



GREENBRIER
real estate advisors

Lease Space Available

New Construction

Farragut Town Center @ Biddle Farms

11240 Kingston Pike, Knoxville, TN 37932



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GREENBRIER
real estate advisors

Greenbrier Real Estate Advisors

419 N Forest Park Boulevard

Knoxville, TN 37919

www.greenbrier-rea.com

Property Details

Name	Lease Space Available
Address	11240 Kingston Pike Knoxville, TN 37932
Space Available	1,005 SF +/-
Lease Price	\$55.00/PSF

Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	4,878	36,258	95,703
Average Household Income	\$151,985	\$147,415	\$149,540

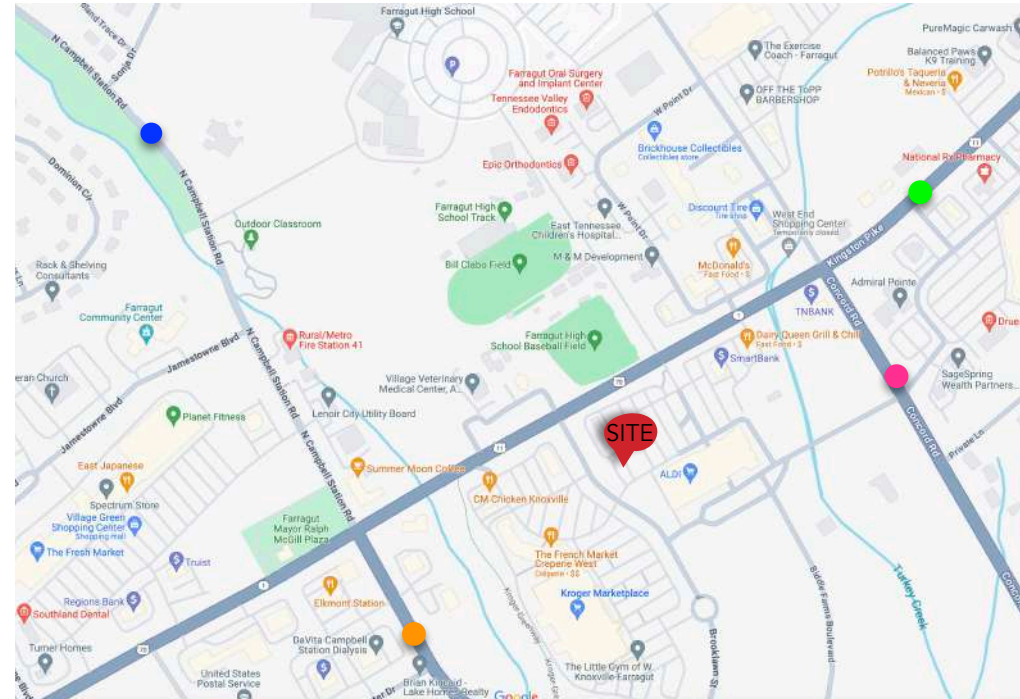
Market Overview

- Property located at 11240 Kingston Pike - Farragut Town Center @ Biddle Farms
- Biddle Farms is made up of 286 new apartments, and 44 Town Homes; along with Aldi (newly opened) and other retail coming in 2024.
- 1,005 SF +/- west end-cap available for lease with Super Chix as co-tenant
- One of the fastest growing submarkets in the Knoxville MSA
- High income area of Knox County
- Across the street from Farragut High School (2,100 Students)

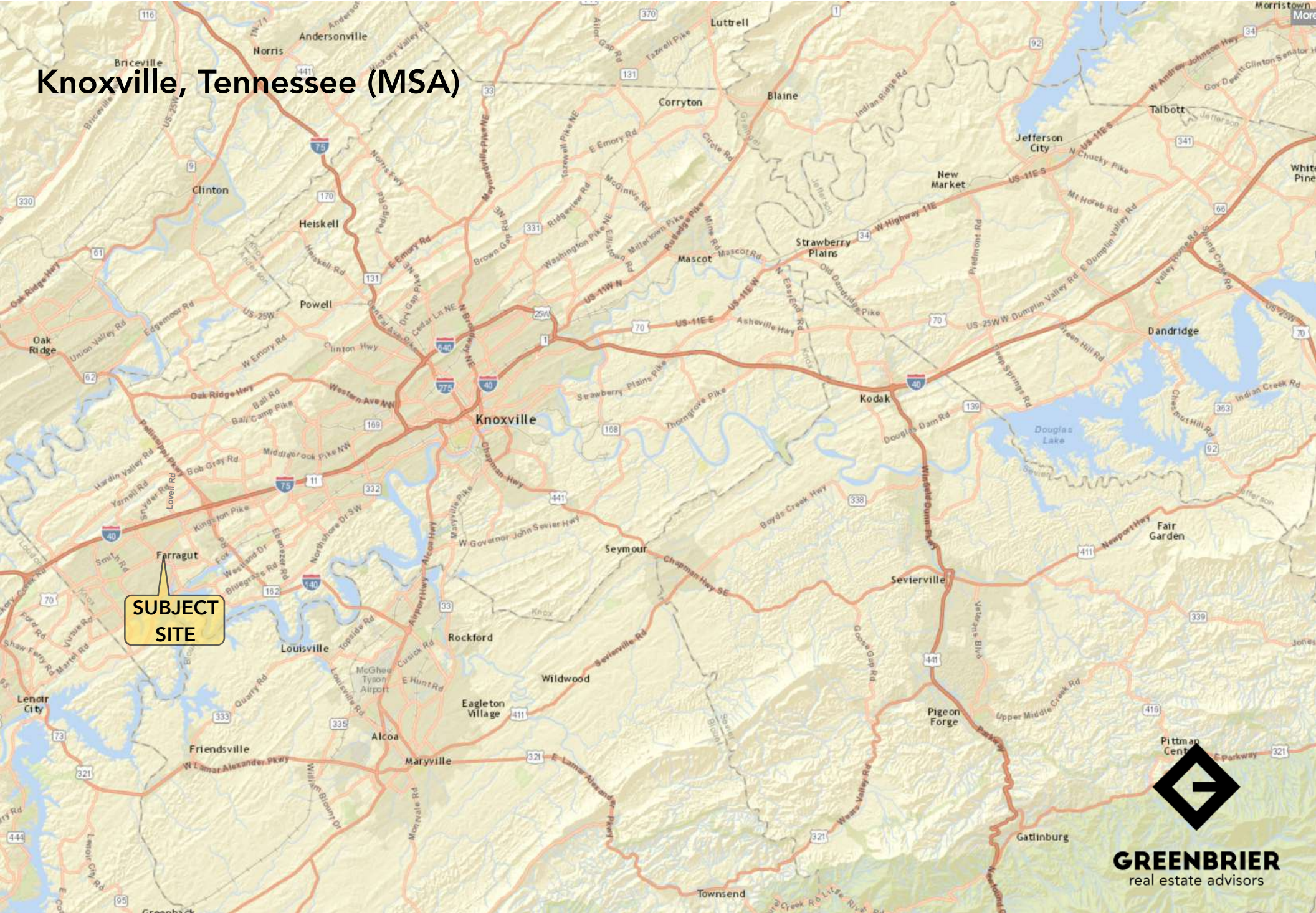
Traffic Counts (*2022)

Kingston Pike	28,315 ADT	●
North Campbell Station Road	23,918 ADT	●
Concord Road	10,887 ADT	●
South Campbell Station Road	11,928 ADT	●

Map

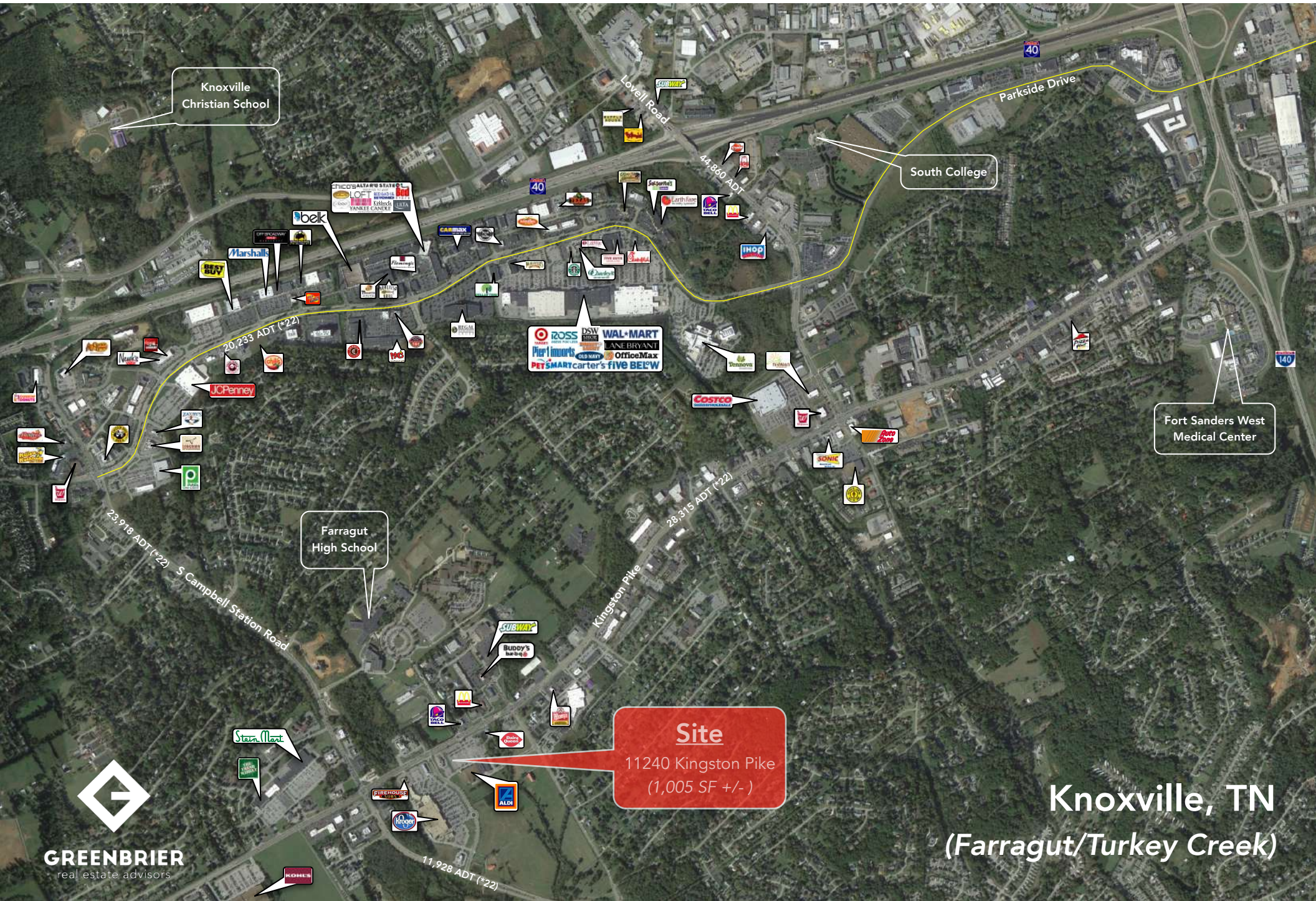


Knoxville, Tennessee (MSA)



**SUBJECT
SITE**





Knoxville
Christian School

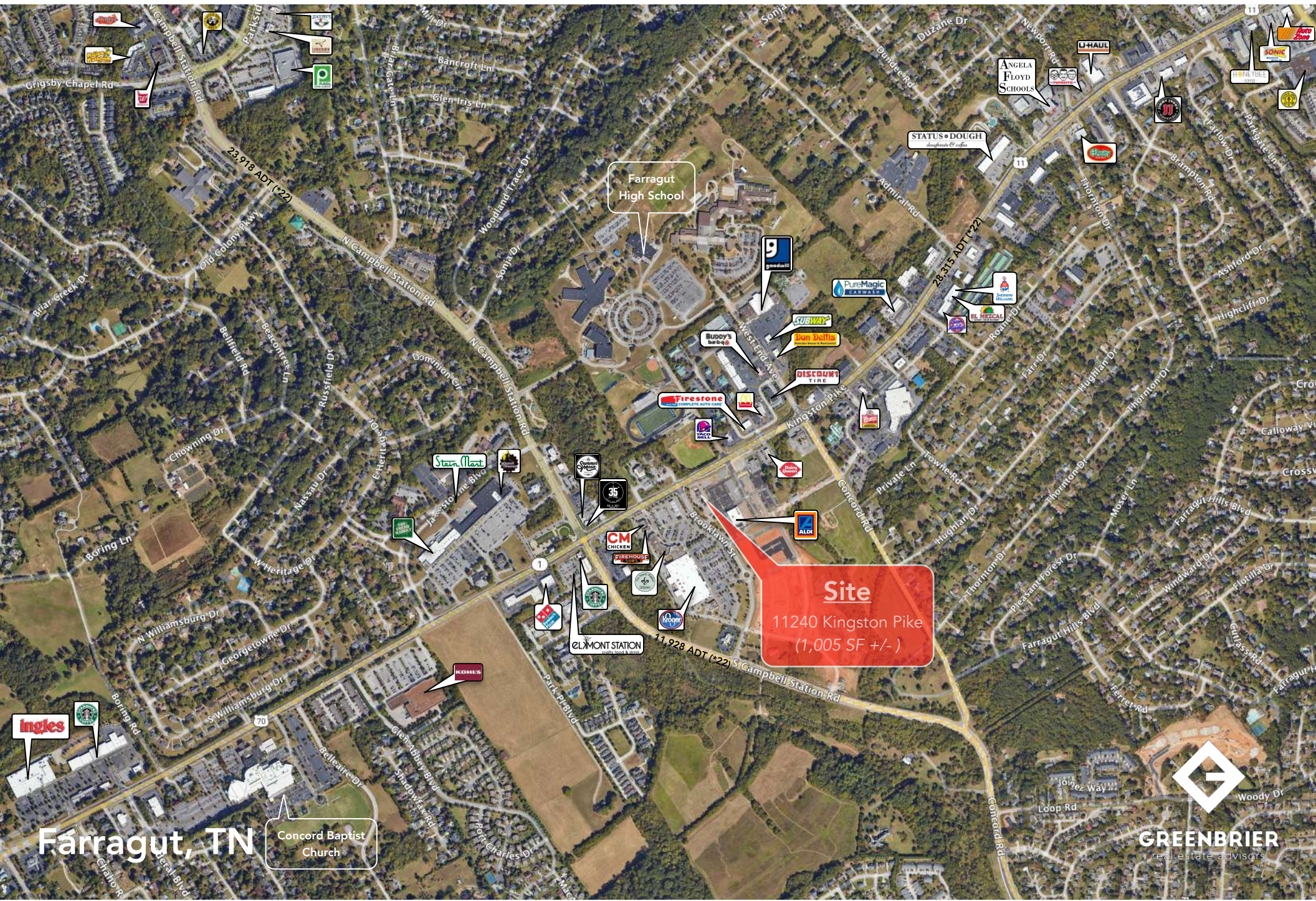
South College

Fort Sanders West
Medical Center

Farragut
High School

Site
11240 Kingston Pike
(1,005 SF +/-)

Knoxville, TN
(Farragut/Turkey Creek)



Farragut High School

Site
11240 Kingston Pike
(1,005 SF +/-)

Farragut, TN

Concord Baptist Church



Site
11240 Kingston Pike
(1,005 SF +/-)

Firestone
COMPLETE AUTO CARE



ELMONT STATION
Real Estate & More



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332 11,928 ADT (*22)

10,887 ADT (*22)

Farragut, TN

Site
11240 Kingston Pike
(1,005 SF +/-)

Firestone
COMPLETE AUTO CARE



ELMONT STATION
lightly food & drink



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Farragut, TN





Site
11240 Kingston Pike
(1,005 SF +/-)

Coming Soon!
SUPER CHIX
Chicken & Custard

Dairy Queen

Summer Moon

35

CM CHICKEN

FIREHOUSE SUBS

Village Green

Kroger

ALDI

Concord Rd

10 887 ADT (#22)

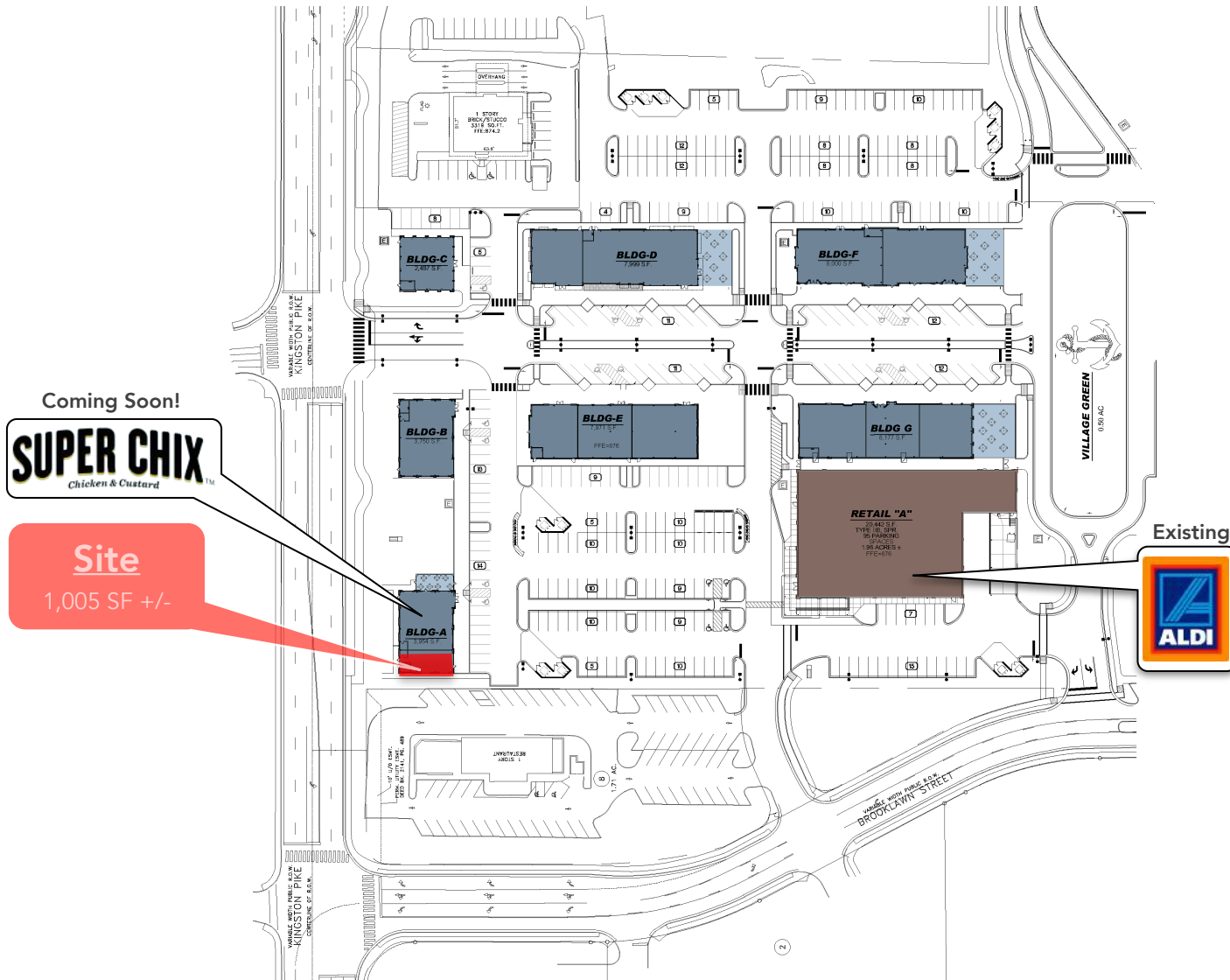
Biddle Farms Boulevard

Brooklawn St

S Campbell Station Rd

332

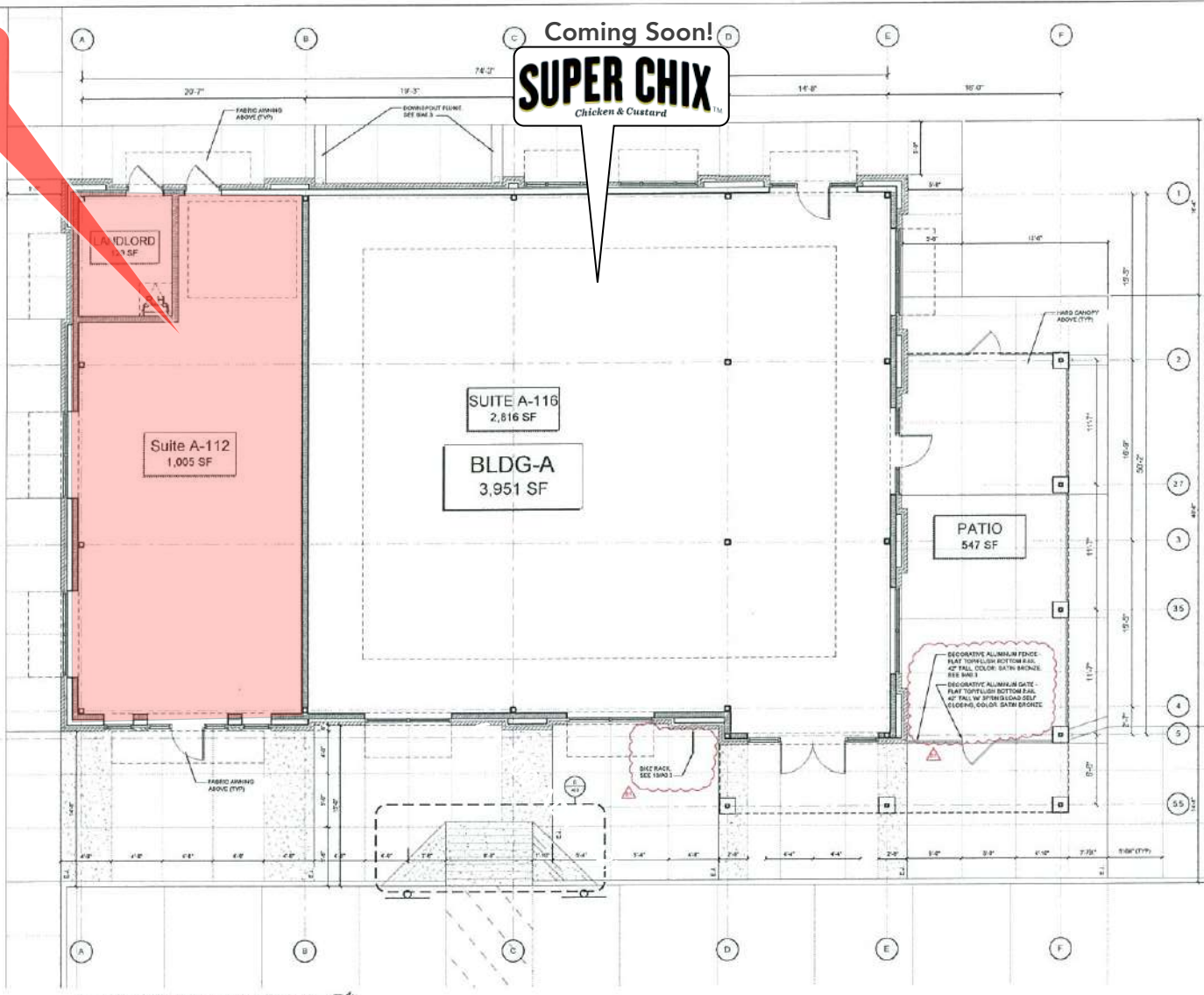
Farragut, TN



Note: Signage subject to city approval.

MM#21301
09/26/22

Site
1,005 SF +/-



1 ENLARGED ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

MJM ARCHITECTS
MJM ARCHITECTS
2948 SIDCO DR.
NASHVILLE, TN 37204
P. 615.244.8170
www.mjmarsh.com

CHM

CHM, LLC
8017 KENDIGTON PIKE
SUITE C
KNOXVILLE, TN 37919



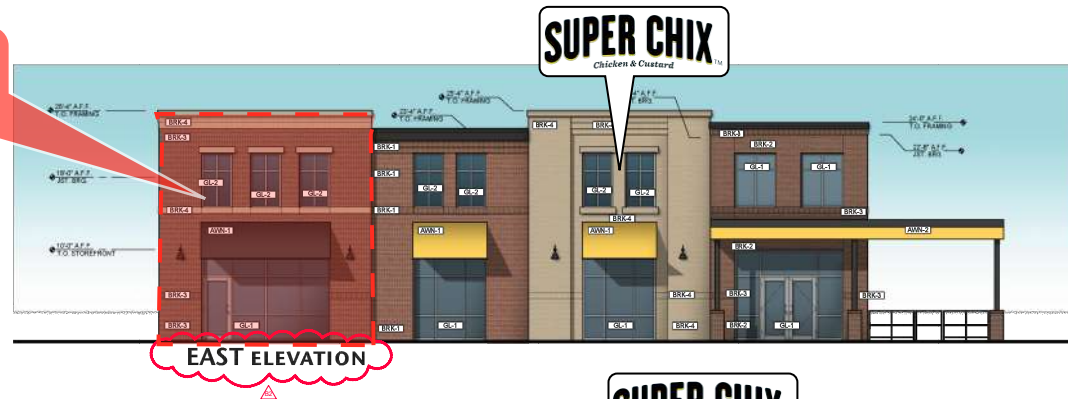
BIDDLE FARMS BLDG-A

FARRAGUT, TN
PERMIT SET
01.06.23
MJM #21301

NO.	DESCRIPTION	DATE
1	PRELIMINARY	01.06.23

ENLARGED ARCHITECTURAL SITE PLAN
A0.2

Available
1,005 SF +/-



EAST ELEVATION

Available
1,005 SF +/-



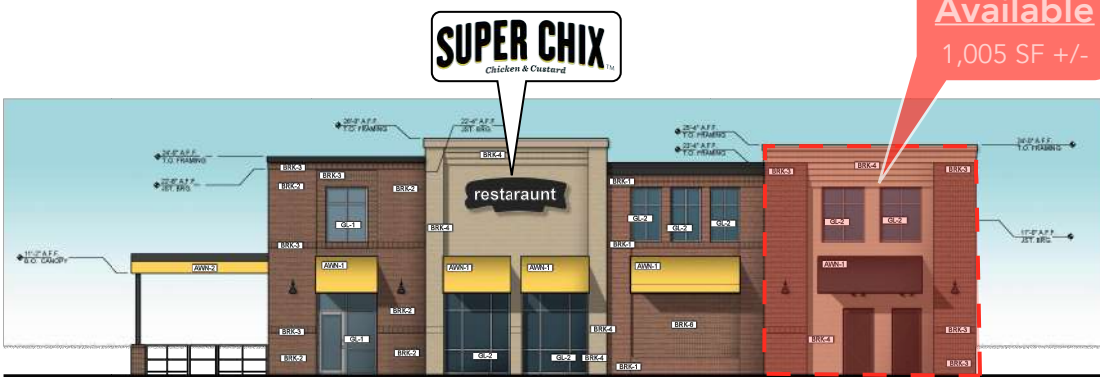
SOUTH ELEVATION

SUPER CHIX
Chicken & Custard



NORTH ELEVATION

Available
1,005 SF +/-



WEST ELEVATION

MASTER MATERIAL SCHEDULE

AWN-1	FABRIC AWNING (DARK BRONZE ANODIZED PRE-FINISHED FRAME COLOR: SUNBRELLE "SMOKE")
AWN-2	STEEL AWNING / CANOPY COLOR: SEE ELEVATIONS
AWN-3	STANDING SEAM METAL AWNING COLOR: PAC-CLAD "MANASSAS BROWN"
AWN-4	FABRIC AWNING (DARK BRONZE ANODIZED PRE-FINISHED FRAME COLOR: SUNBRELLE "CANVAS MIMOSA" YELLOW-BLUGA TENANT ACCENT COLOR)
BRK-1	GENERAL SHALE MODULAR BRICK, COLOR: RED RANGE WRELCUT OR SIM
BRK-2	GENERAL SHALE MODULAR BRICK, COLOR: RED CENTENNIAL OR SIM
BRK-3	PALETTE MODULAR BRICK, COLOR: CHOCOLATE WRELCUT OR SIM
BRK-4	GENERAL SHALE MODULAR BRICK, COLOR: COLISEUM OR SIM
BRK-5	GENERAL SHALE MODULAR BRICK, COLOR: DUTCH CHOCOLATE OR SIM
BRK-6	GENERAL SHALE MODULAR BRICK, COLOR: RALEIGH COURSE OR SIM
BRK-7	OLDCASTLE QUARK BRK 4"x8"1/2", COLOR: PROMENADE BEIGE
CAN-1	STEEL CANOPY
EFS-1	DRYVIT COLOR TO MATCH SW651 "CANVAS TAN"
EFS-2	DRYVIT COLOR TO MATCH SW609 "TURKISH COFFEE"
EFS-3	DRYVIT COLOR TO MATCH SW637 "COLORADO REVIVAL STONE"
GL-1	EXTERIOR 1" INGLAZED THERMOFLEX GLASS 1/2" TOLARBAN 5/8" OR VIRACOM 1/2" 1/2" TO MEET ENERGY REQUIREMENTS
GL-2	SPANDREL GLAZING, OPAQUE 1" INGLAZED GLAZING UNITS, CERAMIC FRIT, COLOR: DARK BRONZE ANODIZED
MTL-1	PRE-FINISHED METAL COPINGEDGE GUARD PAC-CLAD "ALMOND"
MTL-2	PRE-FINISHED METAL COPINGEDGE GUARD PAC-CLAD "DARK BRONZE"
PT-1	PANT - (SHERWIN-WILLIAMS SWP 2173 "SHAKER RED" TO MATCH BRK-3)
PT-2	PANT - (SHERWIN-WILLIAMS SWP 754 "CARRIAGE DOOR" TO MATCH BRK-2)
PT-3	PANT - (SHERWIN-WILLIAMS SWP 286 "FARFAX BROWN" TO MATCH BRK-5)
PT-4	PANT - (SHERWIN-WILLIAMS SWP 607 "SMOXY BEIGE" TO MATCH BRK-4)
PT-5	PANT - (SHERWIN-WILLIAMS SWP 8076 "TURKISH COFFEE" TO MATCH BRK-3)
PT-6	PANT - (SHERWIN-WILLIAMS SWP 2837 "AURORA BROWN" TO MATCH BRK-6)
PT-7	NOT USED
PT-8	PANT - (SHERWIN-WILLIAMS SWP602 "DECISIVE YELLOW" (BLDG-A TENANT ACCENT COLOR)
PT-9	PANT - (SHERWIN-WILLIAMS SWP704 "URBANE BRONZE" TO MATCH (MTL-2)
STONE	DARK BRONZE ANODIZED ALUMINUM STONEFRONT
STN-1	ARTISAN RENAISSANCE STONE, VENEER, 4"x12"x4", SMOOTH-FACED, COLOR: LIMESTONE
STN-2	PRE-CAST STONE STELL, COLOR: BUFF
W0-1	JAMES HARDIE PLANK
W0-2	TREX COMPOSITE PANEL, COLOR: WINCHESTER GREY

MJM ARCHITECTS
2948 SIDDON DR.
NASHVILLE, TN 37204
P. 615.344.8170
www.mjmach.com

CHM DEVELOPMENT

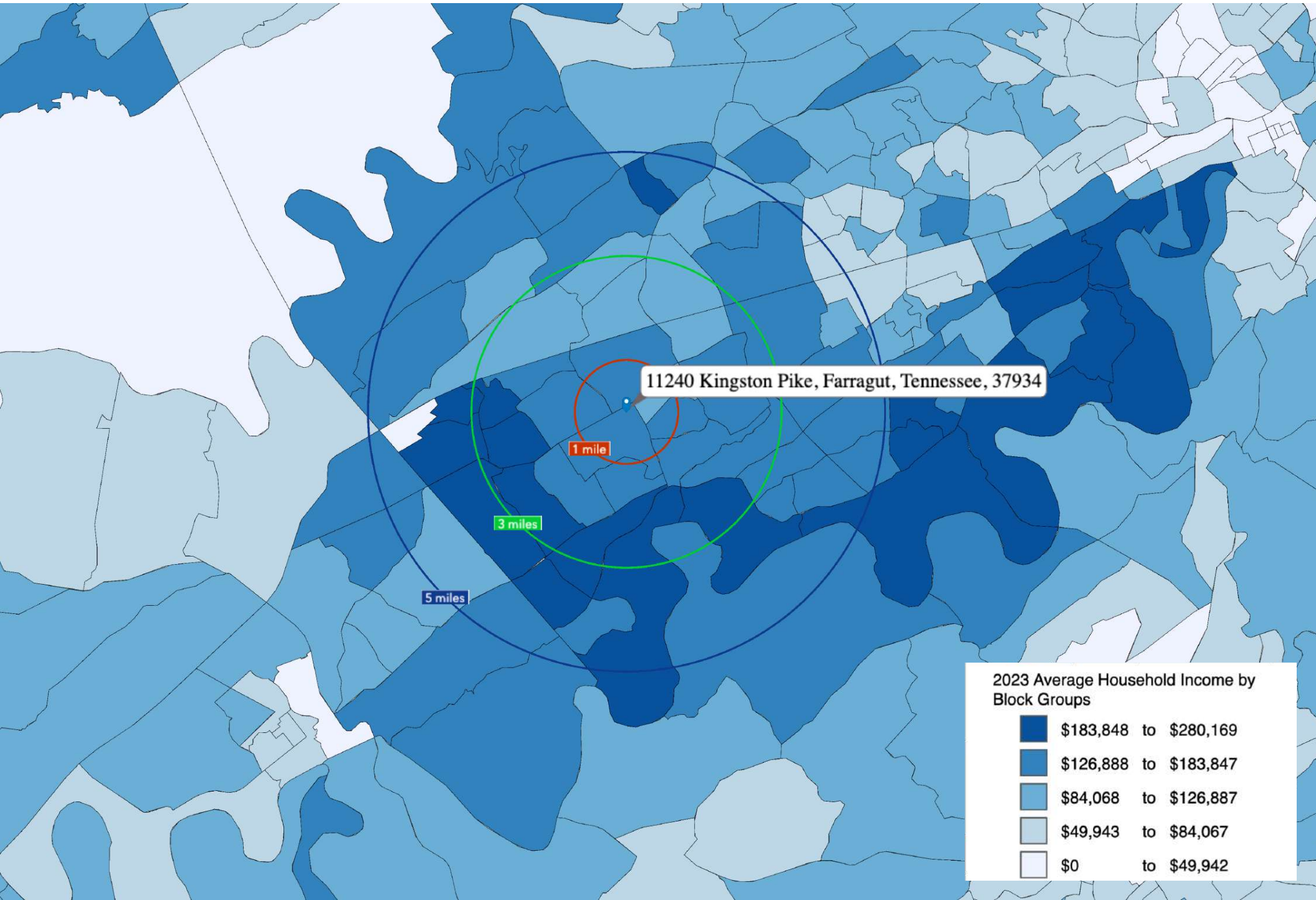
CHM, LLC
6312 KINGSTON PIKE
SUITE C
KNOXVILLE, TN 37919

BIDDLE FARMS BLDG-A

FARRAGUT, TN
PERMIT SET
10.06.23
MJM #21301

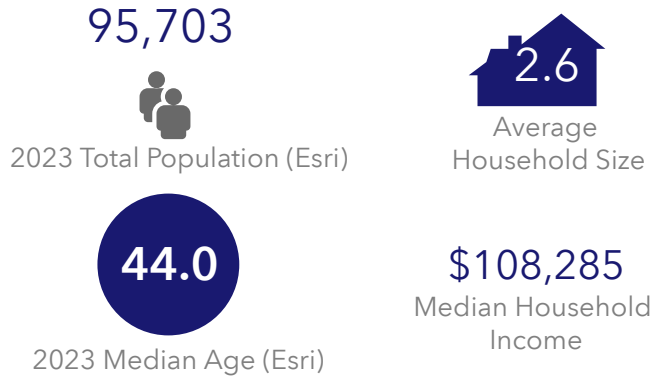
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/06/23
2	REVISED PERMIT	10/27/23

COLOR EXTERIOR ELEVATIONS
A3.1

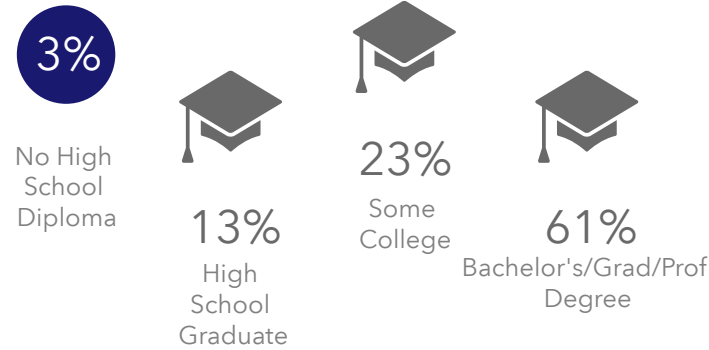


(5 Mile Radius)

KEY FACTS

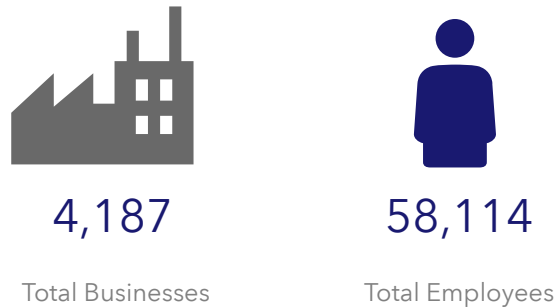


EDUCATION

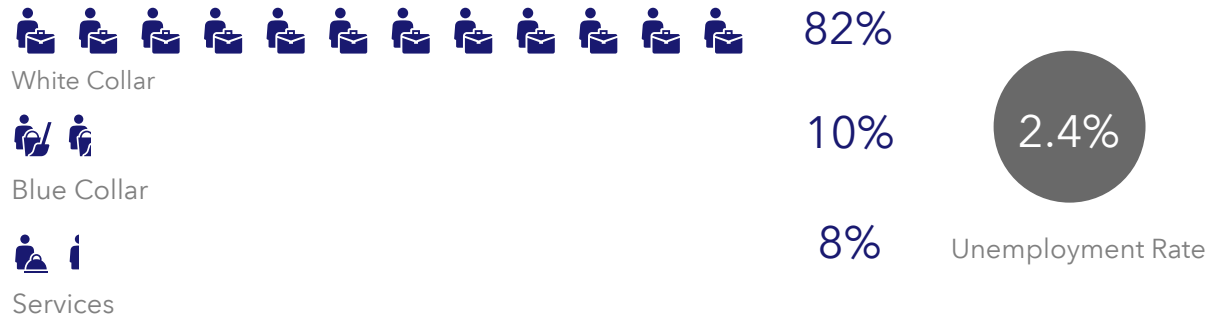


2023 Daytime Population	
2023 Total Daytime Population	108,952
2023 Daytime Population: Workers	61,173
2023 Daytime Population: Residents	47,779

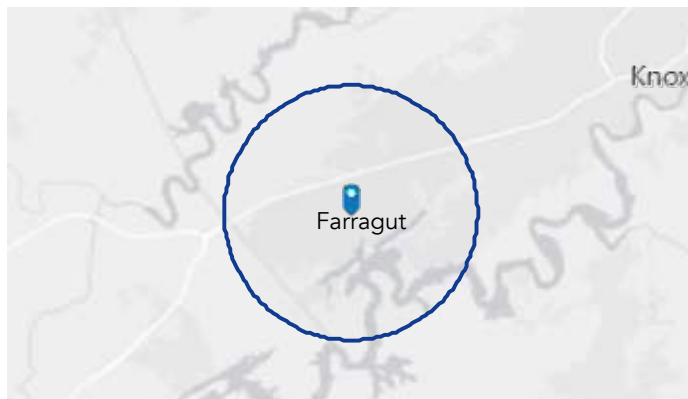
BUSINESS



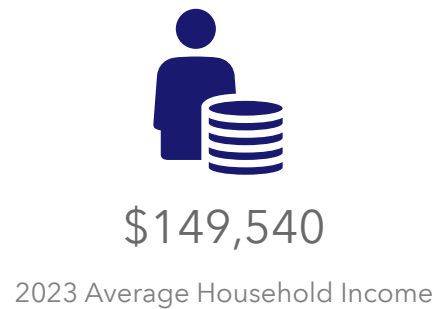
EMPLOYMENT



11240 Kingston Pike, Farragut, Tennessee, 37934



Average Household Income



Total Retail Sales



MARKET ECONOMIC INFORMATION (*2021)

POPULATION FIGURES

Knoxville, TN DMA	1,441,496
Ranked 62nd out of 210 DMA markets in U.S.	
Knoxville, TN MSA	888,103
City of Knoxville Population	193,888
Knox County Population	477,710

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

MSA SECTOR BREAKDOWN ON EMPLOYMENT Industry (by SIC Codes *2021)

	Employees
Construction	21,936
Finance, Insurance, Real Estate	24,920
Government	18,875
Manufacturing – Total	33,607
– Durable Goods	-
– Nondurable Goods	-
Services	189,300
Wholesale Trade	18,920
Retail Trade	90,989

UNIVERSITIES & COLLEGES

	Enrollment
The University of Tennessee	30,559
Pellissippi State Community College	10,894
Roane State Comm. College (Harriman)	5,688
Walters State Community College	6,144
Tusculum College (Greeneville)	1,664
Carson Newman	2,911
Bryan College (Dayton)	1,480
Maryville College	1,046
Tennessee Wesleyan College	1,168
South College	2,843

AREA HOSPITALS

	# of Beds
University of Tennessee Medical Center	839
Fort Sanders Regional Medical Center	541
Blount Memorial Hospital	312
Parkwest Medical Center	307
Methodist Medical Center of Oak Ridge	301
Tennova Healthcare – North Knoxville	267
East Tennessee Children's Hospital	179
Turkey Creek Medical Center	107

KNOXVILLE, TENNESSEE [MARKET TRADE AREA PROFILE]

LEGEND:

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

Trade area boundaries are approximate in concept and intended for general reference

