



# Broadway Shopping Center + Former Suntrust Bank Lease Space Available

2075 N. Broadway Street  
Knoxville, TN 37917



## Contacts:

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## Property Details

Name	Broadway Shopping Center + Former Suntrust Bank ~ Lease Space Available
Address	2001, 2035, 2043A & 2075 N Broadway Street Knoxville, TN 37917
Space Available	2075 (3,850 SF... Former Suntrust Bank) 2043 (3,000 SF... Suite A) 2035 (2,100 SF) 2001 (9,550 SF Cumulative of Suites A-K) (3,300 SF Suite A & B 2nd Floor)
Lease Price	**See Agent





## Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	11,527	83,080	160,137
Average Household Income	\$45,043	\$39,810	\$49,801

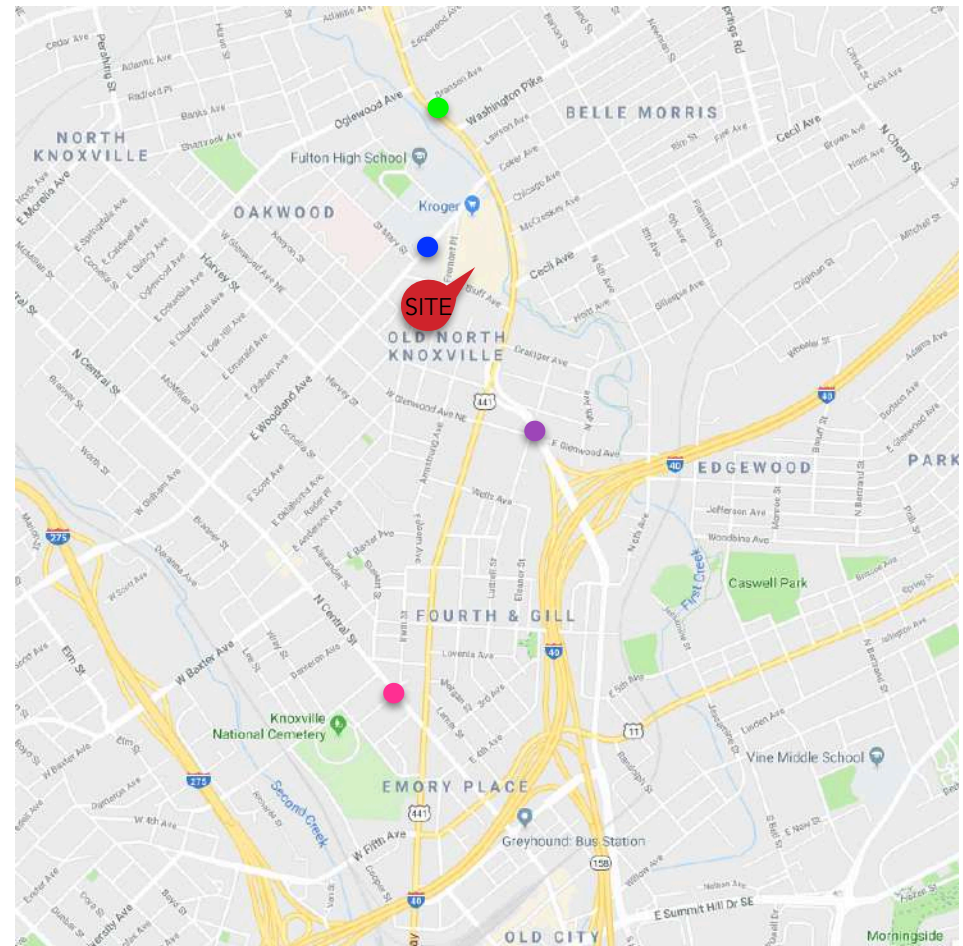
## Market Overview

- Property located on the traffic light corner of N. Broadway and East Woodland Avenue
  - Outparcel ~ Former Suntrust Bank
  - Shopping Center Anchored with Kroger
- Excellent traffic flow on N. Broadway
- Great access, visibility and position in submarket
- Resurgent growth area of North Knoxville
- Densely populated area of Knoxville with 11,527 in a one mile radius

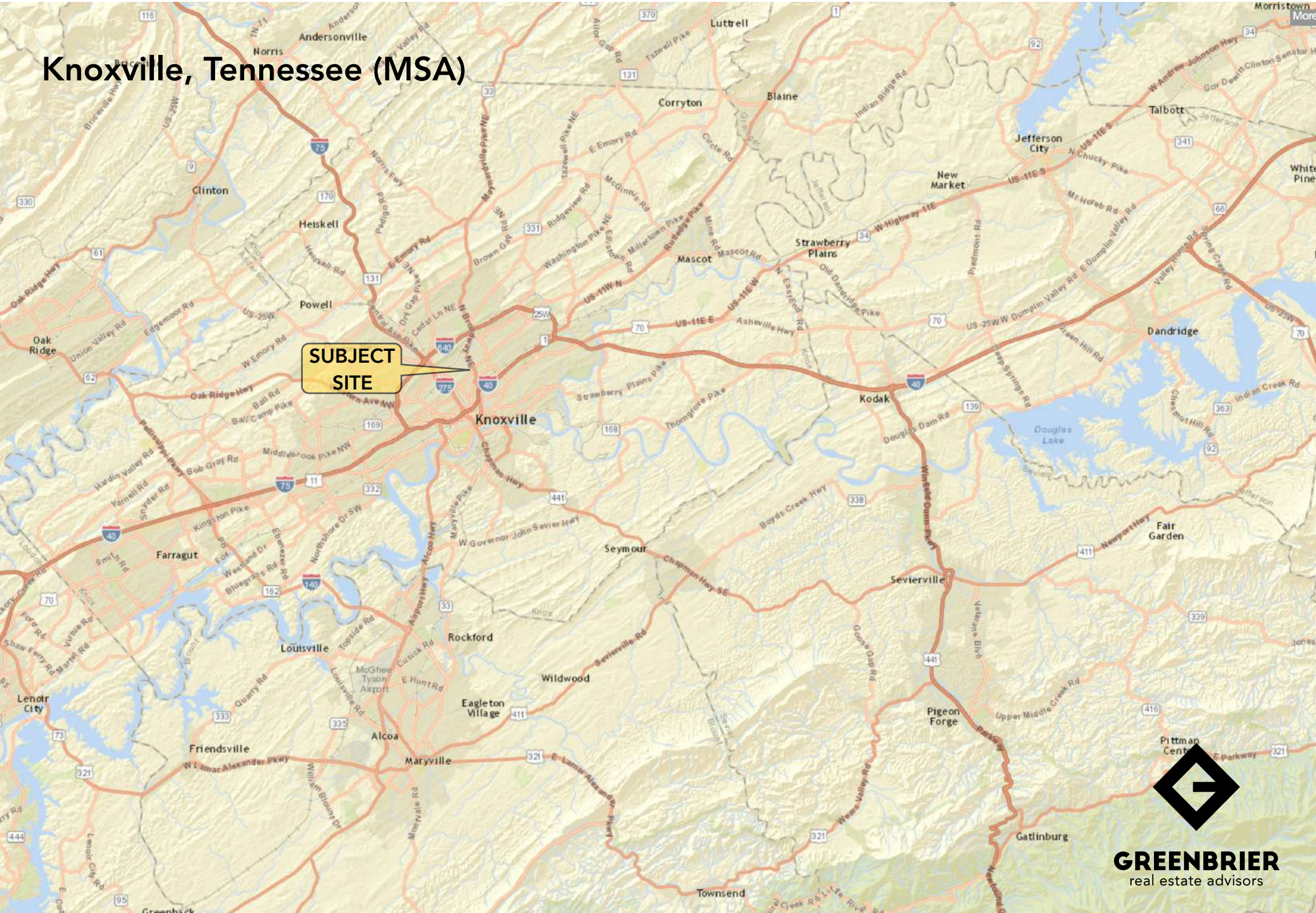
## Traffic Counts

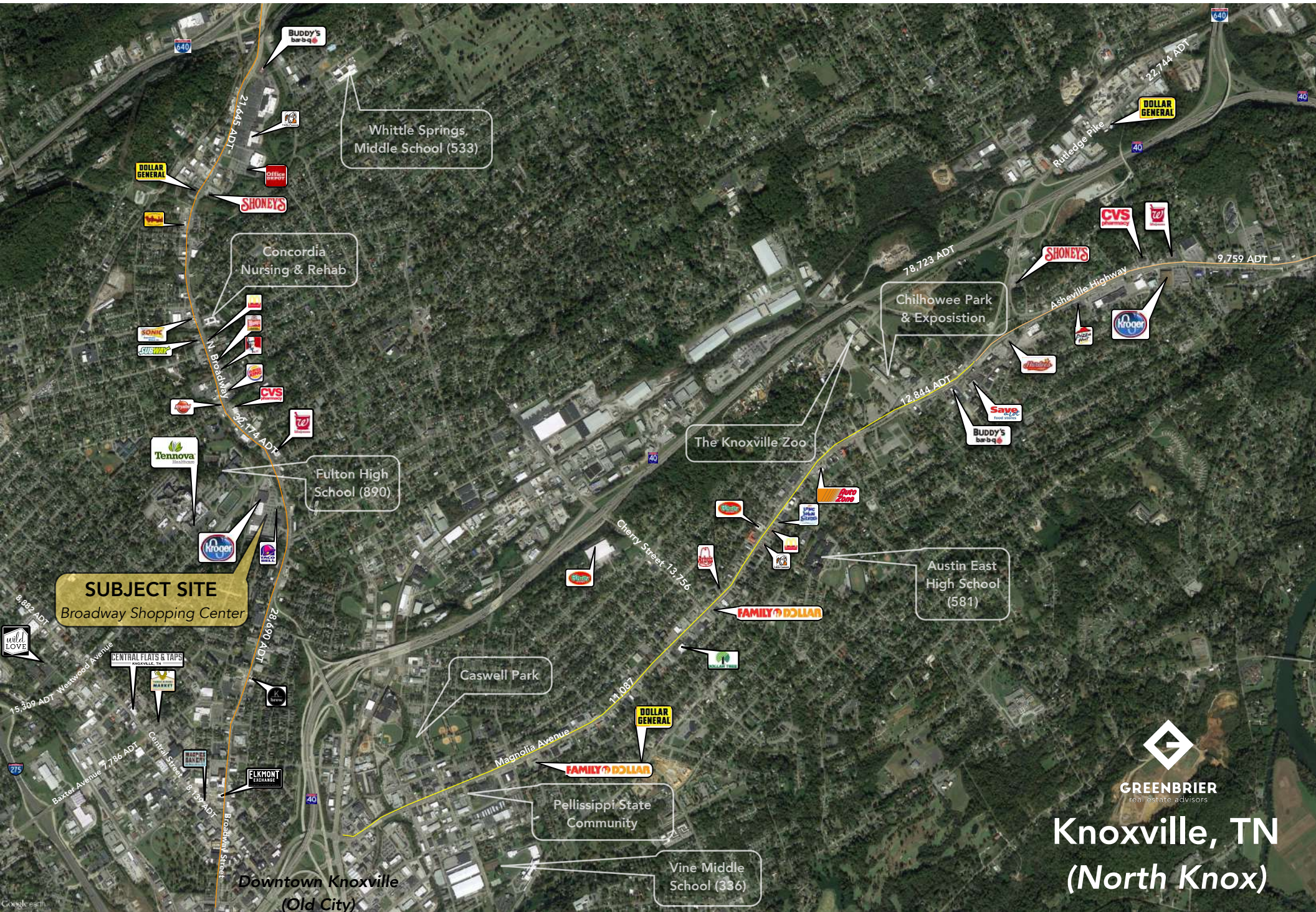
N Broadway	32,174 ADT	
E Woodland Avenue	10,880 ADT	
N Central Street	8,139 ADT	
Hall of Fame Drive	17,265 ADT	

## Map



# Knoxville, Tennessee (MSA)





**SUBJECT SITE**  
Broadway Shopping Center

Whittle Springs Middle School (533)

Concordia Nursing & Rehab

Chilhowee Park & Exposition

The Knoxville Zoo

Fulton High School (890)

Austin East High School (581)

Caswell Park

Pellissippi State Community

Vine Middle School (336)

Downtown Knoxville (Old City)



**GREENBRIER**  
real estate advisors

**Knoxville, TN**  
(North Knox)



Fulton High School (890)

32,174 ADT

10,880 ADT

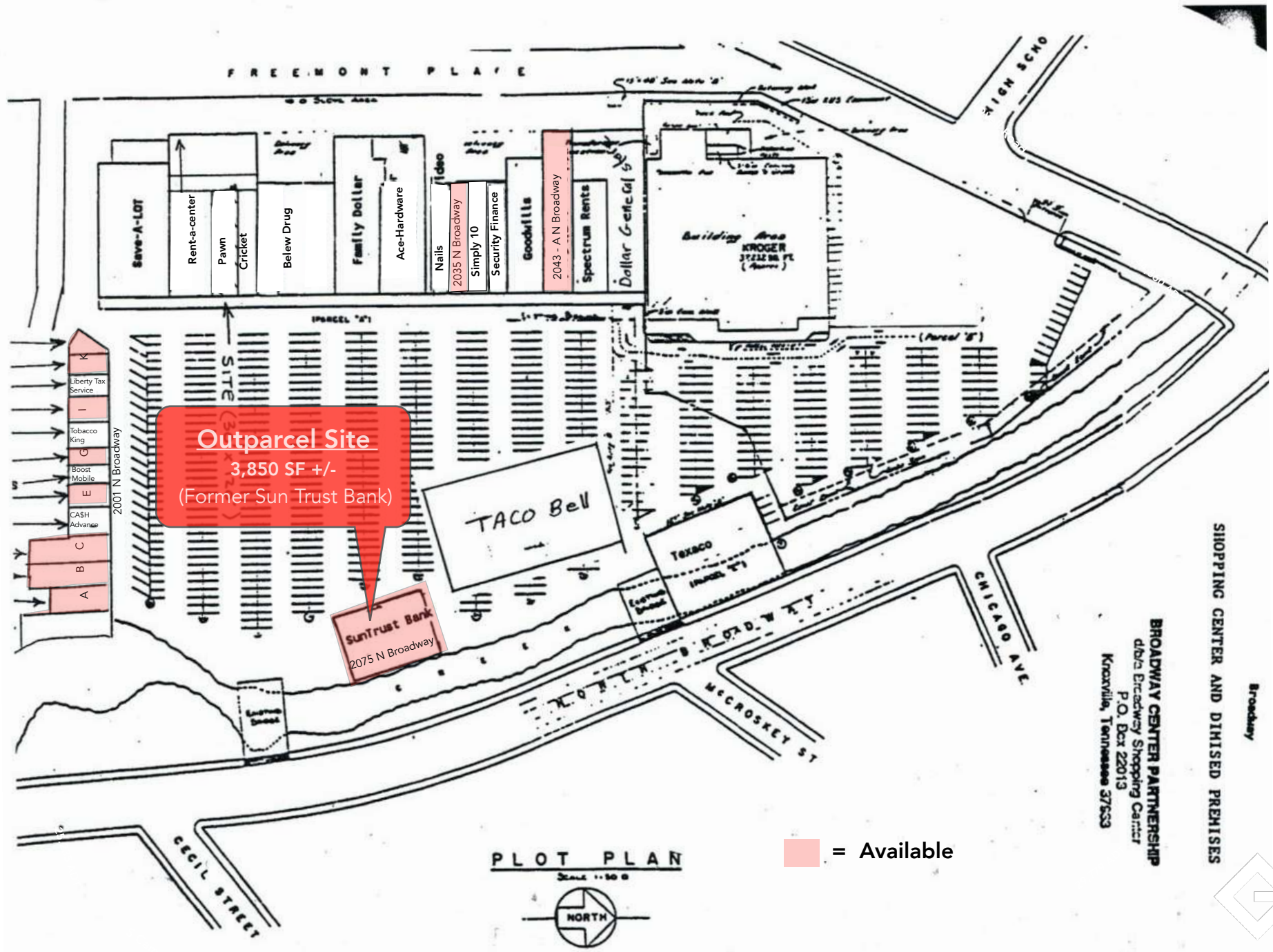
N Broadway

East Woodland Avenue



**Site**  
Broadway Shopping Center + Outparcel  
(Former Sun Trust Bank)





SHIPPING CENTER AND DIMISED PREMISES

Broadway

**BROADWAY CENTER PARTNERSHIP**  
dba: Broadway Shopping Center  
P.O. Box 22013  
Knoxville, Tennessee 37533

Address, No. at Broadway St.	Location at the Center	Area/SF
2035	Main Row	2,100
2043-A	Main Row	3,000
2001-A	Side Row	3,250
2001-B	Side Row	1,300
2001-C	Side Row	600
2001-E	Side Row	1,100
2001-G	Side Row	1,200
2001-I	Side Row	600
2001-K	Side Row	1,500
2001A &-B, 2nd floor	2nd Floor office	3,300
2075 Broadway	Former SunTrust	3,850

Left Side of Main Row of Shopping Center



Middle of Main Row of Shopping Center



Side Row of Shopping Center



Right Side of Main Row of Shopping Center



Former Suntrust Bank



Interior Former Suntrust Bank



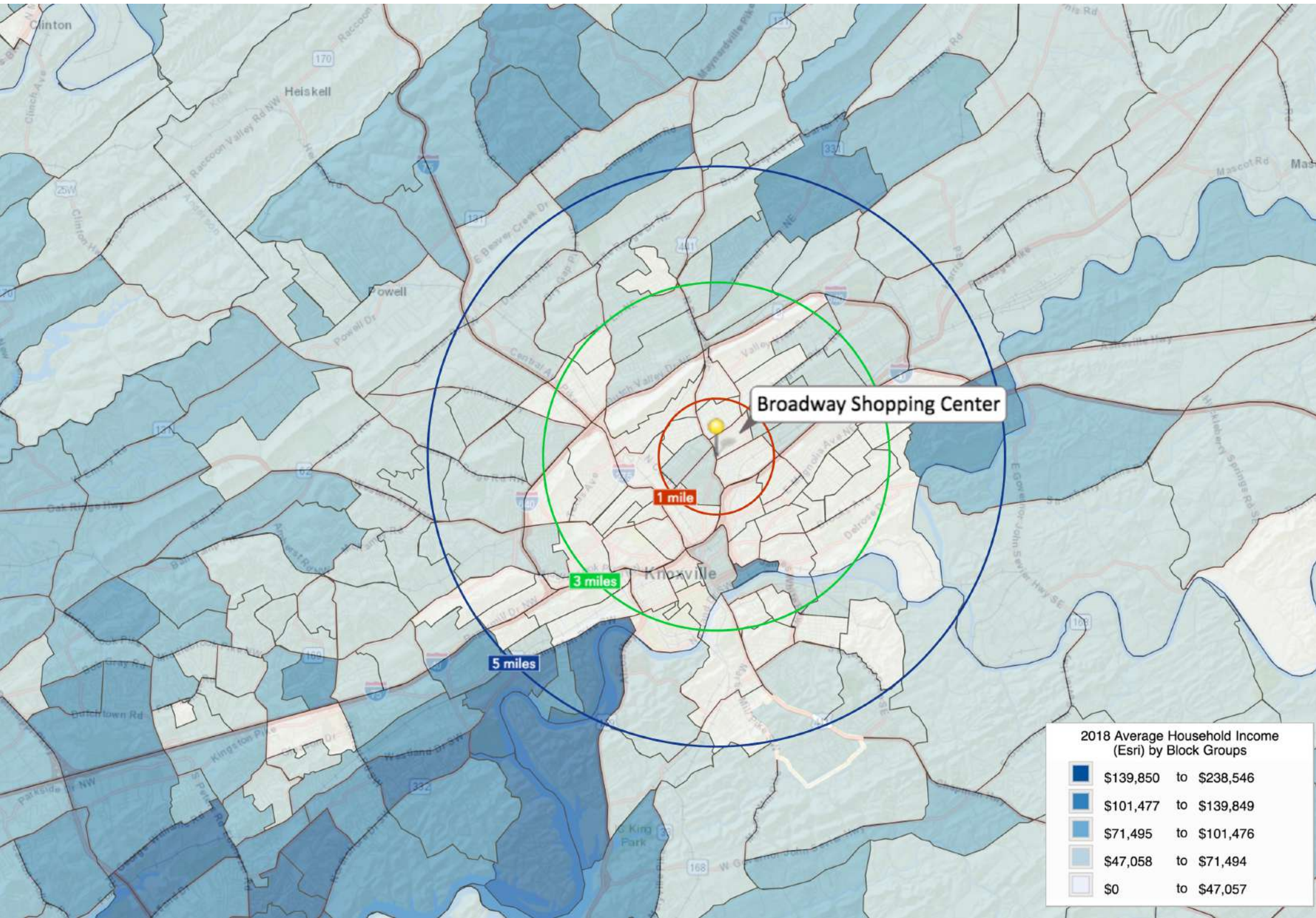
Interior Former Suntrust Bank





2075 N Broadway

3,850 SF



**2018 Average Household Income (Esri) by Block Groups**

	\$139,850 to \$238,546
	\$101,477 to \$139,849
	\$71,495 to \$101,476
	\$47,058 to \$71,494
	\$0 to \$47,057

(5 Mile Radius)

## KEY FACTS

160,137

Population

34.2

Median Age

\$34,413

Median Household Income



Average Household Size

## EDUCATION

12%

No High School Diploma



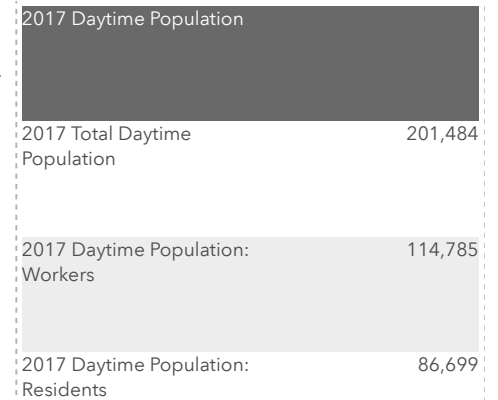
30%  
High School Graduate



32%  
Some College



27%  
Bachelor's/Grad/Prof Degree



## BUSINESS



6,851

Total Businesses



111,287

Total Employees

## Total Retail Sales



\$2,517,378,113

Total Retail Sales

## EMPLOYMENT



White Collar

61%



Blue Collar

20%



Services

20%



Unemployment Rate

Broadway Shopping Center ~ 2075 N Broadway, Knoxville, TN 37917 (Ring of 5 miles)

## Average Household Income



\$49,801

2017 Average Household Income

## ANNUAL HOUSEHOLD SPENDING



\$1,337

Apparel & Services



\$108

Computers & Hardware



\$2,182

Eating Out



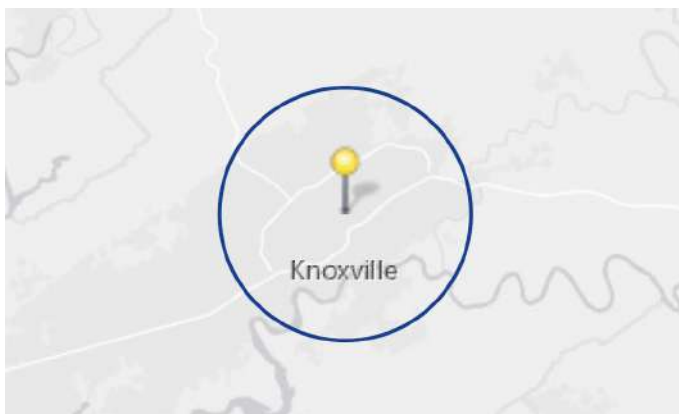
\$3,166

Groceries



\$3,450

Health Care



## MARKET ECONOMIC INFORMATION

### POPULATION FIGURES

Knoxville, TN DMA **1,346,917**  
 Ranked 62nd out of 210 DMA markets in U.S.

KNOXVILLE, TN MSA **837,571**

CITY OF KNOXVILLE POPULATION **178,874**

KNOX COUNTY POPULATION **432,226**

### TOP EMPLOYERS

	Employees
1. U.S. Department of Energy - Oak Ridge	12,927
2. Covenant Health	9,016
3. University of Tennessee	8,754
4. Mercy Health Partners	5,711
5. Wal-Mart Stores	4,869
6. K-VA-T Food Stores (Food City)	3,853
7. State of Tennessee	3,834
8. University Health Systems	3,727
9. Knox County Government	3,021
10. Denso Manufacturing	3,000
11. Clayton Homes	2,695
12. Dollywood	2,573
13. Blount Memorial Hospital	2,180
14. Blount County Schools	2,100
15. Yum Brands	2,000

### MSA SECTOR BREAKDOWN ON EMPLOYMENT

Industry	Employees
Construction	17,200
Finance, Insurance, Real Estate	15,100
Government	55,200
Manufacturing - Total	47,700
- Durable Goods	32,000
- Nondurable Goods	15,700
Services	96,400
Trade	91,000
Transportation, Communications, & Public Utilities	15,600

### UNIVERSITIES & COLLEGES

	Enrollment
The University of Tennessee	26,877
Pellissippi State Community College	11,259
Roane State Comm. College (Harriman)	6,801
Tusculum College (Greeneville)	2,128
Carson Newman	1,713
Bryan College (Dayton)	1,466
Maryville College	1,213
Tennessee Wesleyan College	1,080
South College	1,010
Johnson University	845

### AREA HOSPITALS

	# of Beds
University of Tennessee Medical Center	581
Fort Sanders Regional Medical Center	517
St. Mary's Medical Center	473
Baptist Hospital of East Tennessee	329
Parkwest Medical Center	320
Lakeshore Mental Health Institute	250
East Tennessee Children's Hospital	240

## KNOXVILLE, TENNESSEE [MARKET TRADE AREA PROFILE]

### LEGEND:

- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- TERTIARY TRADE AREA

