



# town & country commons

ESTABLISHED REGIONAL SHOPPING CENTER  
WITH STRONG NATIONAL TENANCY

North Peters Road & Town and Country Circle  
Knoxville, TN 37923

**nuveen**

*Pine Tree*



# property highlights

Located in **Knoxville** - consistently ranked as one of the **top places to live** in the country. (\$119k Avg HHI)

**Great visibility** and **easy access** from I-75/I-40

**Ample parking** and **signage** to optimize customer convenience and tenant exposure



## STRONG CUSTOMER TRAFFIC

174,000 +  
Vehicles per day on I-75/I-40  
4.7 Million  
Visits annually

148,174  
Daytime population within 5-mile radius



**BEST  
BUY**

**LOWE'S**

**Staples**

**CLUB  
4  
FITNESS**

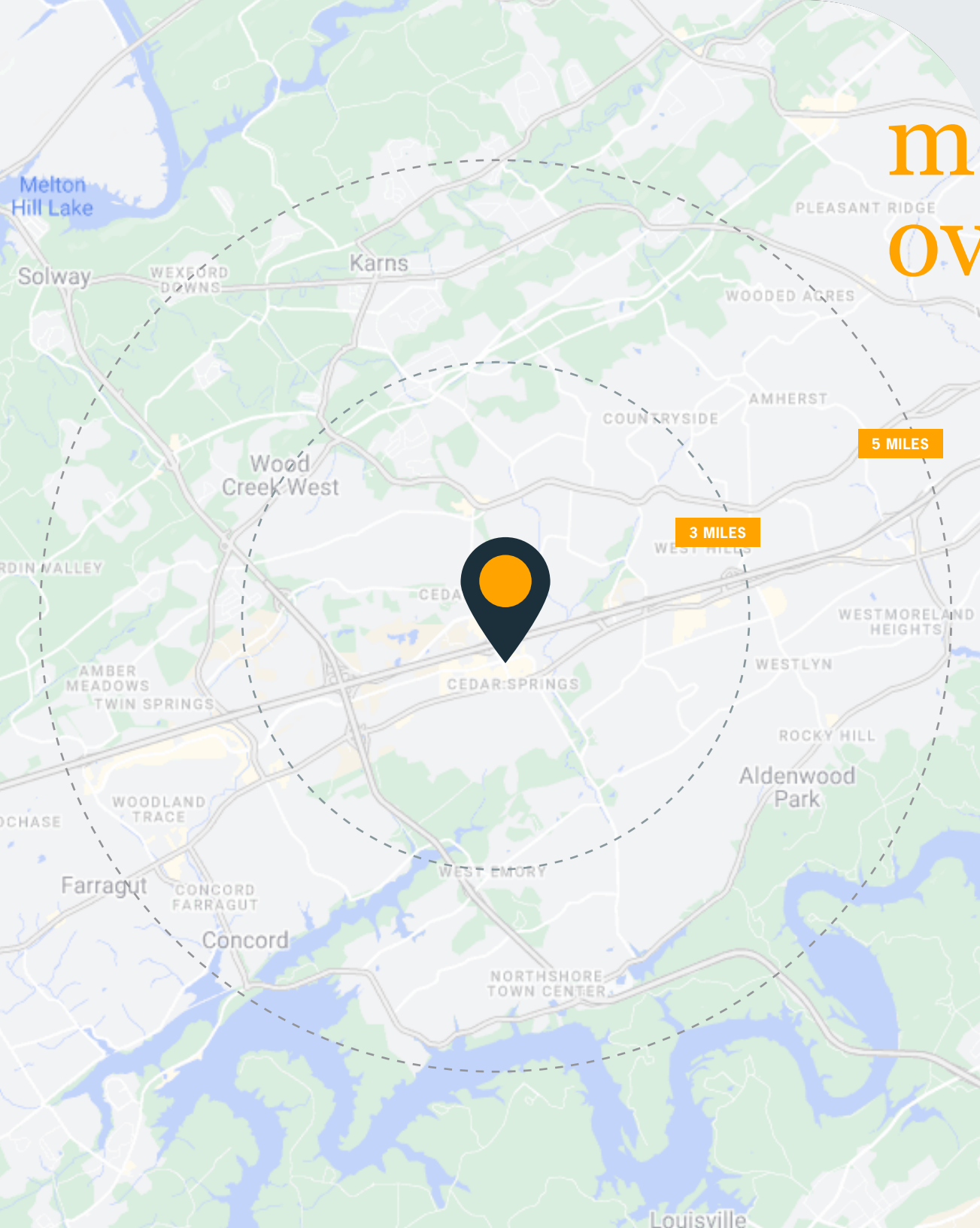
**Guitar  
Center**

**GOING GOING GONE!**  
DICK'S

**PET SUPPLIES PLUS**

**nuveen**

# market overview



It's time to thrive, a region marked by substantial growth and potential. Home to over 61,000 households, this area has experienced significant population growth, indicating not just an increase in numbers, but also a flourishing community.

**\$124,838**

Average HH income within a 5-mile radius

**38**

Median age within a 5-mile radius

**54%**

With an educational attainment in the true trade area





# site plan



## PHASE I

**1 | 30,030 SF**  
AVAILABLE

**2 | 47,400 SF**  
Club 4 Fitness

**4 | 24,502 SF**  
AVAILABLE

**6 | 10,240 SF**  
Pet Supplies Plus

**7 | 4,200 SF**  
Direct Tools

**9 | 5,608 SF**  
Safesplash Swimlabs

**10 | 1,757 SF**  
The UPS Store

**11 | 1,250 SF**  
Polished Nails

**13 | 3,425 SF**  
Knox E-Sports

**13A | 4,150 SF**  
Coldwell Banker

**14 | 42,550 SF**  
AVAILABLE

**15 | 2,364 SF**  
Regions Bank

**17 | 2,905 SF**  
AVAILABLE

## PHASE II

**1 | 3,120 SF**  
Blaze Pizza

**1A | 3,860 SF**  
AVAILABLE

**2 | 1,400 SF**  
AVAILABLE

**3 | 2,816 SF**  
Huntington Learning Centers

**4 | 1,400 SF**  
House of Frames

**5 | 1,416 SF**  
Sports Clips

**6 | 4,000 SF**  
Altruda's Italian Restaurant

**7 | 6,066 SF**  
Jason's Deli

**8 | 1,357 SF**  
Gemstone Designs

**9 | 7,081 SF**  
Bradley's Chocolates

**11 | 34,942 SF**  
AVAILABLE

**12 | 2,858 SF**  
Dynasty Nails & Spa

**13B | 2,561 SF**  
Yassin's Falafel House

**13C | 1,580 SF**  
Penn Station East Coast Subs

**14 | 2,852 SF**  
America's Best Eyeglasses

**16 | 5,264 SF**  
Panera Bread

**17-18 | 4,196 SF**  
Kyu Ramen

**20 | 1,400 SF**  
Pure Green Smoothie

**21 | 48,207 SF**  
Going Going Gone

**22 | 1,600 SF**  
Linger at Bradley's

## PHASE III

**1 | 6,400 SF**  
Q Korean Steakhouse

**3 | 2,400 SF**  
Kitchen Sales

**4 | 1,400 SF**  
KOKO Japanese Grill

**5 | 1,400 SF**  
Salon OC

**7 | 1,400 SF**  
Frameworks and Affordable Art

**8A/B | 5,000 SF**  
AAA

**9 | 5,000 SF**  
Benchmark Physical Therapy

**10 | 10,000 SF**  
Dollar Tree

**12 | 24,400 SF**  
Staples

**13 | 15,000 SF**  
Guitar Center

**14 | 45,000 SF**  
Best Buy

**15 | 131,644 SF**  
Lowe's

**16 | 70,182 SF**  
AVAILABLE

**17 | 10,298 SF**  
H Wayne Tipton

**18 | 4,965 SF**  
Taste of Thai

**19 | 1,400 SF**  
Fitness Solutions

**21 | 3,154 SF**  
Firehouse Subs

CAITLIN RINK

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PineTree nuveen



# the one-stop shopping center for all daily needs

GATHER, RELAX, & ENJOY



nuveen

# town & country commons

## contact

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