

N Peters Rd & Town and Country Cir
Knoxville, TN
Knoxville MSA

Town & Country Commons



RETAIL SPACE FOR LEASE
For information, please visit

www.pinetree.com/town-and-country-commons

FEATURES

650,000 SF shopping center anchored by Lowe's; Best Buy; Going, Going, Gone! by Dick's Sporting Goods; Club 4 Fitness, Staples, Guitar Center and Conn's.

Great visibility and easy access from I-75/I-40. Ideal mix of national tenants with strong sales track records. Ample parking and signage to optimize customer convenience and tenant exposure.



View more storefront and aerial photos at:
www.pinetree.com/town-and-country-commons

Leasing Contact
Tim Roe - EVP, Leasing

✉ troe@pinetree.com
☎ (847) 574-3322

Pine Tree
40 Skokie Blvd, Suite 610
Northbrook, IL 60062

www.pinetree.com
info@pinetree.com

Pine Tree

Tenant Roster

| UNIT | TENANT | SF |
|------------------|----------------------------------|---------|
| PHASE I | | |
| 1 | Bargain Hunt | 30,030 |
| 2 | Club 4 Fitness | 47,400 |
| 4 | Available | 24,502 |
| 6 | Pet Supplies Plus | 10,240 |
| 7 | Direct Tools | 4,200 |
| 9 | Safesplash Swimlabs | 5,608 |
| 10 | The UPS Store | 1,757 |
| 11 | Polished Nails | 1,250 |
| 13 | Knox E-Sports | 3,425 |
| 13A | Coldwell Banker | 4,150 |
| 14 | Available | 42,550 |
| 15 | Regions Bank | 2,364 |
| 17 | Available | 2,905 |
| PHASE II | | |
| 1 | Blaze Pizza | 3,130 |
| 1A | Available | 3,860 |
| 2 | Available | 1,400 |
| 3 | Huntington Learning Centers | 2,816 |
| 4 | House of Frames | 1,400 |
| 5 | Sports Clips | 1,416 |
| 6 | Altruda's Italian Restaurant | 4,000 |
| 7 | Jason's Deli | 6,066 |
| 8 | Gemstone Designs | 1,357 |
| 9 | Bradley's Chocolates | 7,081 |
| 11 | Conn's | 34,942 |
| 12 | Dynasty Nails & Spa | 2,858 |
| 13B | Yassin's Falafel House | 2,561 |
| 13C | Penn Station East Coast Subs | 1,580 |
| 14 | America's Best Eyeglasses | 2,852 |
| 16 | Panera Bread | 5,264 |
| 17-18 | Kyu Ramen (coming soon) | 4,196 |
| 20 | Pure Green Smoothie- Coming Soon | 1,400 |
| 21 | Going Going Gone | 48,207 |
| 22 | Available | 1,600 |
| PHASE III | | |
| 1 | Q Korean Steakhouse | 6,400 |
| 3 | Kitchen Sales | 2,400 |
| 4 | KOKO Japanese Grill | 1,400 |
| 5 | Salon OC | 1,400 |
| 7 | Frameworks and A rtable Art | 1,400 |
| 8A/8B | AAA | 5,000 |
| 9 | Benchmark Physical Therapy | 5,000 |
| 10 | Dollar Tree | 10,000 |
| 12 | Staples | 24,400 |
| 13 | Guitar Center | 15,000 |
| 14 | Best Buy | 45,000 |
| 15 | Lowe's | 131,644 |
| 16 | Available | 70,182 |
| 17 | H Wayne Tipton | 10,298 |
| 18 | Taste of Thai | 4,965 |
| 19 | Fitness Solutions | 1,400 |
| 21 | Firehouse Subs | 3,154 |



Data & Demographics

Data provided by Credintell - Trailing 12-Month Analysis



| Total Population | Total Households | Avg Household Income | Total Visits |
|------------------|------------------|----------------------|--------------|
| 497.8K | 206.4K | \$75.4K | 6.2M |

| Ethnicity | |
|------------------------|--------|
| Asian | 1.89% |
| Black/African-American | 5.54% |
| Hispanic/Latino | 3.81% |
| White/Caucasian | 86.71% |
| Other | 2.06% |

Trade Area | Closest 70% of Visits

Aggregation of closest census blockgroups comprising 70% of the shopping center's visitation. Blockgroups based on where mobile devices visiting the location were most often observed overnight.