

WESTCOTT CENTER

1550 OAK RIDGE TURNPIKE, OAK RIDGE, TN



About The Property

- Property is located in the NWQ of Illinois Avenue and Oak Ridge Turnpike in Oak Ridge, TN.
- Available Small Shop space ranging from 1,400 -5,900 SF
- Outlots from 1.00 Acres to 2.34 Acres available.
- The Westcott Center is home to 113,531 SF Kroger Marketplace.
- The site offers lighted access to Oak Ridge Turnpike and Illinois Avenue and additional points of entry from Ivanhoe and Raleigh Roads.
- Area retailers include JC Penney, Belk, Dick's Sporting Goods, TJ Maxx, Walmart Supercenter, and Chick Fil A.
- Traffic Counts are approximately 27,500/vpd

RETAIL SPACE AND OUTLOTS AVAILABLE NEXT TO KROGER

Pepper Bobo

Senior Advisor
865-771-9959
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Property Description

- **Total Square Footage**
127,631 SF
- **Retail Space Available**
1,400 – 5,900 SF
- **Lease Rate**
Call Broker for Details
- **Outparcels Available**
1.02 – 2.33 Acres
- **Outparcel Pricing**
\$875,000 - \$1,100,000

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Center Details

UNIT	TENANT	SIZE
1	Kroger	113,531 SF
2	AVAILABLE with 30 days notice	4,500 SF
3	AVAILABLE 2/1/20	1,400 SF
4	Manhattan Nail Bar	1,400 SF
5	AVAILABLE	1,400 SF
6	Jersey Mike's Subs	1,400 SF
7	Pizza Hut	1,400 SF
8	AVAILABLE	2,800 SF
9	Kroger Fuel	
	Outlot 1	1.33 AC
	Outlot 2	1.00 AC
	Outlot 4	1.02 AC
	Outlot 5	1.13 AC

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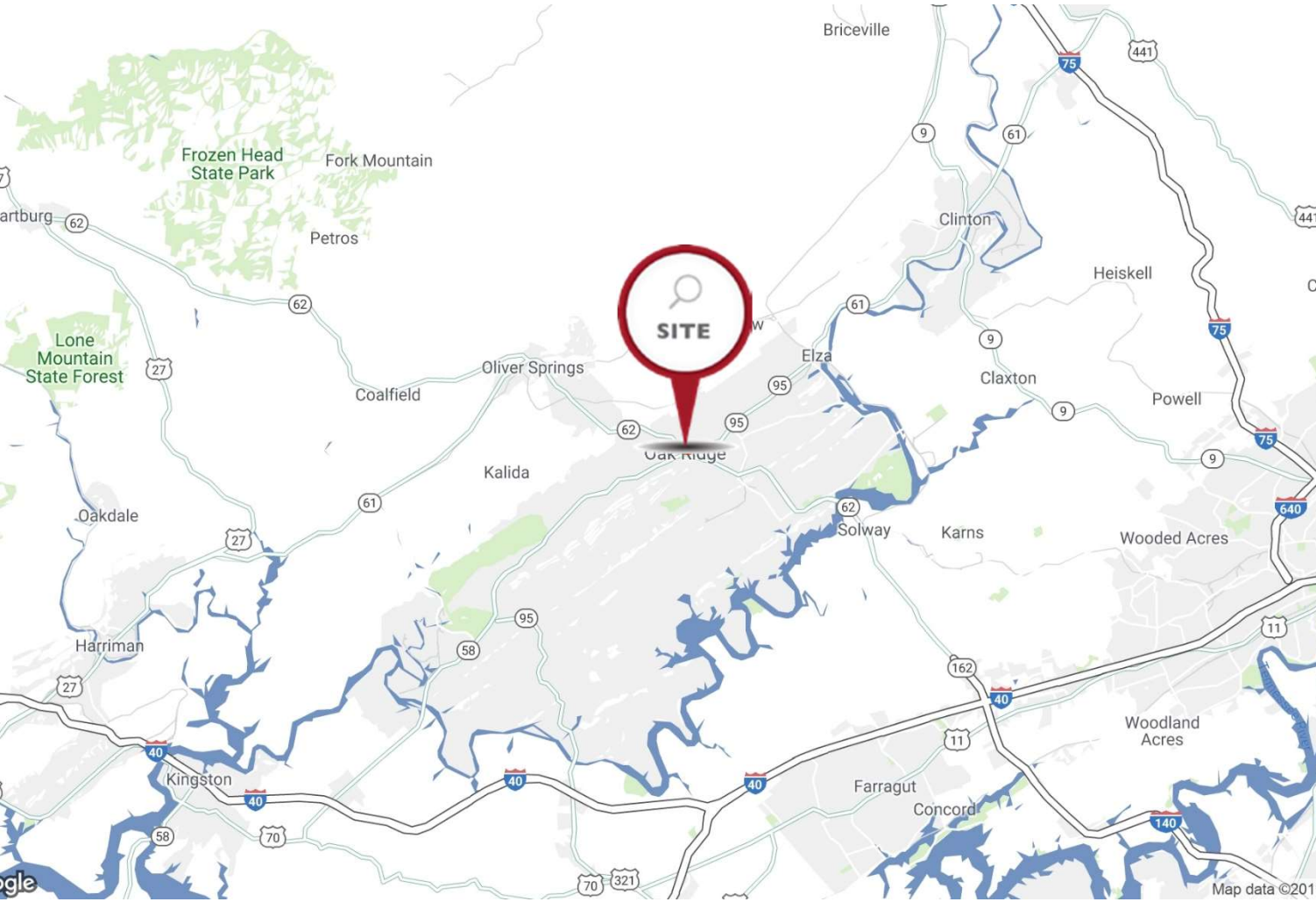


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2018 Demographics

POPULATION

1 Mile	3 Miles	5 Miles
5,806	23,947	34,056

MEDIAN AGE

1 Mile	3 Miles	5 Miles
36.37	41.68	43.05

COLLEGE EDUCATION

1 Mile	3 Miles	5 Miles
50%	60%	62%

MEDIAN HH INCOME

1 Mile	3 Miles	5 Miles
\$32,360	\$44,783	\$51,787

DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
10,050	53,737	64,990

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