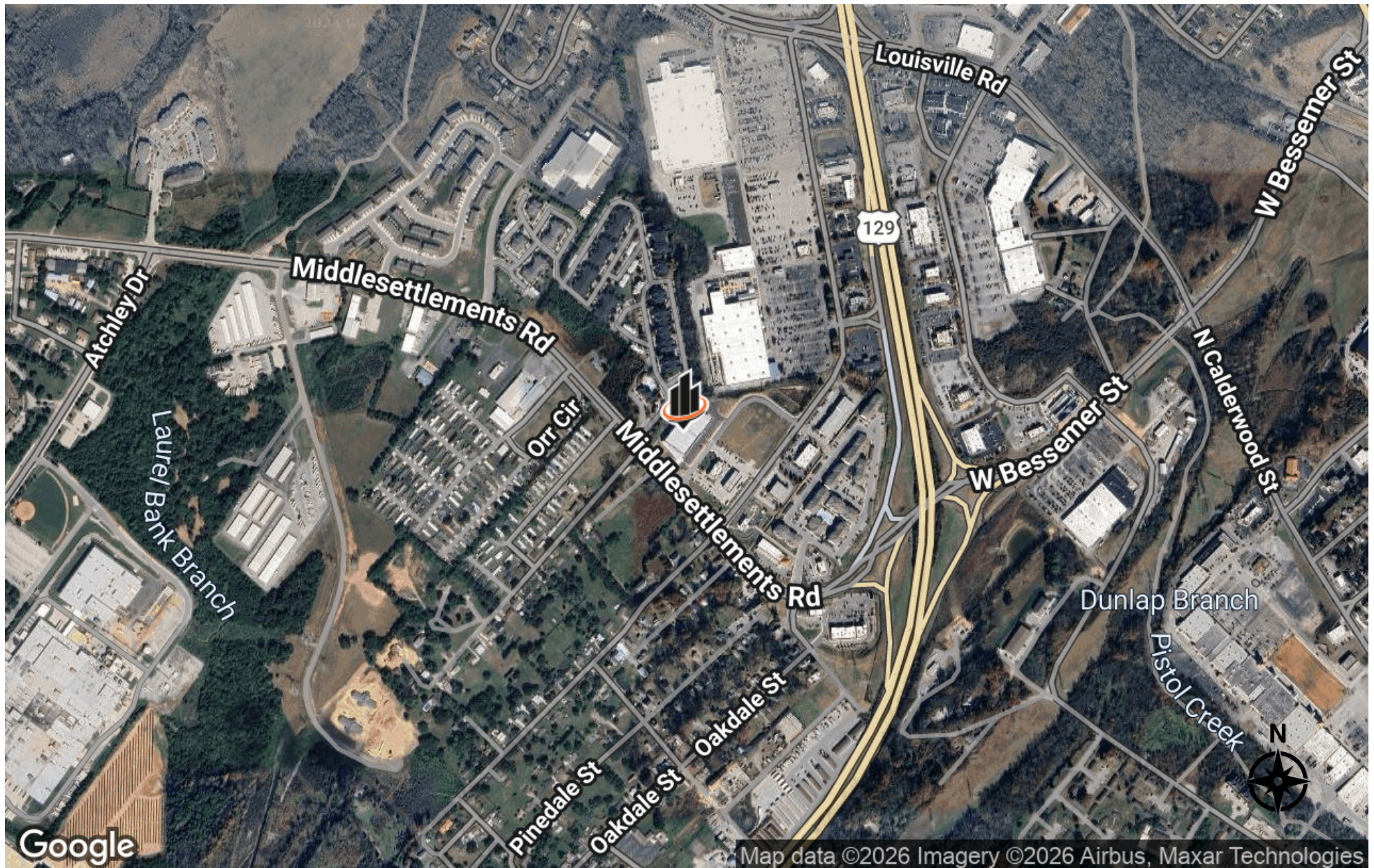
REGIONAL MAP



LOCATION MAP



AERIAL MAP



RETAILER MAP



ADDITIONAL PHOTOS





Demographics

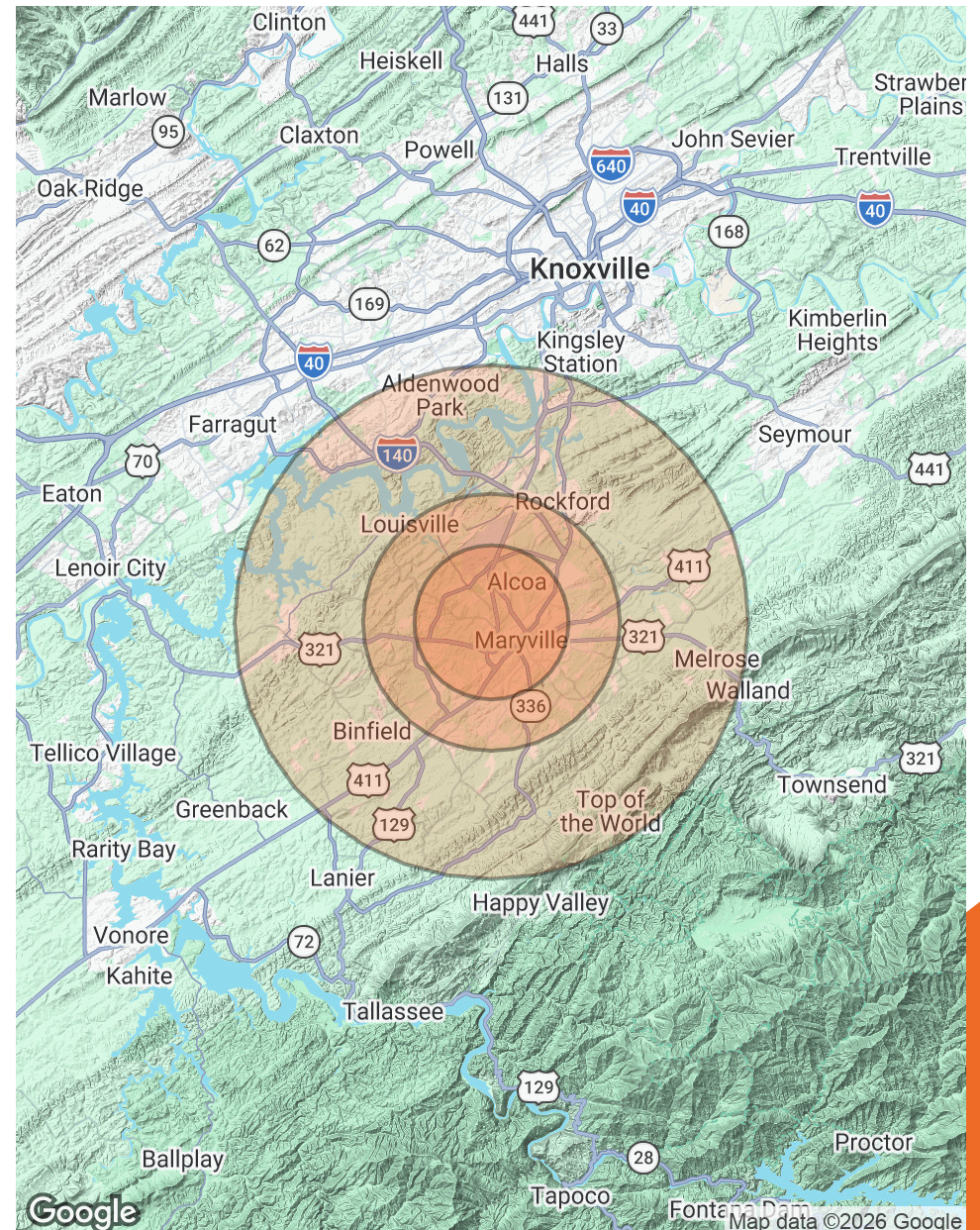
DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	37,216	73,223	157,246
AVERAGE AGE	39.3	40.7	42.8
AVERAGE AGE (MALE)	38.6	40.3	42.1
AVERAGE AGE (FEMALE)	41.1	42.1	43.7

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	14,969	28,745	61,472
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$84,644	\$93,575	\$114,612
AVERAGE HOUSE VALUE	\$278,650	\$314,264	\$380,087

RACE	3 MILES	5 MILES	10 MILES
TOTAL POPULATION - WHITE	31,622	64,291	140,487
TOTAL POPULATION - BLACK	2,324	3,022	4,557
TOTAL POPULATION - ASIAN	499	857	2,002
TOTAL POPULATION - HAWAIIAN	0	7	112
TOTAL POPULATION - AMERICAN INDIAN	29	60	167
TOTAL POPULATION - OTHER	227	627	1,531

2023 American Community Survey (ACS)



MARYVILLE ECONOMY



Maryville, Tennessee, boasts a diverse and resilient economy that contributes significantly to the region's prosperity. The city's economic landscape is characterized by a mix of industries, including manufacturing, healthcare, and tourism. With a strategic location near the Great Smoky Mountains National Park, Maryville attracts visitors seeking outdoor adventures, leading to a thriving tourism sector. Additionally, the manufacturing sector plays a pivotal role, with several companies contributing to the local economy. The healthcare industry is another cornerstone, with medical facilities and services supporting the well-being of the community. Overall, Maryville's economy reflects a balanced blend of sectors, fostering growth and stability for its residents.



Maryville has experienced commendable job and population growth in recent years, reflecting the city's appeal and economic vitality. The burgeoning job market can be attributed to the diverse range of industries present in the area, including manufacturing, healthcare, and technology. The city's strategic location, coupled with a business-friendly environment, has attracted new businesses and contributed to job creation. Major employers new to the area include Amazon and Smith & Wesson Facilities. This, in turn, has led to a population influx as individuals seek employment opportunities and a high quality of life. Maryville's commitment to community development, education, and healthcare infrastructure has also played a crucial role in attracting residents. As the city continues to thrive economically, the positive trends in job and population growth underscore Maryville's status as a dynamic and welcoming community.

2023 Population: **2023 Households:**

34K

12K

Median Age:

40

**2023 Household
Income:**

\$71,500

Top 10

Best Places to Live in 2020
HomeSnacks.com

EMPLOYMENT & ECONOMY

Blount County, Tennessee



Denso Manufacturing in Maryville is a prominent automotive component manufacturing facility. Denso's Maryville plant contributes significantly to the region's economy and employs over 4,000 people.



McGhee Tyson Airport, situated in Blount County, is a key transportation hub serving the Knoxville metropolitan area. With over 2,700 employees, McGhee Tyson Airport brings value to the local and regional communities in East Tennessee.



In October 2023, Amazon opened a new \$200 million facility in Blount County, TN. The job creation impact in the community was huge as thousands of jobs were created to open and operate this new facility.



Smith & Wesson opened its new headquarters and distribution facility in Maryville in October 2023. This created over 600 jobs and the company had plans to open an additional building housing a museum and retail space in 2024.



Advisor



ELIZABETH HOUSER

Advisor

elizabeth.houser@svn.com

Cell: **513.315.7694**

PROFESSIONAL BACKGROUND

Elizabeth grew up in Knoxville and graduated from the University of Tennessee with a Bachelor of Science in Marketing. Elizabeth started her career in 1994 with a national shopping center REIT and was responsible for leasing grocery-anchored shopping centers throughout Tennessee and Virginia. She soon was promoted and relocated to Cincinnati, where she leased and managed shopping centers throughout the Midwest. In 2018, she relocated to her hometown of Knoxville and continued leasing in the Midwest and Kentucky, still with her first employer. For nearly 30 years, she has completed hundreds of lease transactions with national, regional and local retail tenants and played an integral part in redevelopments, ground leases, build-to-suits and shopping center acquisitions and dispositions.

In 2024 Elizabeth transitioned to third-party brokerage with SVN | Wood Properties, where she focuses on Tenant and Landlord Representation, and retail and investment properties. She brings years of experience identifying value creation opportunities in shopping centers, negotiating complex transactions, optimizing a shopping center's tenant mix, and competition analysis.

Elizabeth has been an active ICSC member since 1996. While away from work she enjoys time with her family, being outdoors, volunteering for various organizations, and visiting local eateries with friends.

EDUCATION

Bachelor of Science in Marketing, University of Tennessee

MEMBERSHIPS

ICSC Member since 1996
Compassion International

SVN | Wood Properties
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Knoxville, TN 37917
865.936.9999



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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Collective Strength, Accelerated Growth

119 W 5TH AVE.
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KNOXVILLE, TN 37917



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