



For Lease  
**28,000 SF + Grocer Box Space-Bearden Property**  
 5,869 - 34,060 SF | \$8.00 - 13.00 SF/yr



## 28,000 SF + Grocer Box Space-Bearden

140 N Forest Park Drive  
 Knoxville, Tennessee 37919

For more information

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### Property Highlights

- Class "A" Retail Space
- 28,191 SF + Adjacent 5,869 SF available
- Excellent access and visibility
- Highly desirable Bearden location
- 20,000 + Cars Daily

### Property Description

The Shops at Forest Park is located in one of Knoxville's most desirable corridors and features excellent access and visibility. Outstanding demographics and high visibility highlight this offering. This class "A" shopping center offering former grocery space and adjacent square footage.

This site offers 28,191 square feet of grocer specific space, that can be combined with the adjacent 5,869 to suite tenant needs. Located in the heart of the Bearden District, offering high demographics and the start of West Knoxville's goods and services corridor.

### OFFERING SUMMARY

<b>Available SF</b>	5,869 - 34,060 SF
<b>Lease Rate</b>	\$8.00 - 13.00 SF/yr (NNN)
<b>Lot Size</b>	7.76 Acres
<b>Building Size</b>	57,954 SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>1 Mile</b>	6,200	\$68,428
<b>3 Miles</b>	44,556	\$64,258
<b>5 Miles</b>	132,693	\$55,573

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## LEASE INFORMATION

Lease Type:	NNN
Total Space:	5,869 - 34,060 SF

Lease Term:	60 months
Lease Rate:	\$8.00 - \$13.00 SF/yr

## AVAILABLE SPACES

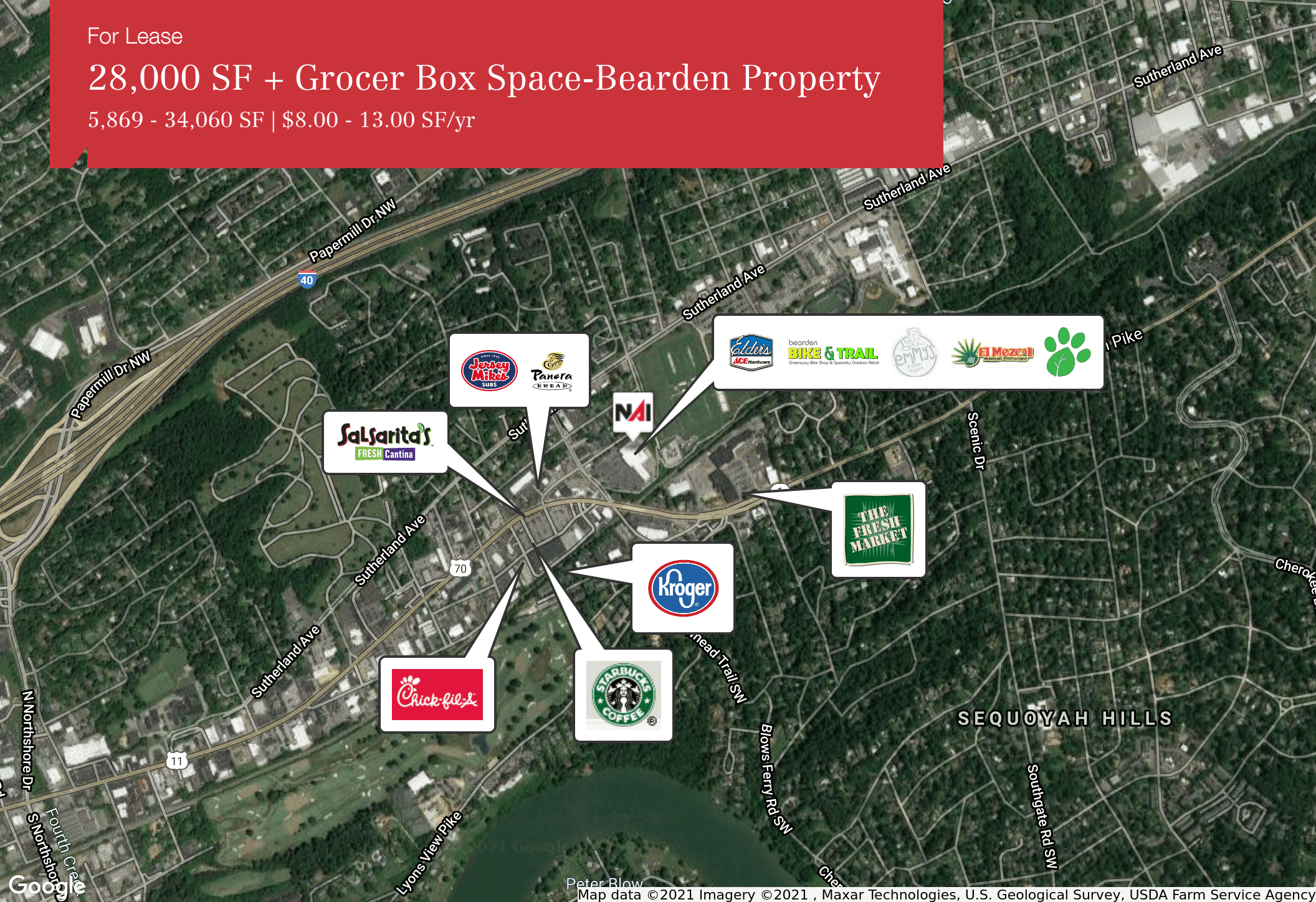
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
146 N. Forest Park Blvd.	Available	5,869 SF	NNN	\$13.00 SF/yr	The Shops at Forest Park is located in one of Knoxville's most desirable corridors and features excellent access and visibility. This class "A" shopping center is anchored by Ace Hardware and a strong tenant mix.
140 N. Forest Park Blvd.	Available	28,191 - 34,060 SF	NNN	\$8.00 SF/yr	Former Earth Fare box space.



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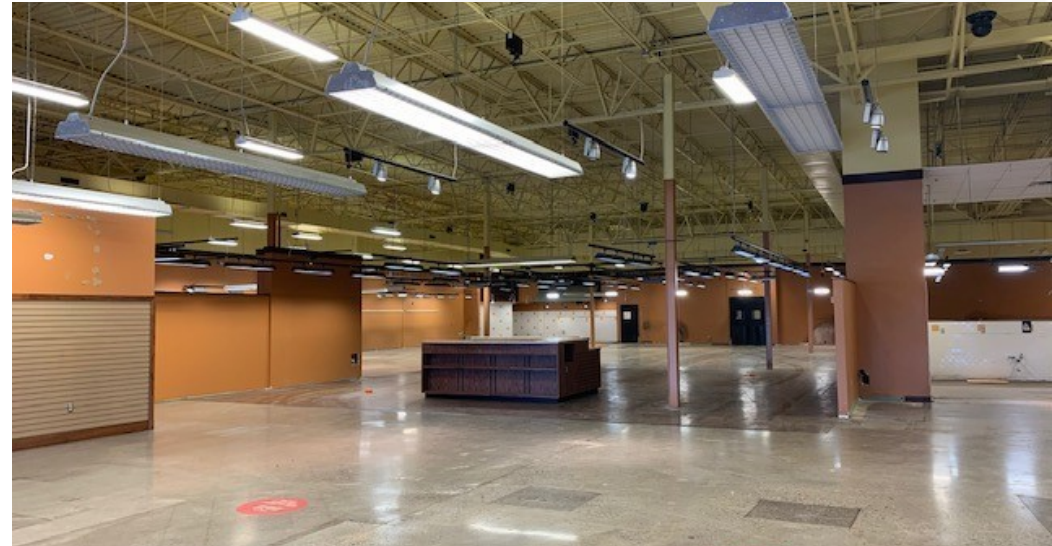




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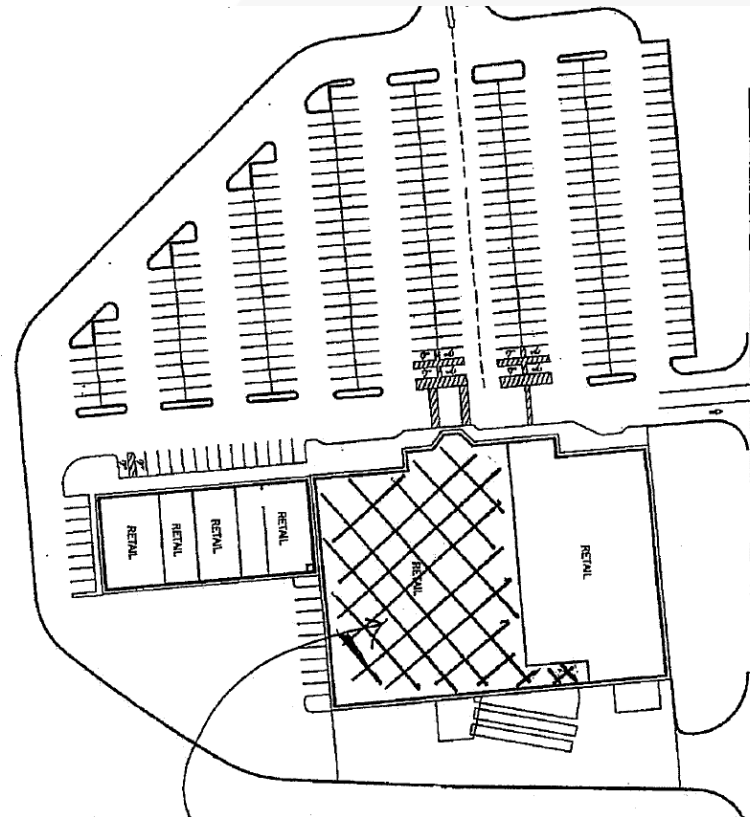
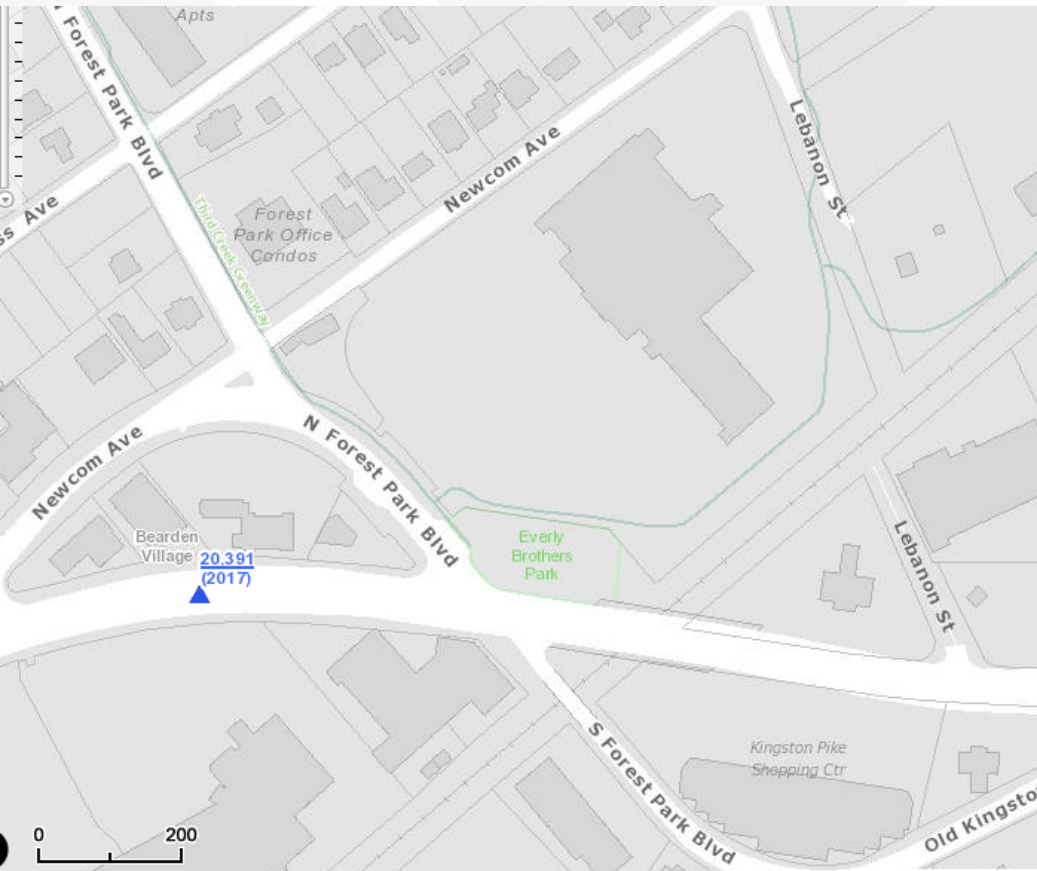




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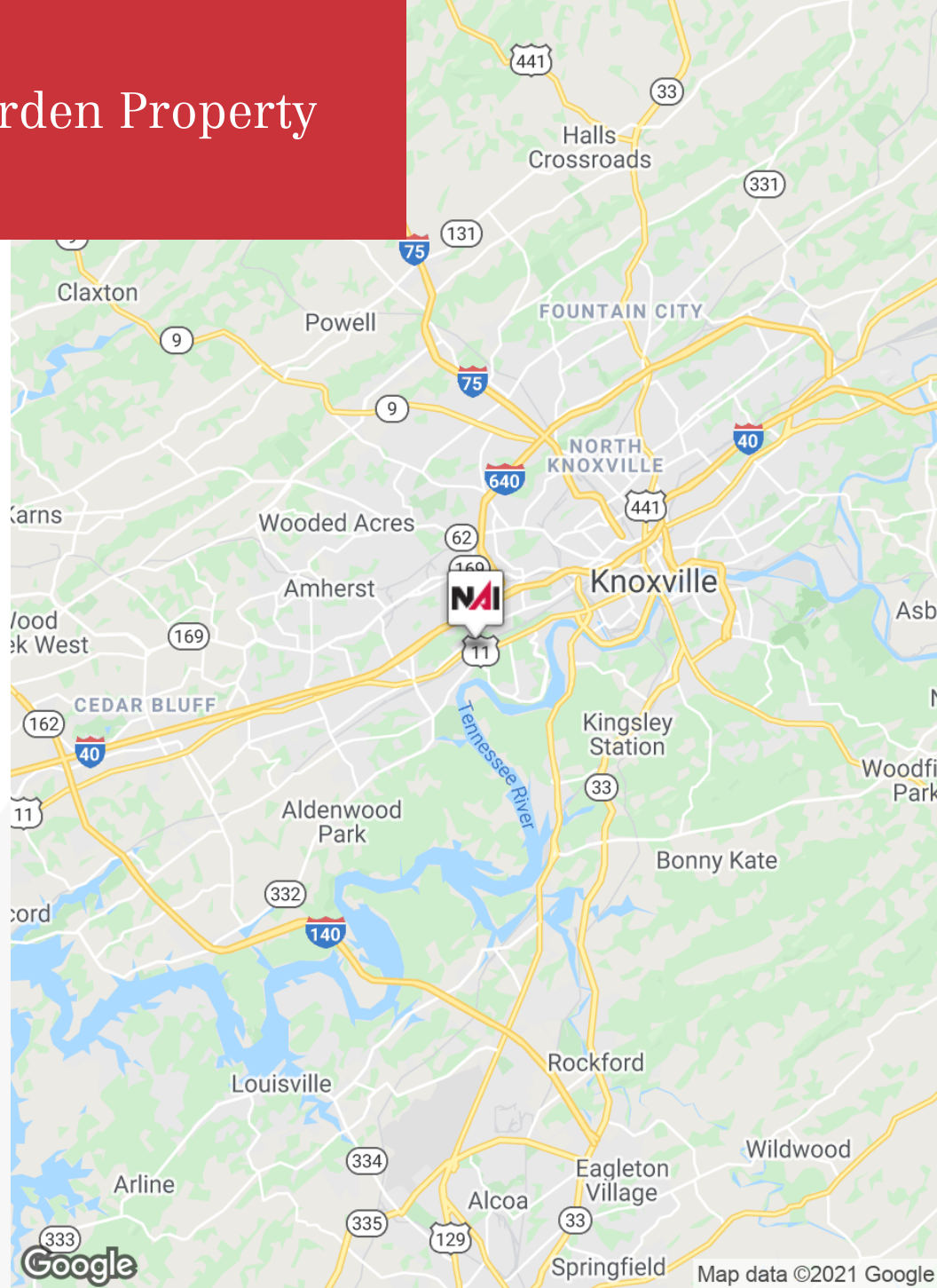
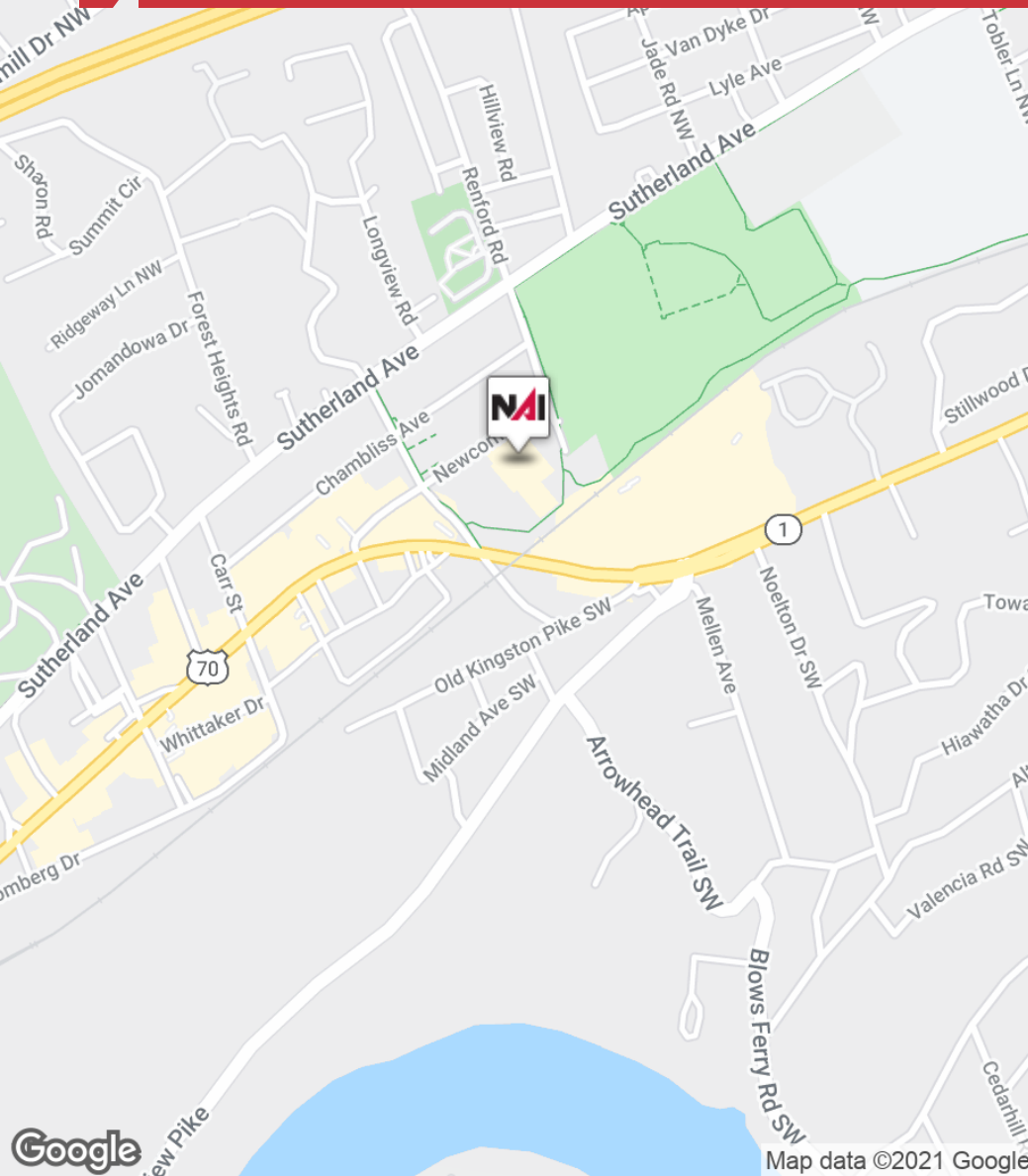




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## Population

	1 Mile	3 Miles	5 Miles
Total Population	6,200	44,556	132,693
Median Age	32.3	33.2	33.4
Median Age (Male)	30.1	32.7	33.0
Median Age (Female)	33.0	33.6	34.0

## Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,034	19,812	57,586
# of Persons Per HH	2.0	2.2	2.3
Average HH Income	\$68,428	\$64,258	\$55,573
Average House Value	\$297,848	\$209,608	\$171,655

## Race

	1 Mile	3 Miles	5 Miles
% White	83.9%	82.6%	82.7%
% Black	5.9%	10.5%	11.5%
% Asian	8.6%	4.1%	2.5%
% Hawaiian	0.0%	0.0%	0.0%
% Indian	0.4%	0.5%	0.3%
% Other	0.4%	0.9%	1.2%

## Ethnicity

	1 Mile	3 Miles	5 Miles
% Hispanic	3.1%	4.7%	4.4%

\* Demographic data derived from 2010 US Census



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