



RETAIL PROPERTY FOR LEASE

PROPERTY OVERVIEW

Slate at 901 is Cumberland Avenue's first mixed-use development on the revitalized Cumberland Avenue streetscape initiative. Slate at 901 is a 265 bed student housing community at the edge of the University of Tennessee located between 20th and 21st Street. Located in between Campus and two regional hospitals, Fort Sanders Regional Medical Center (541 beds & 1,704 employees) and East Tennessee Children's Hospital (152 beds & 2,358 employees) which provide additional density and a year-round daytime population. Fort Sanders Regional Medical Center just announced a \$115M expansion to their campus. Walking distance to Neyland Stadium (102,037 seats) and Thompson-Boling Arena (21,678 seats) which are in the top three on-campus sporting facilities in the United States. Join FedEx and Tropical Smoothie Cafe at Slate at 901!

Brian Tapp, CCIM

Senior Vice President

865.450.8883

brian.tapp@avisonyoung.com

2010

CUMBERLAND AVENUE

KNOXVILLE, TN



Platinum member



OFFERING SUMMARY

| | |
|----------------|---------------------|
| Available SF: | 1,920 - 4,050 SF |
| Lease Rate: | \$20.00 SF/yr (NNN) |
| Lot Size: | 0 Acres |
| Year Built: | 2015 |
| Building Size: | 8,530 |
| Zoning: | FD-CU-2 |
| Traffic Count: | 18,609 |

PROPERTY OVERVIEW

Slate at 901 is Cumberland Avenue's first mixed-use development on the revitalized Cumberland Avenue streetscape initiative. Slate at 901 is a 265 bed student housing community at the edge of the University of Tennessee located between 20th and 21st Street. Located in between Campus and two regional hospitals, Fort Sanders Regional Medical Center (541 beds & 1,704 employees) and East Tennessee Children's Hospital (152 beds & 2,358 employees) which provide additional density and a year-round daytime population. Fort Sanders Regional Medical Center just announced a \$115M expansion to their campus. Walking distance to Neyland Stadium (102,037 seats) and Thompson-Boling Arena (21,678 seats) which are in the top three on-campus sporting facilities in the United States. Join FedEx and Tropical Smoothie Cafe at Slate at 901!

AVAILABLE SPACES

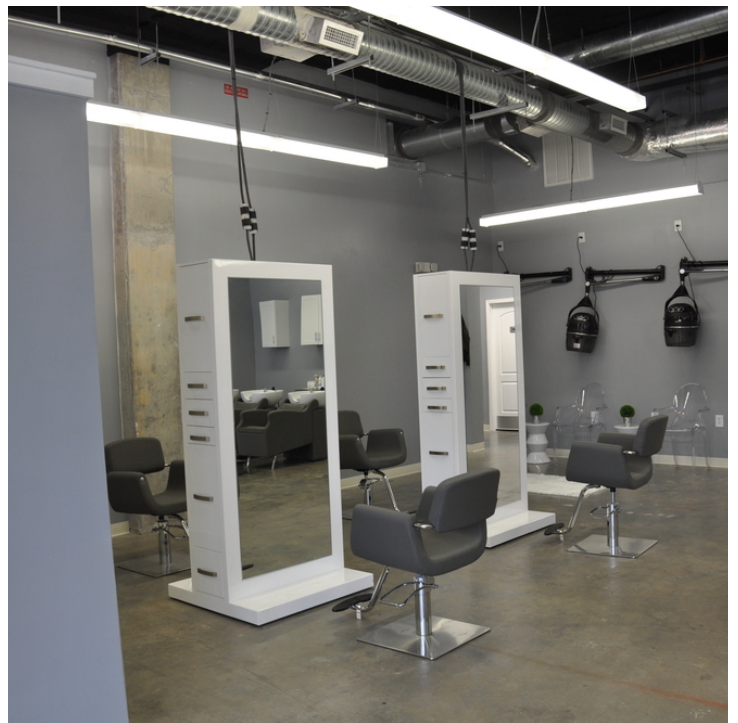
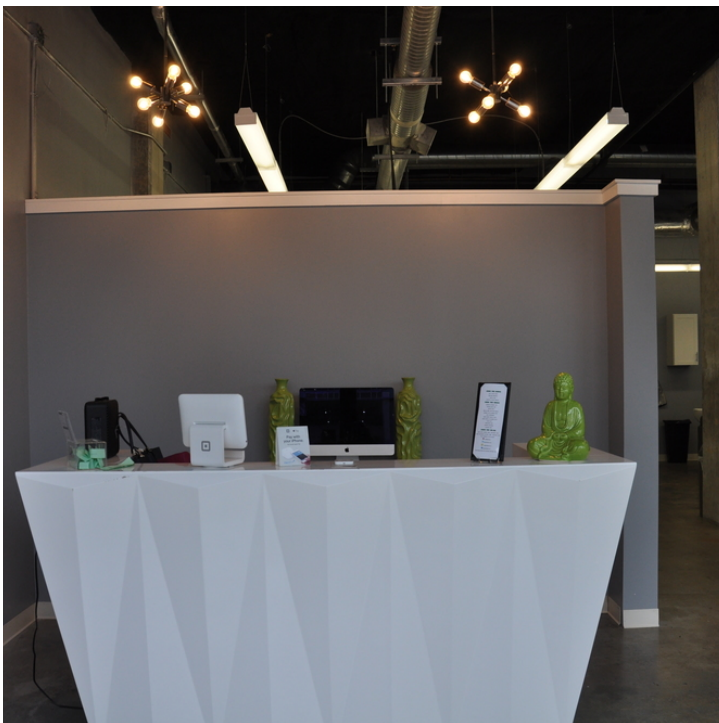
| SPACE | LEASE RATE | SIZE (SF) |
|----------|---------------|------------------|
| Retail 3 | \$20.00 SF/yr | 2,130 - 4,050 SF |
| Retail 2 | \$20.00 SF/yr | 1,920 - 4,050 SF |

Brian Tapp, CCIM

Senior Vice President

865.450.8883

brian.tapp@avisonyoung.com

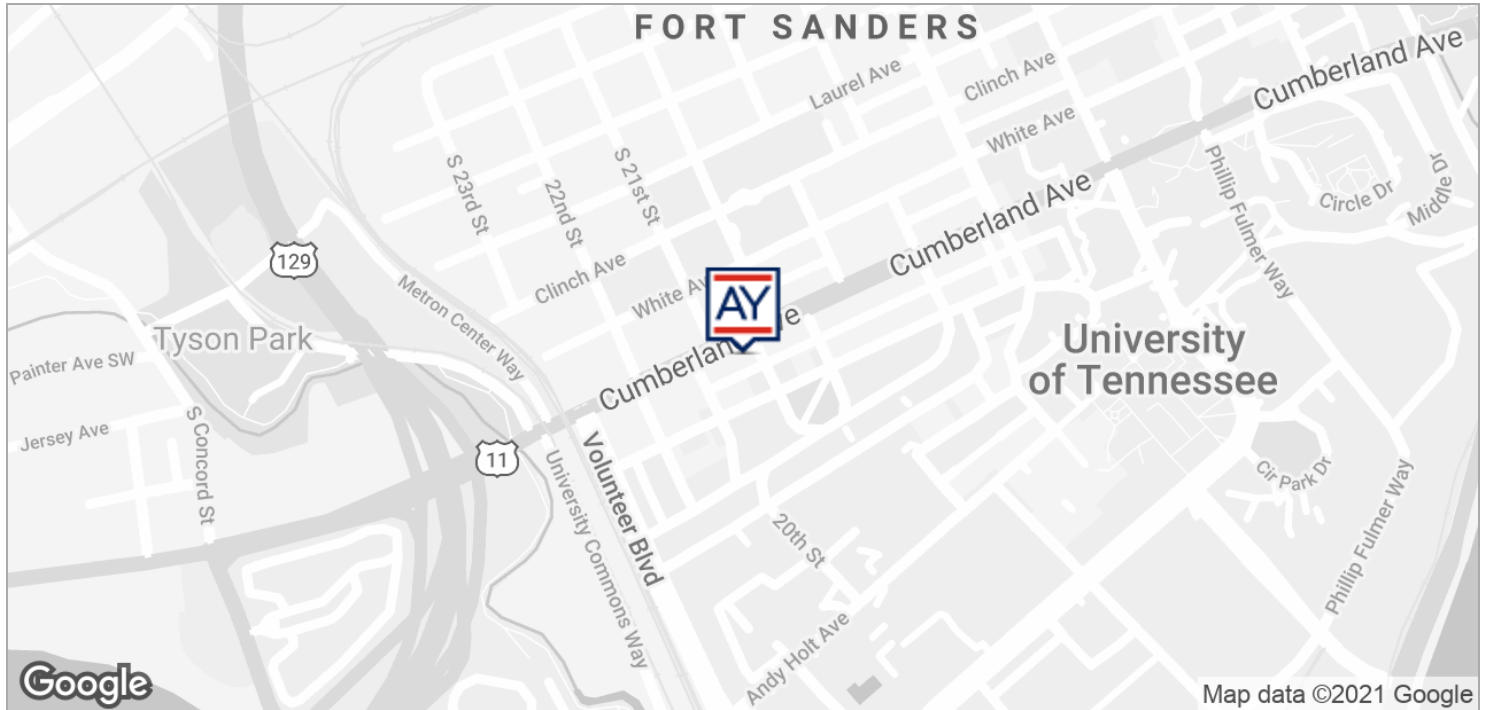


Brian Tapp, CCIM

Senior Vice President

865.450.8883

brian.tapp@avisonyoung.com

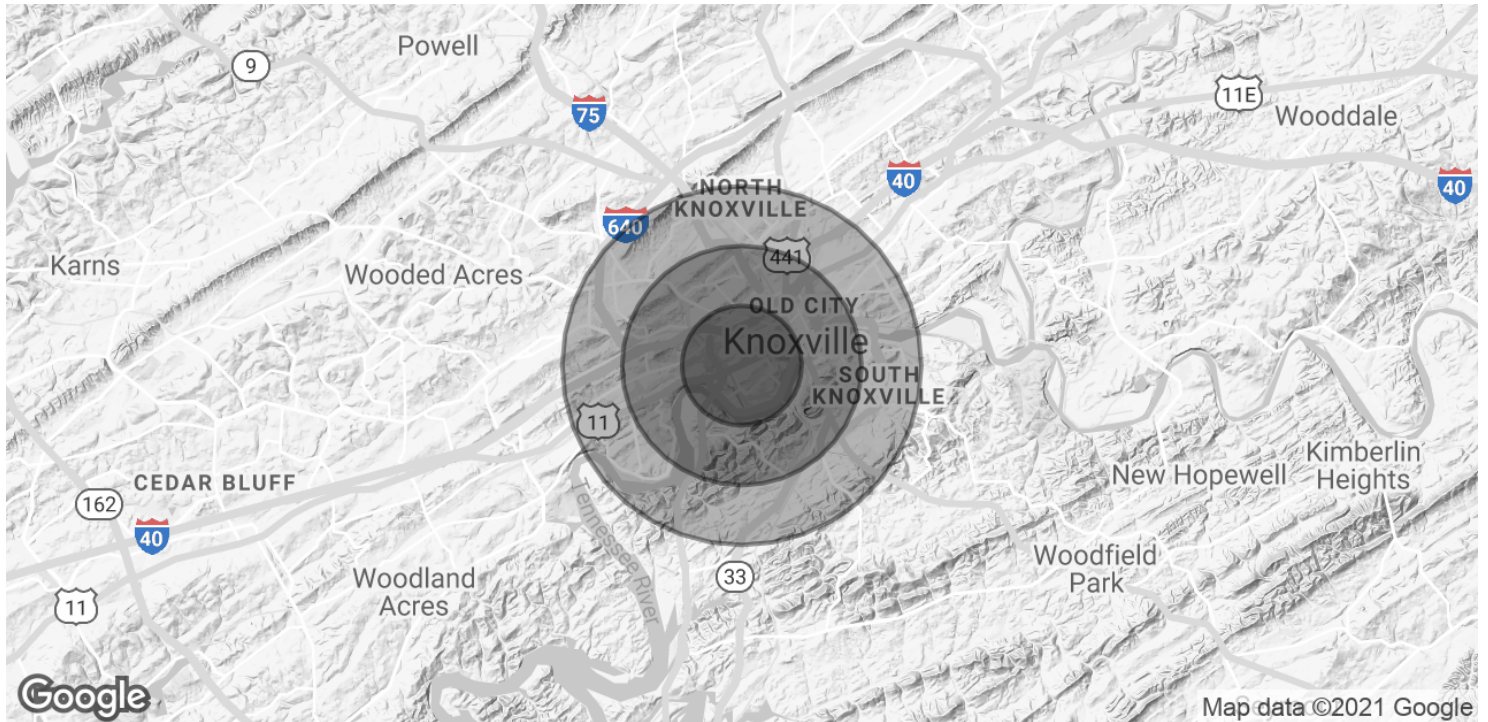


Brian Tapp, CCIM

Senior Vice President

865.450.8883

brian.tapp@avisonyoung.com



POPULATION

| | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population | 16,735 | 36,073 | 66,299 |
| Average age | 21.7 | 26.9 | 30.4 |
| Average age (Male) | 21.9 | 26.6 | 29.7 |
| Average age (Female) | 21.4 | 27.3 | 31.1 |

HOUSEHOLDS & INCOME

| | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 4,412 | 13,217 | 27,847 |
| # of persons per HH | 3.8 | 2.7 | 2.4 |
| Average HH income | \$21,575 | \$33,251 | \$37,256 |
| Average house value | \$221,066 | \$216,098 | \$147,064 |

*Demographic data derived from 2010 US Census

Brian Tapp, CCIM

Senior Vice President

865.450.8883

brian.tapp@avisonyoung.com