



# 5002 Kingston Pike

Knoxville, Tennessee 37919

## Property Highlights

- CLASS "A" RETAIL SPACE AVAILABLE
- Excellent Kingston Pike visibility
- Extremely high traffic counts
- Located in the heart of the Bearden District
- Beautifully maintained building with custom finishes throughout

## Property Description

1,656-4,000 SF of Class "A" Retail space located directly along Kingston Pike in the heart of Bearden. This building has been beautifully renovated and maintained with custom finishes throughout.

## OFFERING SUMMARY

Lease Rate:	\$21.50 SF/yr (NNN)
Available SF:	1,655 - 4,000 SF
Building Size:	7,800 SF

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,083	18,817	55,876
Total Population	6,199	41,331	130,674
Average HH Income	\$68,764	\$71,294	\$58,277

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FOR LEASE



STREET RETAIL



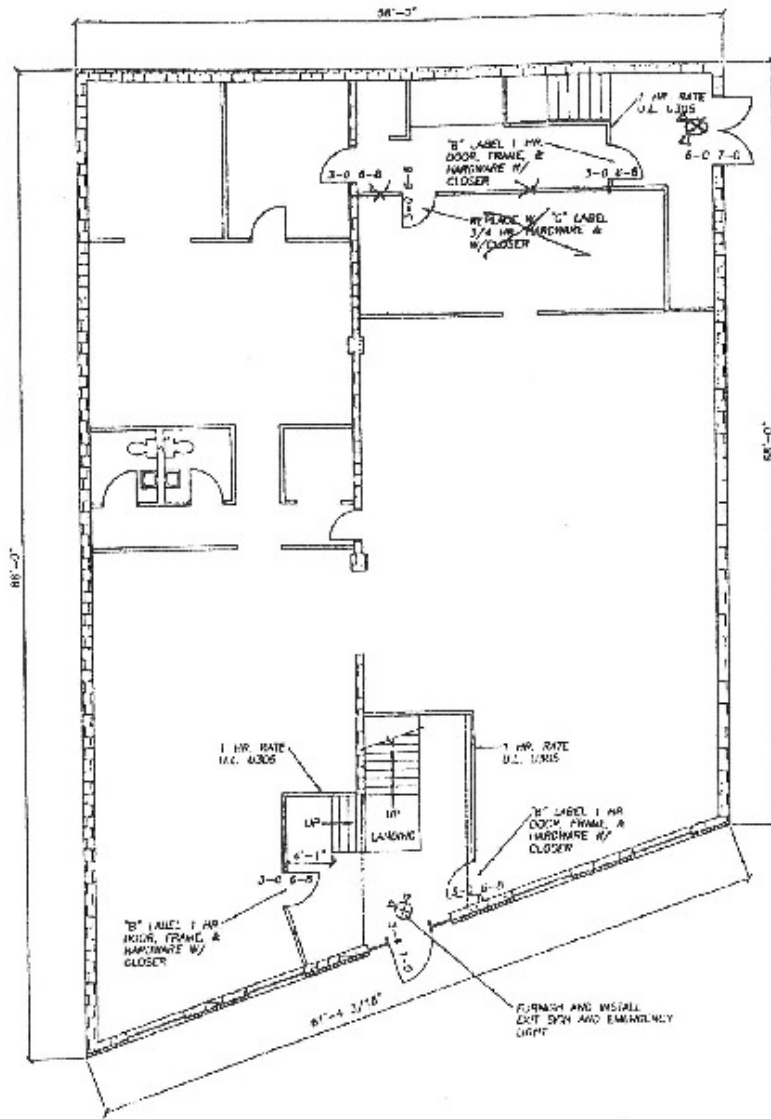
1,655 - 4,000 SF



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FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

LEGEND:

- RATED 2 1/4" MINORWALL
- CASTED CONCRETE MASONRY UNIT WALL - 1 HR. RATED
- GOLF IN PLACE ROUNDCORR CONCRETE
- 2 1/4" STUO WALL W/ 1/2" GYPSUM EACH EXPOSED FACE
- BRICK

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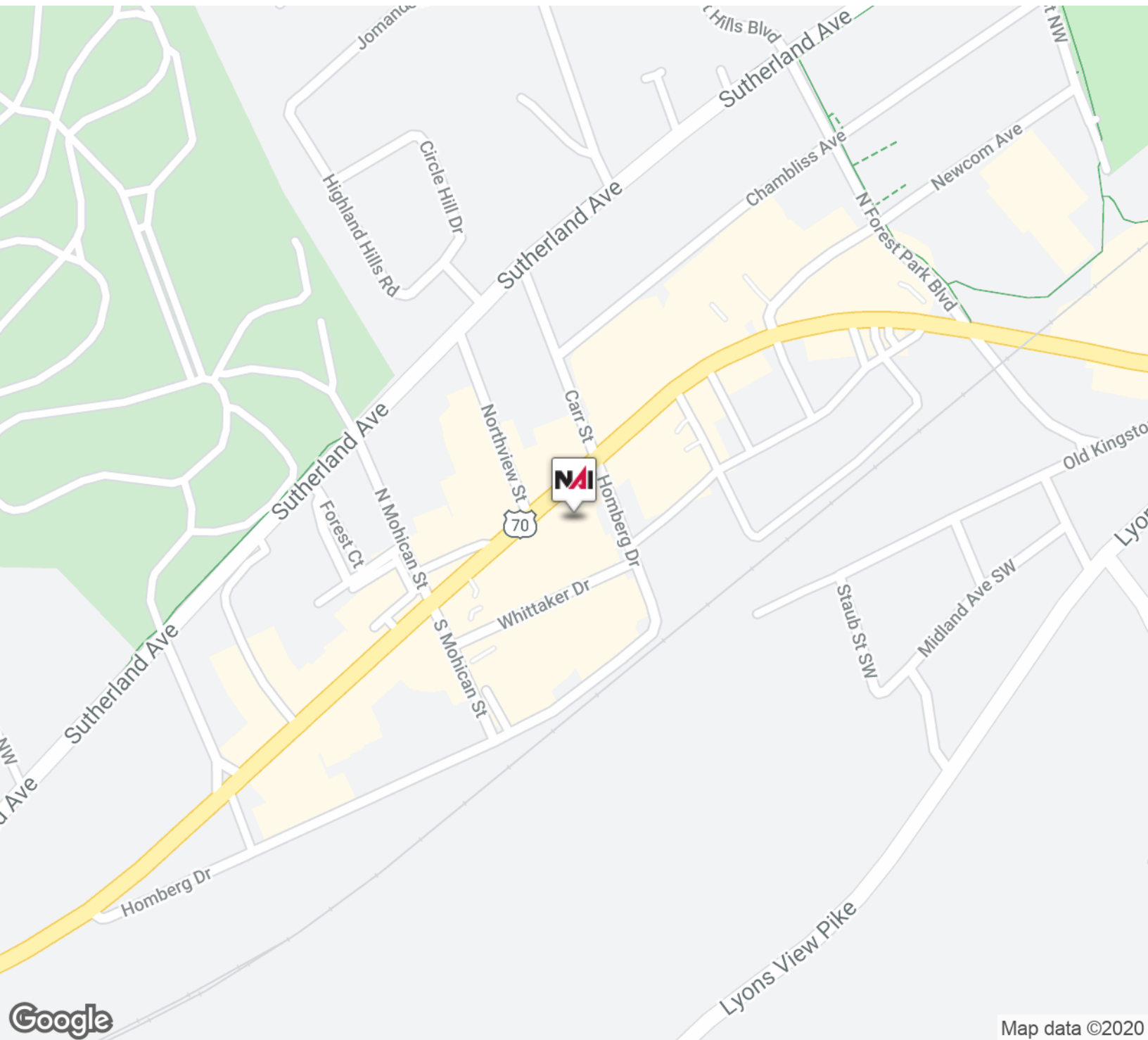
FOR LEASE



STREET RETAIL



1,655 - 4,000 SF



Google

Map data ©2020

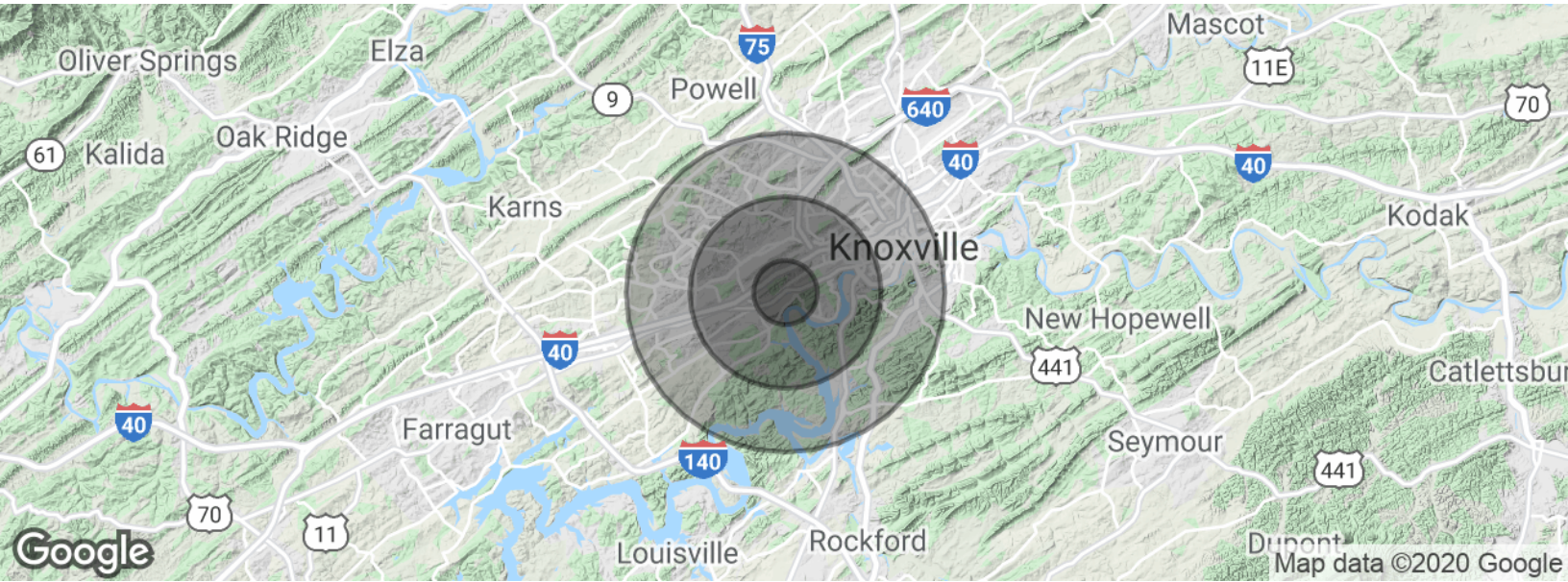
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**POPULATION**

**1 MILE**

**3 MILES**

**5 MILES**

Total population	6,199	41,331	130,674
Median age	32.8	34.6	33.2
Median age (Male)	30.6	34.0	32.9
Median age (Female)	33.5	35.2	33.8

**HOUSEHOLDS & INCOME**

**1 MILE**

**3 MILES**

**5 MILES**

Total households	3,083	18,817	55,876
# of persons per HH	2.0	2.2	2.3
Average HH income	\$68,764	\$71,294	\$58,277
Average house value	\$298,380	\$217,526	\$178,739

\* Demographic data derived from 2010 US Census

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**CATHERINE HODGES**

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Catherine Hodges is a Commercial Real Estate Advisor with NAI Koella | RM Moore. She specializes in office and retail leasing, and in land sales. She has a proven tract record in Landlord representation by bringing several developments to full occupancy. As a Knoxville native, she believes in contributing to the community by helping business owners secure the best location possible and values the close relationships made through her brokerage efforts.

**EDUCATION**

Catherine attended Knoxville's West High School and went on to obtain her bachelor's degree from the University of Tennessee in Finance with a minor in International Business.

**MEMBERSHIPS**

Catherine is a member of the International Council of Shopping Centers (ICSC) and has completed courses from the Certified Commercial Investment Member (CCIM) Institute. She is a member of the Girls Cotillion and the East Tennessee Presentation Society.

In her free time, she enjoys the natural beauty of East Tennessee though hiking, mountain biking, and kayaking. She is active in fundraising charities such as THRIVE Youth Ministries, Big Brothers/ Big Sisters, the American Heart Association, and Cathy L. Hodges memorial fund.

NAI Global 2017 Retail Power Broker Award

CoStar 2017 Retail Power Broker Award

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