



# Uncle Maddio's Space for Lease

## *Northshore Town Center*

*2052 Town Center Boulevard  
Knoxville, TN 37922*



### **Contacts:**

Josiah Glafenhein

(865) 206-0180

Josiah@greenbrier-



**GREENBRIER**  
real estate advisors

Greenbrier Real Estate Advisors

1200 E Magnolia Avenue

Knoxville, TN 37917

[www.greenbrier-rea.com](http://www.greenbrier-rea.com)

## Property Details

Name	Uncle Maddio's Space For Lease ~ Northshore Town Center
Address	2050 & 2052 Town Center Boulevard Knoxville, TN 37922
Space Size	2,794 +/- SF
Lease Price	See Agent

## Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	4,972	27,316	73,447
Average Household Income	\$125,714	\$137,188	\$107,746

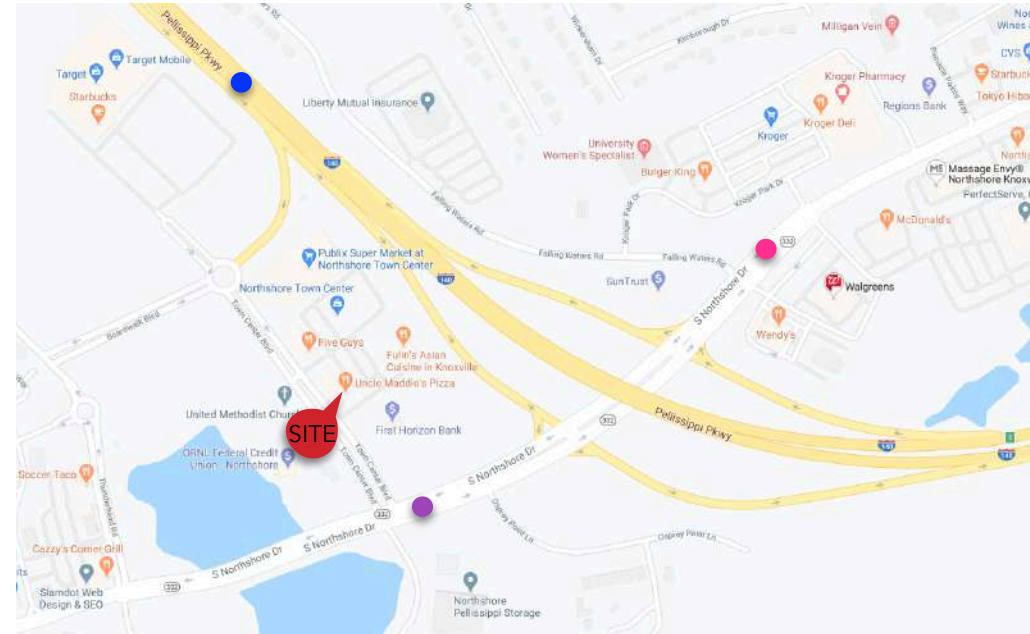
## Market Overview

- Endcap space available for lease in the prominent Northshore Town Center Shopping area off Pellissippi Parkway & Northshore Drive
- Multi-tenant building with excellent tenant mix: Neighborhood Barre, UPS & Froyoz
- The building is in excellent condition with large windows and natural light (*Built in 2012*)
- High income area of Knox County
- Excellent surrounding retailers including Target, Publix, Five Guys, Chick-fil-a, Soccer Taco, etc...

## Traffic Counts

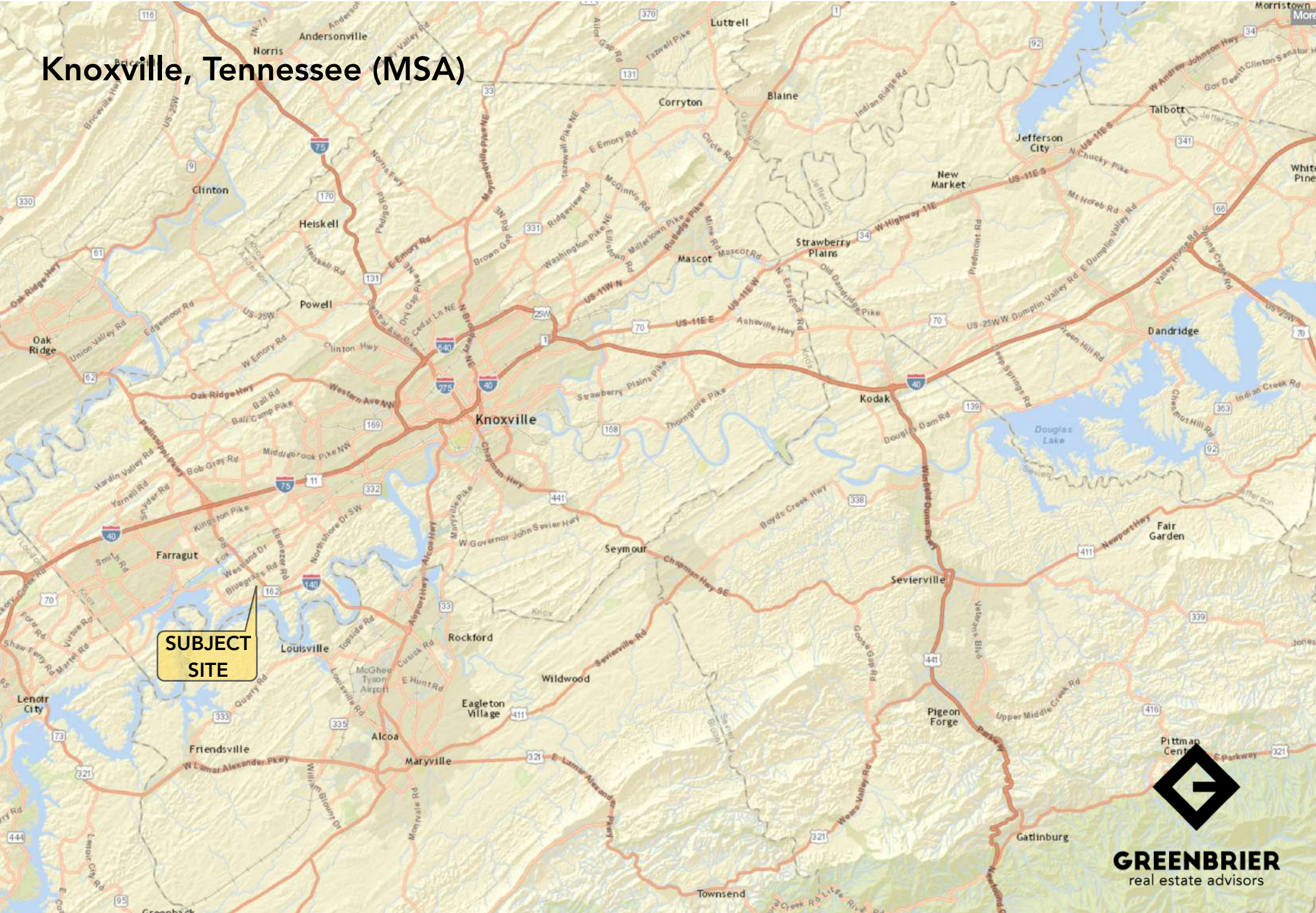
Northshore Drive (West of Pellissippi Parkway)	11,818 ADT	●
Northshore Drive (East of Pellissippi Parkway)	25,859 ADT	●
Pellissippi Parkway	48,708 ADT	●

## Map





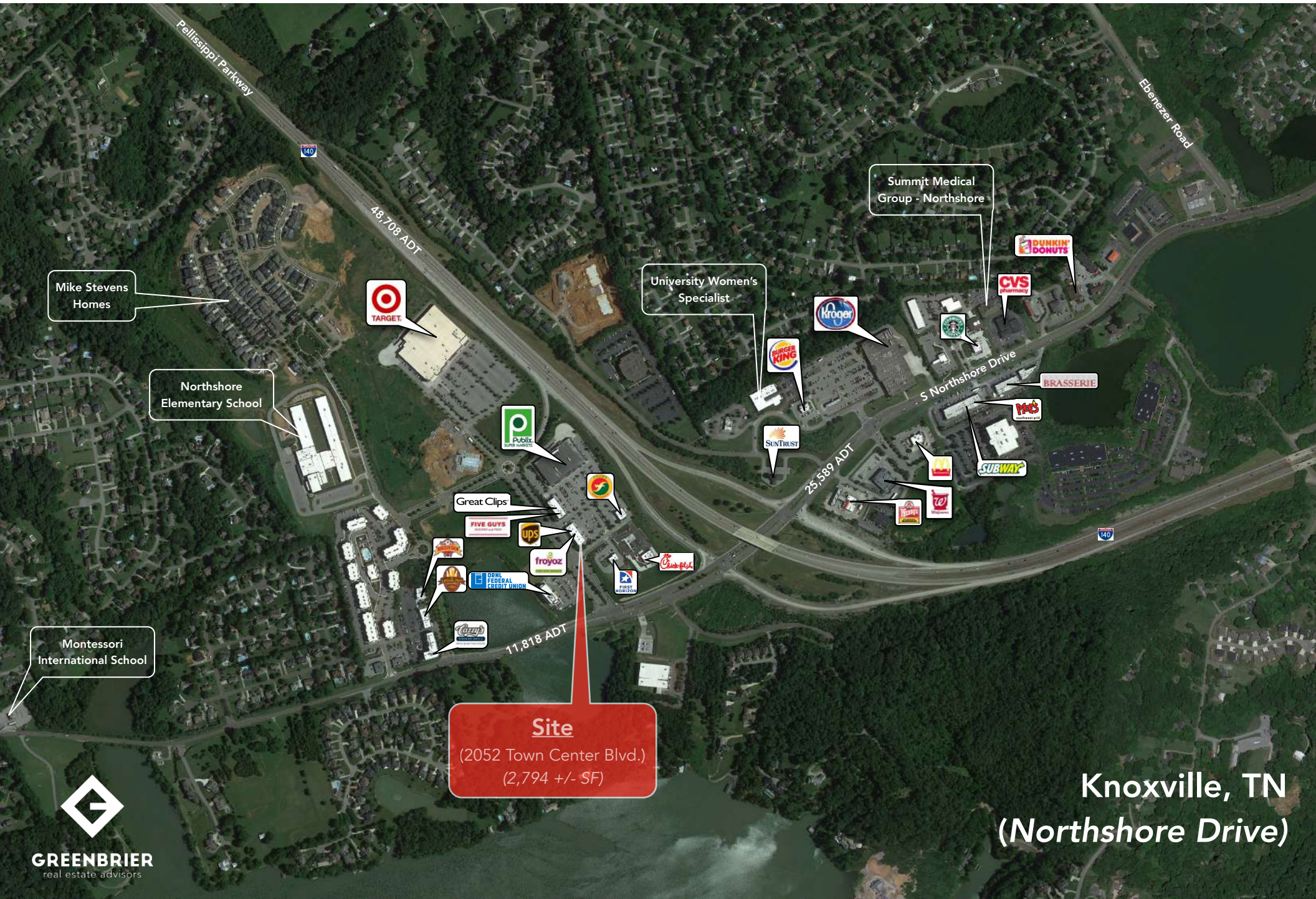
# Knoxville, Tennessee (MSA)



**SUBJECT  
SITE**







**Site**  
(2052 Town Center Blvd.)  
(2,794 +/- SF)

**Knoxville, TN**  
*(Northshore Drive)*





**Site**  
(2052 Town Center Blvd.)  
(2,794 +/- SF)

Great Clips

FIVE GUYS

ups

froyoz

FIRST HORIZON

Chick-fil-A

ORNL FEDERAL CREDIT UNION

11,818 ADT

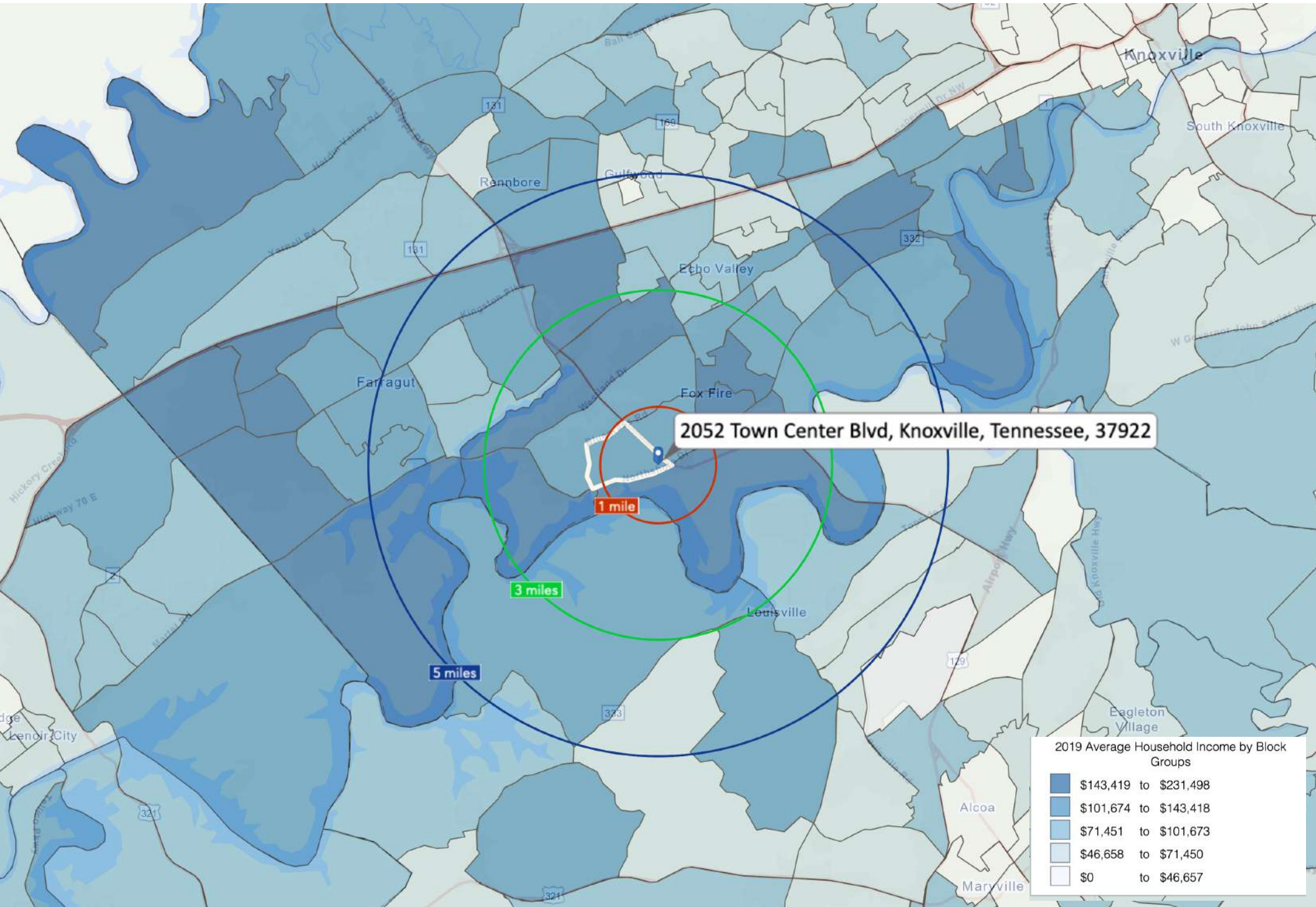
Town Center Boulevard

Pellissippi Parkway

S Northshore Drive

140





(5 Mile Radius)

## KEY FACTS

73,447  
Population

41.6  
Median Age

2.4  
Average Household Size

\$81,021  
Median Household Income

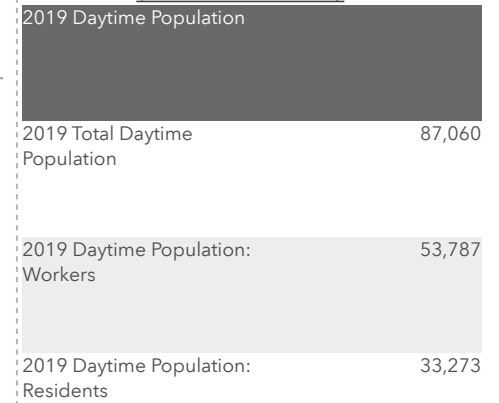
## EDUCATION

3%  
No High School Diploma

15%  
High School Graduate

24%  
Some College

58%  
Bachelor's/Grad/Prof Degree



## BUSINESS

4,080  
Total Businesses

52,390  
Total Employees

## Total Retail Sales



\$3,438,674,266  
Total Retail Sales

## EMPLOYMENT

76%  
White Collar

11%  
Blue Collar

13%  
Services

1.8%  
Unemployment Rate

2052 Town Center Blvd, Knoxville, Tennessee, 37922

## Average Household Income



\$107,746  
2019 Average Household Income

## ANNUAL HOUSEHOLD SPENDING

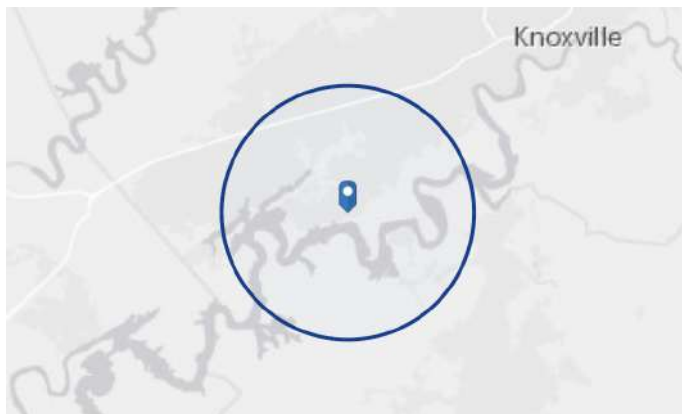
\$2,605  
Apparel & Services

\$6,189  
Groceries

\$207  
Computers & Hardware

\$7,206  
Health Care

\$4,491  
Eating Out





## 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

Company	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	Count
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	Count
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

