



GREENBRIER
real estate advisors

Retail Space Available ~ Alcoa, TN

Hunters Crossing - New Construction

Hunters Crossing Dr. & Middlesettments Rd.

Alcoa, TN 37701

Subject Site
New Construction Retail



Contacts:

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ryan@greenbrier-rea.com

Todd Blowers

(865) 773-7586

todd@greenbrier-rea.com



GREENBRIER
real estate advisors

Greenbrier Real Estate Advisors

419 N Forest Park Boulevard

Knoxville, TN 37919

www.greenbrier-rea.com

Property Details

Name	Retail Space Available ~ Alcoa, TN
Address	Hunters Crossing Drive & Middle settlements Road
Retail Space Available	995 SF - 6,078 SF (see site plan)
Lease Price	\$25/PSF

Demographic Snapshot *2023 Data

	1 Mile	3 Mile	5 Mile
Population	4,266	43,265	77,877
Average Household Income	\$69,917	\$78,807	\$83,297

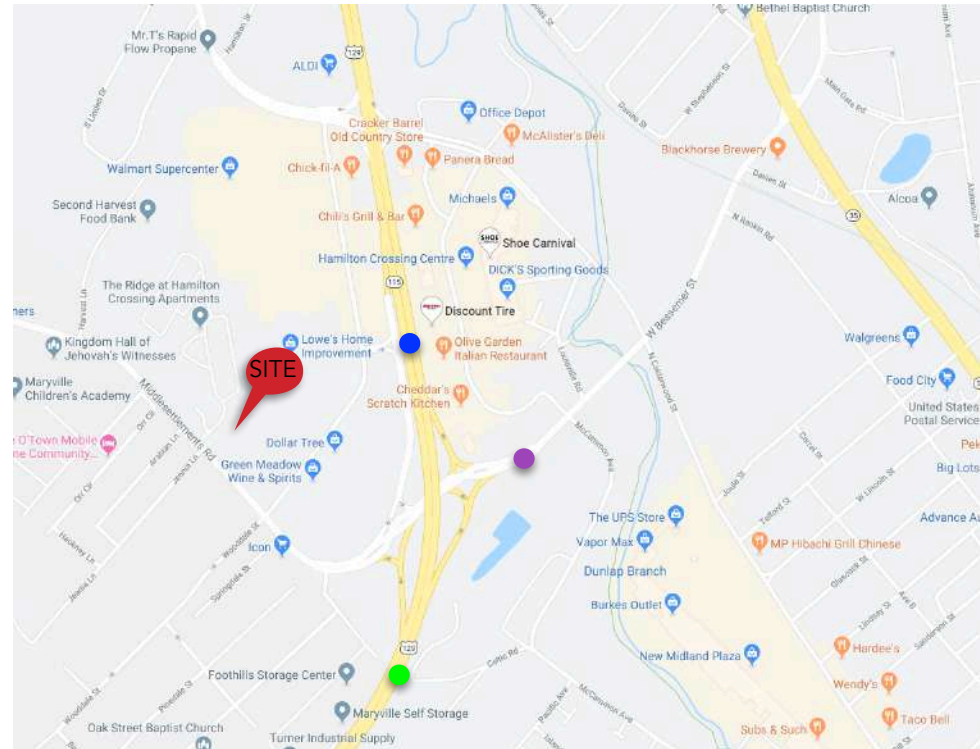
Market Overview

- Hunters Crossing retail space available on the ground level of a 3-story storage facility located in Alcoa, TN at the retail epicenter of Blount County (Maryville/Alcoa)
- Lot is adjacent to the newly constructed Weigel's and across the street from new Chipotle, First Watch, Orange Theory, Kay's Jewelers, & Eyeglass World
- Great retail synergy in the area with big box retailers including Walmart, Lowe's, Ross, Michael's, Dick's Sporting Goods, etc...
- New multi-family development recently constructed across the street
- Growth area with strong employment, incomes and schools

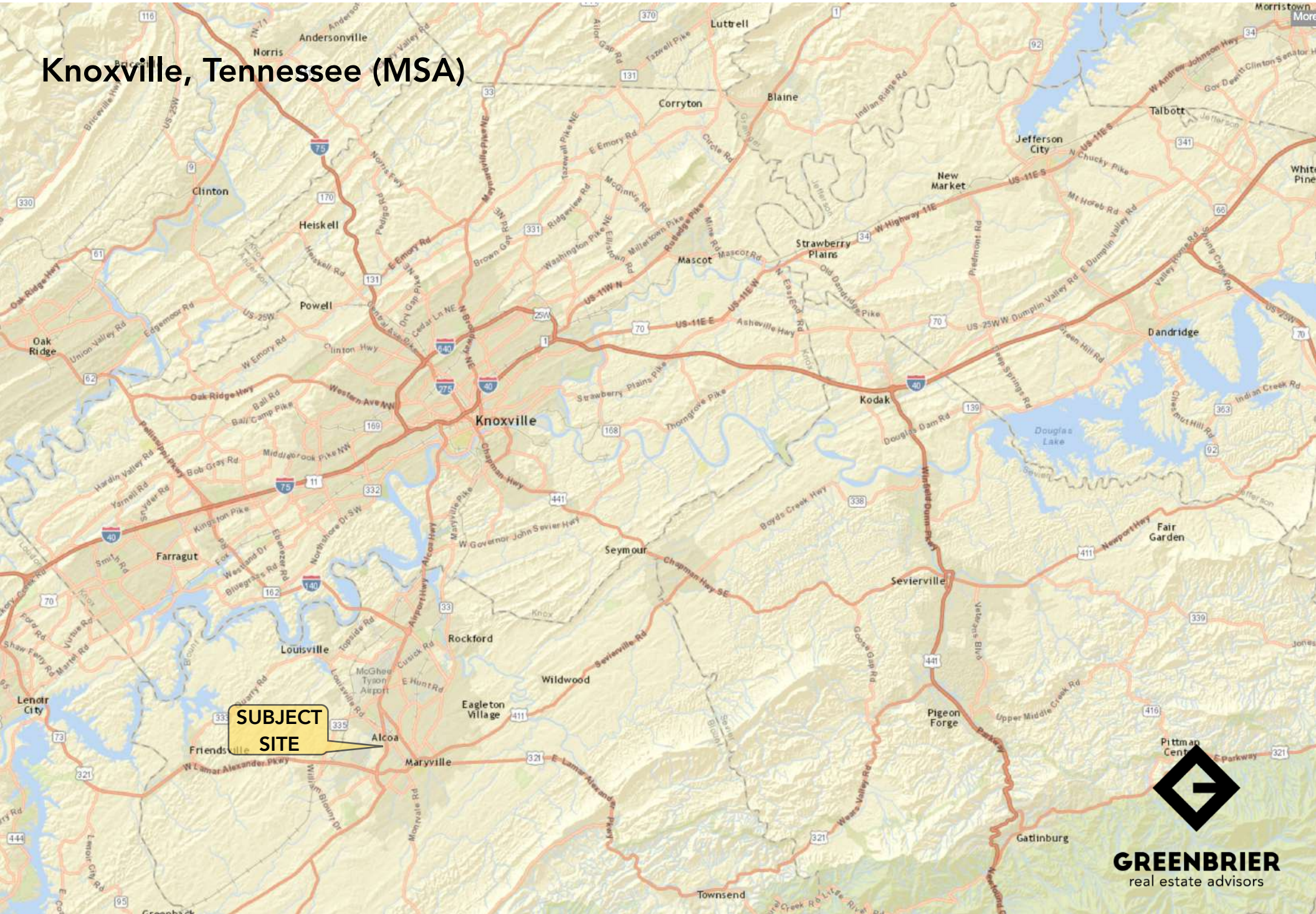
Traffic Counts

Alcoa Highway (North of Site)	37,401 ADT *2023	●
Alcoa Highway (South of Site)	46,176 ADT *2023	●
W Bessemer Street	17,395 ADT *2023	●
Middle settlements Road	N/A	

Map



Knoxville, Tennessee (MSA)



**SUBJECT
SITE**



Maryville/Alcoa, TN



Subject Site
995 SF - 6,078 SF
Available for Lease

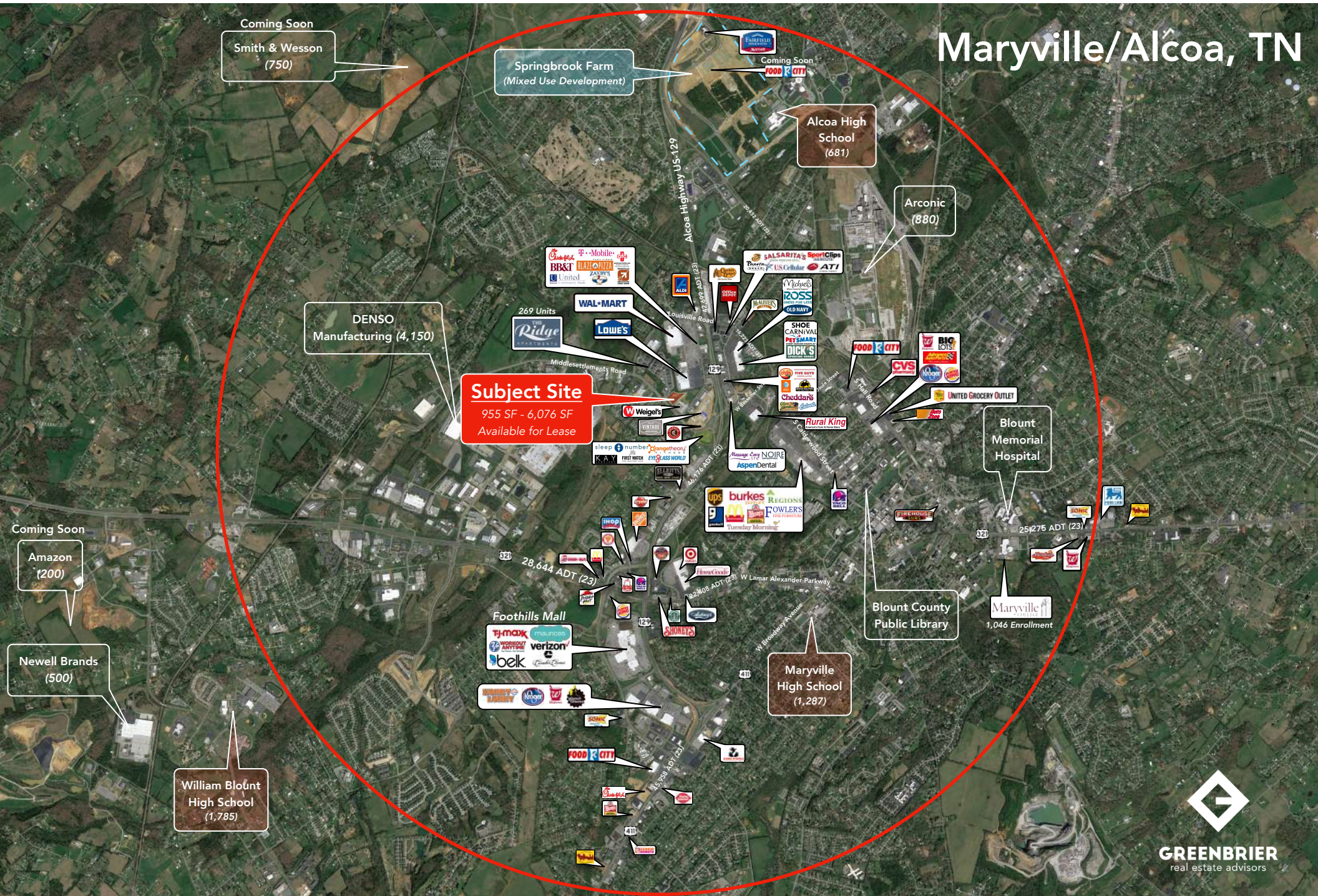
Population: (2022 data)

Blount County:	139,958
Maryville:	32,716
Alcoa:	11,803

Top Employers:

1.	DENSO Manufacturing	4,150
2.	Blount Memorial Hospital	2,758
3.	Blount County Schools	1,701
4.	Clayton Homes	1,500
5.	Arconic, Inc.	880
6.	Blount County Government	774
7.	Newell Brands, Inc.	500
8.	Walmart Inc.	500
9.	D & S Residential Services, LP	447

Maryville/Alcoa, TN



Coming Soon
Smith & Wesson
(750)

Springbrook Farm
(Mixed Use Development)

Coming Soon
FOOD & CITY

Alcoa High School
(681)

Arconic
(880)

DENSO
Manufacturing (4,150)

Subject Site
955 SF - 6,076 SF
Available for Lease

Blount
Memorial
Hospital

Coming Soon
Amazon
(200)

Newell Brands
(500)

William Blount
High School
(1,785)

Foothills Mall
TJ-maxx
verizon
belk

Maryville
High School
(1,287)

Blount County
Public Library

Maryville
1,046 Enrollment



WAL*MART

269 Units
The Ridge

LOWE'S

Subject Site
995 SF - 6,078 SF
Available for Lease

Weigel's

GREEN MEADOW
LIVING WITH A SAFE CONSCIENCE

TireDiscounters

sleep **number**

FIRST WATCH **Orangetheory**
KAY **EYEGLASS WORLD**

ALDI

T-Mobile

Chick-fil-A

BLAZE PIZZA

BB&T

United

Zaxby's

DOLLAR TREE

Storm Pond

Mattress Firm

Aaron's

VINTAGE

MATTRESS FIRM

Office DEPOT

Louisville Road

ADT 37,104

Alcoa Highway US-129

Panera

Jet Setters

Chili's

FIVE GUYS

Wendy's

Orange Julius

DISCOUNT TIRE

Olive Garden's

Cheddar's

Carlson's

Massage Envy **NOIRE**
AspenDental

Rural King

Great Clips

McALISTERS

Michaels
Where Creativity Happens
ROSS
DRESS FOR LESS
OLD NAVY

LEE'S
Famous Recipe Creations

SHOE CARNIVAL
PET SMART
EVERY SEASON STARTS AT
DICK'S
SPORTING GOODS



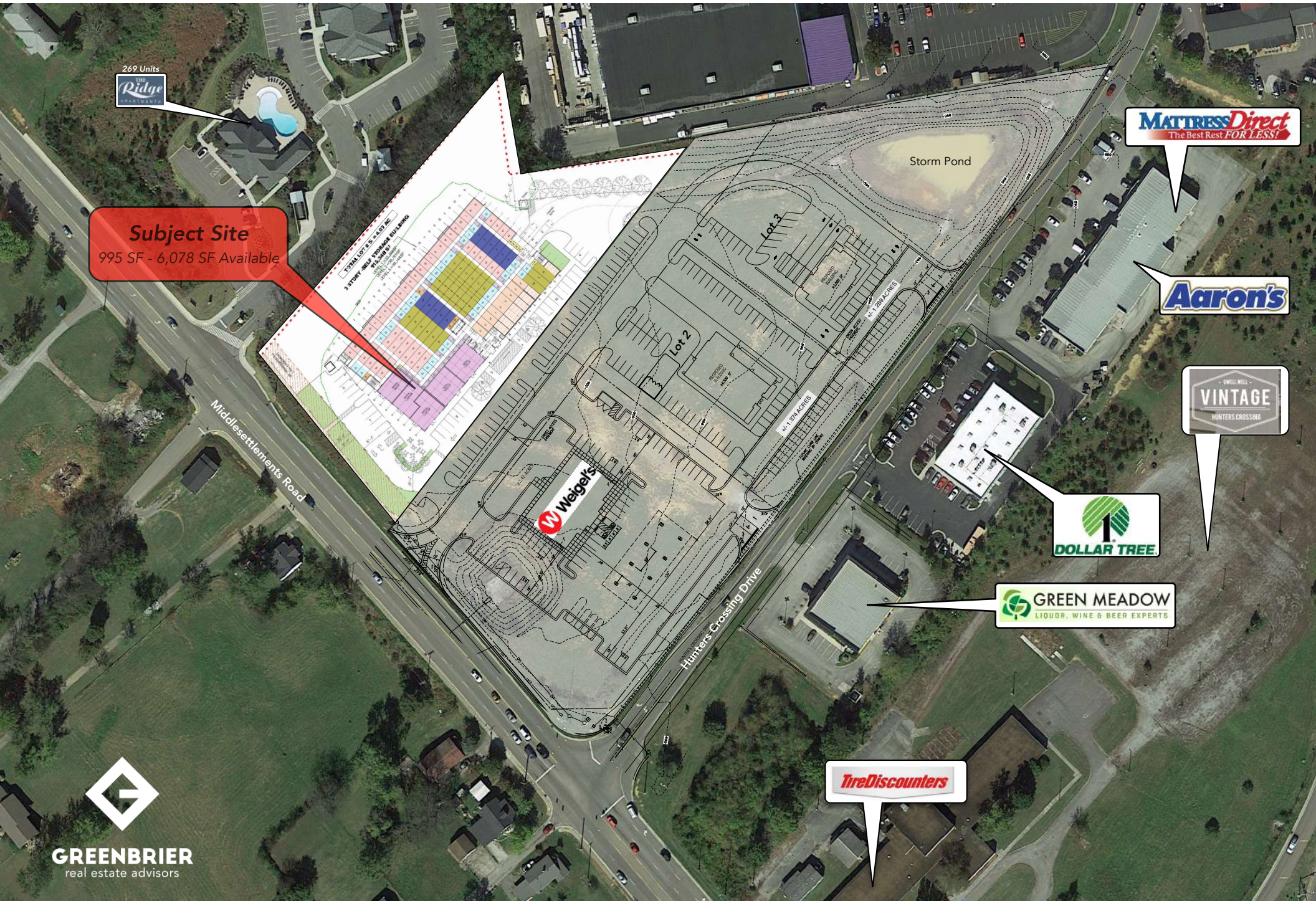
269 Units
The Ridge
APARTMENT



Subject Site
995 SF - 6,078 SF
Available for Lease



995 SF - 6,078 SF Retail Available (Highlighted in Light Purple Shade)



269 Units



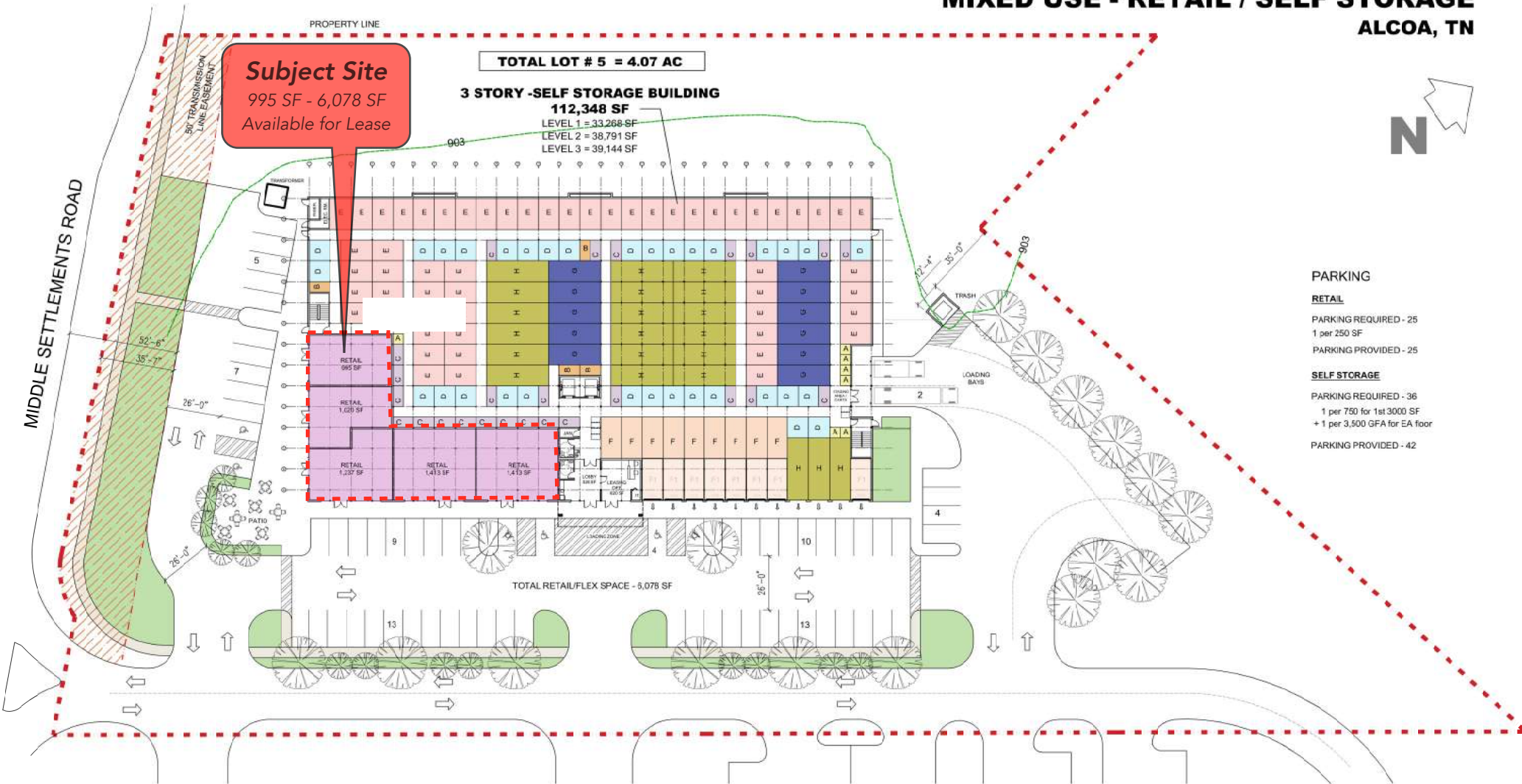
Subject Site
995 SF - 6,078 SF Available

3 STORY 350,000 SQ FT BUILDING
TOTAL LOT 3 & 4 2,019 SQ FT
TOTAL LOT 3 & 4 2,019 SQ FT
TOTAL LOT 3 & 4 2,019 SQ FT

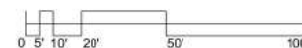
Storm Pond



MIXED USE - RETAIL / SELF STORAGE ALCOA, TN



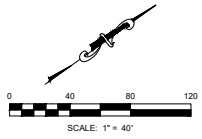
SITE PLAN / LEVEL 1 FLOOR PLAN



OCTOBER 11, 2023



Subject Site
995 SF - 6,078 SF
Available for Lease

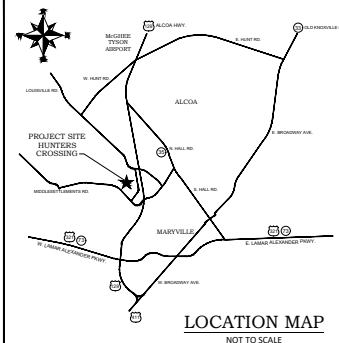


IMPERVIOUS AREA:
LOT 5 - MINI-STORAGE
LOT AREA: 177,412 SF
NEW IMPERVIOUS AREA: 92,077
EX. IMPERVIOUS AREA: 8,473 SF
EX. IMPERVIOUS REMOVED: 1,101 SF
NET IMPERVIOUS AREA: 100,449 (57%)

LOT 4 - DETENTION POND
LOT AREA: 53,305 SF
NEW IMPERVIOUS AREA: 505 SF (1%)
LOT 3 - HENDERSON-KEEBLE
LOT AREA: 55,305 SF
NEW IMPERVIOUS AREA: 12,688 SF (23%)

BUILDING INFO:
NUMBER OF FLOORS: 3
GROSS FLOOR AREA: 112,348 SF
BUILDING HEIGHT: 48'-6" (TOP OF PARAPET)

PROPERTY INFO:
CONSTRUCTION ADDRESS: ?
ZONING: PLANNED COMMERCIAL UNIT DEVELOPMENT E-1
MAP NUMBER: 046
PARCELS: 022.90
LOT SIZE: 4.07 AC.

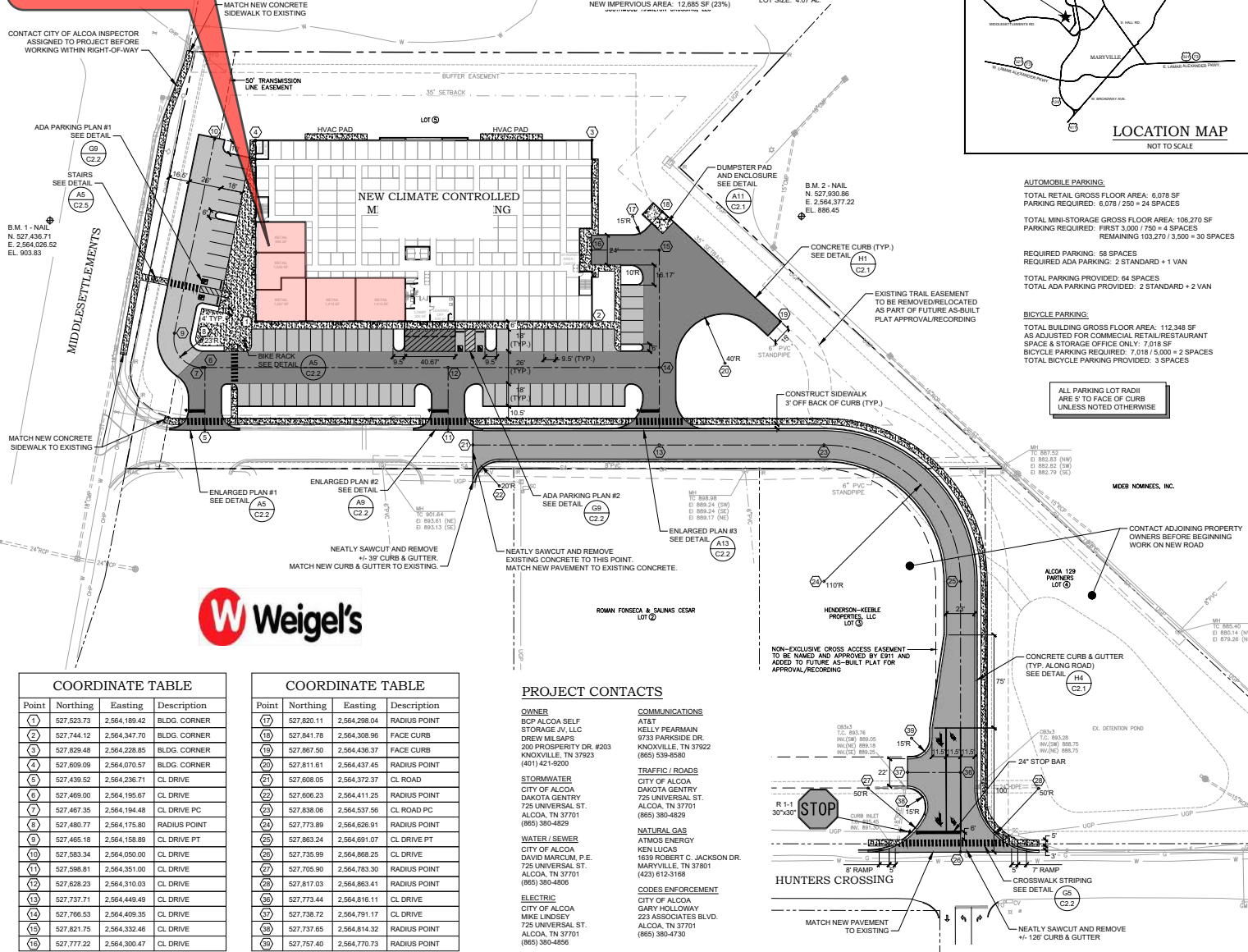


LEGEND

- EXISTING**
- IRON ROD
 - LIGHTY POLE
 - UTILITY POLE
 - ELECTRIC SECTIONALIZING CABINET
 - TRANSFORMER
 - TELEPHONE PEDESTAL
 - GAS MARKER
 - FIBER OPTIC MARKER
 - COMMUNICATIONS VAULT
 - VALVE
 - WATER METER
 - IRRIGATION CONTROL VALVE
 - MANHOLE
 - CATCH BASIN
 - CURB INLET
 - ROUND AREA DRAIN
 - SIGN
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - WATER LINE
 - SANITARY SEWER LINE
 - STORM SEWER LINE
 - REINFORCED CONCRETE PIPE
 - POLYVINYL CHLORIDE
 - DUCTILE IRON
 - UNDERGROUND POWER LINE
 - OVERHEAD POWER LINE
 - TELEPHONE LINE
 - PROPERTY BOUNDARY
 - BENCH MARK
- NEW**
- LIGHT DUTY PAVEMENT (A1 C2.1)
 - MEDIUM DUTY PAVEMENT (A1 C2.1)
 - CONCRETE (A1 C2.1)
 - SIDEWALK (A1 C2.1)
 - HEAVY DUTY PAVEMENT (A1 C2.1)

GENERAL NOTES

1. EXISTING FEATURES & PROPERTY BOUNDARY TAKEN FROM SURVEY PROVIDED BY CANNON & CANNON, INC. NO SURVEY PERFORMED BY C2RL ENGINEERS, INC. CONTRACTOR SHALL CONTACT CANNON & CANNON TO ESTABLISH SURVEY CONTROL FOR THIS SITE.
2. DIMENSIONS AND COORDINATES RELATIVE TO CURBING ARE TO FACE OF CURB.
3. THE LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE APPROXIMATE ONLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY CONTACTING THE UTILITY COMPANIES INVOLVED. CONTRACTOR IS REQUIRED TO PLACE A TENSILE ONE-CALL PRIOR TO BEGINNING CONSTRUCTION. TN-1 CALL TICKET NUMBER MUST BE KEPT KNOWN BY ALL EXCAVATORS ON SITE.
4. TREE REQUIREMENT:
NEW PAVED AREA: 53,782 SF
REQUIRED TREES: 53,782 / 2,000 = 27 TREES (ASSUMES 2" CALIPER)
5. ALL TREES PLANTED TO MEET SITE DESIGN REQUIREMENTS AND SHALL COMPLY WITH SUB-CHAPTER 2.20 OF THE CITY OF ALCOA ZONING AND LAND USE CONTROL.
6. THE CONTRACTOR SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, FOR ALL TRAFFIC CONTROL.
7. A MINIMUM OF TWO (2) DAYS NOTICE SHALL BE GIVEN IN ADVANCE BEFORE ANY ROAD OR LANE CLOSURES ARE TO PROCEED.
8. ADVANCED WARNING SIGNS SHALL NOT BE DISPLAYED MORE THAN FORTY-EIGHT (48) HOURS BEFORE PHYSICAL CONSTRUCTION BEGINS. SIGNS MAY BE ERRECTED UP TO ONE WEEK BEFORE NECESSITY, IF THE SIGN FACE IS FULLY COVERED.
9. ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE CONSTRUCTED ACCORDING TO THE PRINTED SET OF CONTRACT DOCUMENTS AND CONSTRUCTION SPECIFICATION LATEST EDITION, AND COORDINATED WITH THE CITY OF ALCOA INSPECTOR ASSIGNED TO THE PROJECT.
10. CONTRACTOR SHALL CONTACT THE CITY OF ALCOA INSPECTOR TO INSPECT ALL WORK WITHIN THE EXISTING OR FUTURE RIGHT-OF-WAY.
11. AUTOCAD FILES AVAILABLE UPON REQUEST. HOWEVER, CONTRACTORS ARE CAUTIONED THAT THE PRINTED SET OF CONTRACT DOCUMENTS AND SPECIFICATIONS REFLECT THE SCOPE OF THE CONSTRUCTION. CONTRACTORS MAY USE THE ELECTRONIC FILES AT THEIR OWN RISK.



COORDINATE TABLE

Point	Northing	Eastng	Description
1	527,523.73	2,564,189.42	BLDG. CORNER
2	527,744.12	2,564,347.70	BLDG. CORNER
3	527,829.48	2,564,228.85	BLDG. CORNER
4	527,609.06	2,564,070.57	BLDG. CORNER
5	527,439.52	2,564,236.71	CL. DRIVE
6	527,469.00	2,564,195.67	CL. DRIVE
7	527,467.35	2,564,194.48	CL. DRIVE PC
8	527,480.77	2,564,175.80	RADIUS POINT
9	527,465.18	2,564,158.89	CL. DRIVE PT
10	527,583.34	2,564,050.00	CL. DRIVE
11	527,598.61	2,564,351.00	CL. DRIVE
12	527,628.23	2,564,310.03	CL. DRIVE
13	527,737.71	2,564,449.49	CL. DRIVE
14	527,766.53	2,564,409.35	CL. DRIVE
15	527,821.75	2,564,332.46	CL. DRIVE
16	527,777.22	2,564,300.47	CL. DRIVE

COORDINATE TABLE

Point	Northing	Eastng	Description
17	527,820.11	2,564,298.04	RADIUS POINT
18	527,841.78	2,564,308.96	FACE CURB
19	527,897.50	2,564,436.37	FACE CURB
20	527,811.61	2,564,437.45	RADIUS POINT
21	527,808.05	2,564,372.37	CL. ROAD
22	527,806.23	2,564,411.25	RADIUS POINT
23	527,838.06	2,564,537.56	CL. ROAD PC
24	527,773.89	2,564,626.91	RADIUS POINT
25	527,863.24	2,564,691.07	CL. DRIVE PT
26	527,735.99	2,564,869.25	CL. DRIVE
27	527,705.90	2,564,783.30	RADIUS POINT
28	527,817.03	2,564,863.41	RADIUS POINT
29	527,773.44	2,564,816.11	CL. DRIVE
30	527,738.72	2,564,791.17	CL. DRIVE
31	527,737.65	2,564,814.32	RADIUS POINT
32	527,757.40	2,564,770.73	RADIUS POINT

PROJECT CONTACTS

OWNER
SCP ALCOA SELF STORAGE JV, LLC
DREW MILSAPS
200 PROSPERITY DR. #203
KNOXVILLE, TN 37923
(401) 421-9200

TRAFFIC / ROADS
CITY OF ALCOA
DAKOTA GENTRY
725 UNIVERSAL ST.
ALCOA, TN 37701
(865) 380-4829

WATER / SEWER
CITY OF ALCOA
DAVID MARCUM, P.E.
725 UNIVERSAL ST.
ALCOA, TN 37701
(865) 380-4806

ELECTRIC
CITY OF ALCOA
MIKE LINDSEY
725 UNIVERSAL ST.
ALCOA, TN 37701
(865) 380-4856

COMMUNICATIONS
AT&T
KELLY PEARMAIN
9733 PARKSIDE DR.
KNOXVILLE, TN 37922
(865) 539-8580

NATURAL GAS
ATMOS ENERGY
KEN LUCAS
1639 ROBERT C. JACKSON DR.
MARYVILLE, TN 37681
(423) 612-3188

CODES ENFORCEMENT
CITY OF ALCOA
GARY HOLLOWAY
223 ASSOCIATES BLVD.
ALCOA, TN 37701
(865) 380-4730

C2RL, INC
engineers
240 W. Bessemer Street, Alcoa, TN, 37701
Ph. (865) 960-3500

DATE: _____
REVISIONS: _____

Store Space - Self Storage
Alcoa, Tennessee
BCP Alcoa Self Storage JV, LLC
Alcoa, Tennessee
Site Layout Plan



JOB NO: 432.05
DATE: 11.6.23
DRAWN: TCC
CHECKED: JRW

PROJECT #23-056

C1.1

Subject Site
995 SF - 6,078 SF
Available for Lease

PUBLIC ROAD FACING ELEVATION = 6025 SF
WINDOW GLAZING THIS ELEVATION = 1010 SF = 16.7%

GENERAL SHEET NOTES

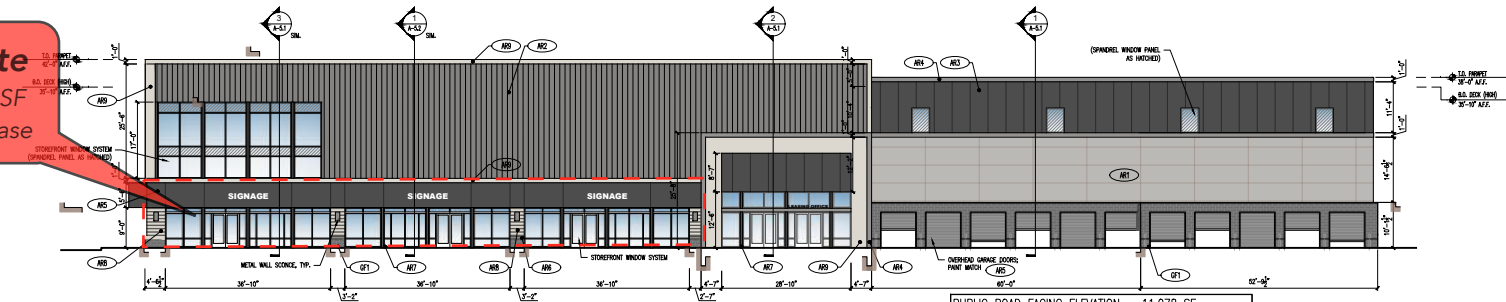
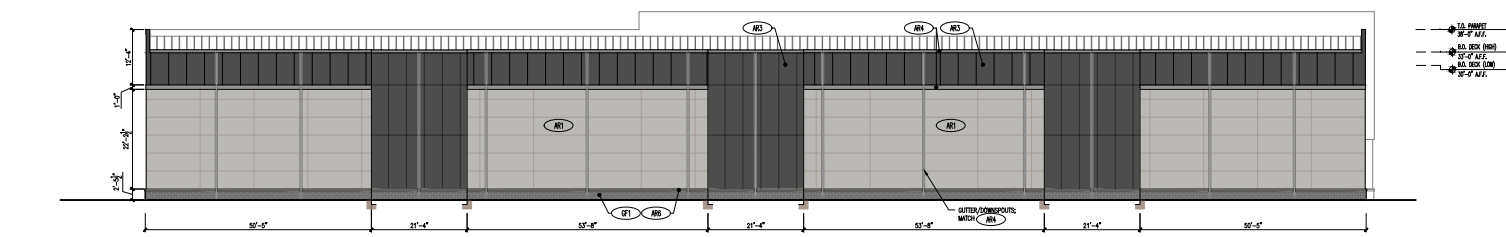
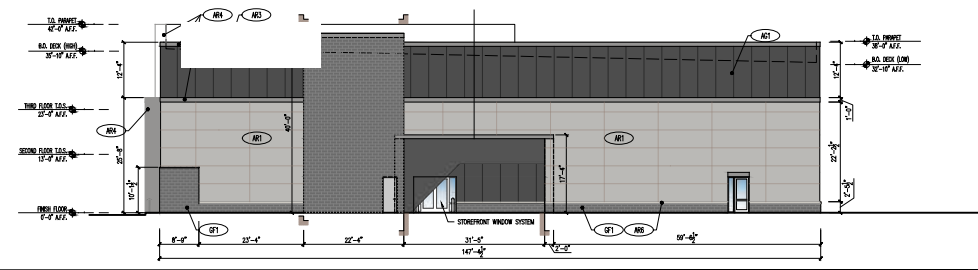
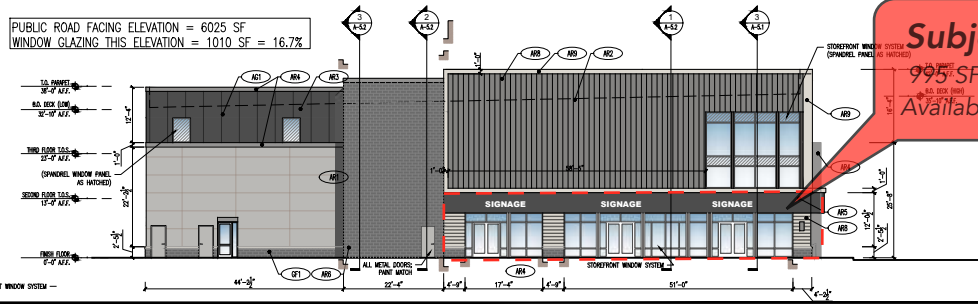
1. LIGHT FOOTING DIMENSIONS ARE GIVEN TO CENTERLINE OF THE FOOTING, UNLESS NOTED OTHERWISE.
2. MINORITY/CONCRETE DIMENSIONS ARE GIVEN TO FINISH FACE OF MATERIALS.
3. ALL HEIGHTS SHOWN ARE FROM FIRST FLOOR FINISH FLOOR FINISH ELEVATION.
4. GENERAL CONTRACTOR TO VERIFY MOUNTING HEIGHT WITH ARCHITECT PRIOR TO INSTALLATION OF ALL PERIMETER LIGHTING.
5. ALL CONCRETE JOINTS TO BE PERFORMED TO MANUFACTURER'S RECOMMENDATION. JOINT SHALL BE 1/2" WIDE WITH JOINT SEALANT AND BACKER ROD.
6. ALL EXPOSED METAL SHALL BE PROTECTED WITH AN ANTI-RUST TREATMENT.
7. ALL EXPOSED METAL SHALL BE PROTECTED WITH AN ANTI-RUST TREATMENT.
8. ALL EXPOSED METAL SHALL BE PROTECTED WITH AN ANTI-RUST TREATMENT.
9. ALL EXPOSED METAL SHALL BE PROTECTED WITH AN ANTI-RUST TREATMENT.
10. ALL EXPOSED METAL SHALL BE PROTECTED WITH AN ANTI-RUST TREATMENT.

EXTERIOR MATERIAL LEGEND

BASIS OF DESIGN

- | | |
|--|---|
| HARDIE FINE SAND - GROOVED
COLOR: SW 7668 MARCH WIND
PANEL SIZE: 144" X 48" | PRECAST CONCRETE COPING
SHERWIN WILLIAMS
COLOR: SW 9166 DRIFT OF MIST |
| METAL SPAN SHADOW RIB PANEL
COLOR: SLATE GRAY
PANEL SIZE: 16" X 96" | POWDERCOATED METAL
SHERWIN WILLIAMS
COLOR: SW 7083 DARK ROOM
FINISH: MATTE |
| SCORED EPS SIDING
COLOR: SW7674 PEPPER CORN
VERTICAL SCORE LINES @ 4'-0",
ALIGN WITH GROOVED HARDIE
PANELS | HARDIE ARTISAN SIDING
9" CHANNEL SIDING
COLOR: SW 9166 DRIFT OF MIST |
| HARDIE FINE SAND
COLOR: SW 7670
GREY SHINGLE | HARDIE FINE SAND
COLOR: SW 9166
DRIFT OF MIST |
| PAINTED EPS
SHERWIN WILLIAMS
COLOR: SW7674 PEPPER CORN | SPLIT FACE CMU
YORK BUILDING PRODUCTS
COLOR: GRAPHITE |

ALL SIGNAGE TO BE PERMITTED SEPARATELY.



Subject Site
995 SF - 6,078 SF
Available for Lease

SchroederArchitects
1500 W. Main Street, Suite 100
Alcoa, TN 37701
Tel: 615.758.6100

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ALCOA SELF STORAGE
MIDDLE SETTLEMENTS RD. &
HUNTERS CROSSING DR.
ALCOA, TN 37801

ELEVATIONS	
File #	2110206
Sheet No.	A-4.1
Drawn By	DL/IWB
Checked By	ES



Blount Memorial Hospital

Downtown Maryville

Michaels
ROSS
DRESS FOR LESS
OLD NAVY

SHOE CARNIVAL
PET SMART
DICK'S SPORTING GOODS

FIVE GUYS

UNITED

AT&T

DISCOUNT TIRE

Wine Spectator

Cheddar's

Message Any NOIRE
AspenDental

Colts

Rural King
America's Farm & Home Store

VINTAGE
HUNTERS CROSSING

FIRST WATCH
THE SATURDAY MORNINGS
KAY'S
ORangetheory FITNESS
EYEGLASS WORLD

sleep number

Alcoa Highway US-129

Mattress Direct

Aaron's

DOLLAR TREE

GREEN MEADOW
HUNTERS CROSSING

TireDiscounters

PIZZA HUT

Subject Site

Hunters Crossing Drive

Weigel's

Middlesettlements Road

269 Units

RIDGE
APARTMENTS





Subject Site

269 Units

The Ridge
APARTMENTS

WAL-MART

Fairfield
REALESTATE

ALDI

T-Mobile

Chick-fil-A

LOWE'S

BLAZE PIZZA

BBQ

MATTRESS FIRM

Office DEPOT

JalJanta's

MAJESTIC'S

FIVE GUYS

Michael's
ROSS
DRESS FOR LESS
OLD NAVY

SHOE CARNIVAL
PET SMART
DICK'S
SPORTING GOODS

DISCOUNT TIRE

Olive Garden

Cheddar's

Massage City
NOIRE
AspenDental

Outback's

Weigel's

Walmart

GREEN MEADOW
LAWN, TREE & BUSH EXPERTS

TireDiscounters

Aaron's

VINTAGE
WINTER CROSSING

sleep number

Middlesettlements Road

Hunters Crossing Drive

Alcoa Highway US-129



Subject Site

269 Units
THE RIDGE
PROPERTIES

VINTAGE
MULTI-FAMILY HOUSING

WAL-MART

LOWE'S

Aaron's

Mattress Direct

T-Mobile

Best Buy

Cheddar's

Five Guys

BBQ

BBQ

BBQ

DISCOUNT TIRE

Cheddar's

sleep number

FireDiscounters

Alcoa Market Street

Middlesettlements Road

W Bessemer Street

Alcoa Highway US-129

FIRST WATCH
SECURITY SERVICES
KAY
Orangetheory FITNESS
EYE & GLASS WORLD



Subject Site

269 Units
THE Ridge

WAL-MART

LOWE'S

Weigel's

Hunters Crossing Drive

GREEN MEADOW
GREEN, WINE & BEER EXPERTS

DOLLAR TREE

Aaron's

Mattress Direct

The Discounters

VINTAGE
HUNTERS CROSSING

Alcoa Market Street

PIZZERIA



Subject Site

269 Units
Ridge
APARTMENTS

sleep number
SLEEP NUMBER

TireDiscounters

Weigel's

GREEN MEADOW
LIVING, WINE & MORE SEASIDE

DOLLAR TREES

Aaron's

MATTRESS Direct
THE EXPERT FOR LESS

LOWE'S

VINTAGE
WATER COOKING

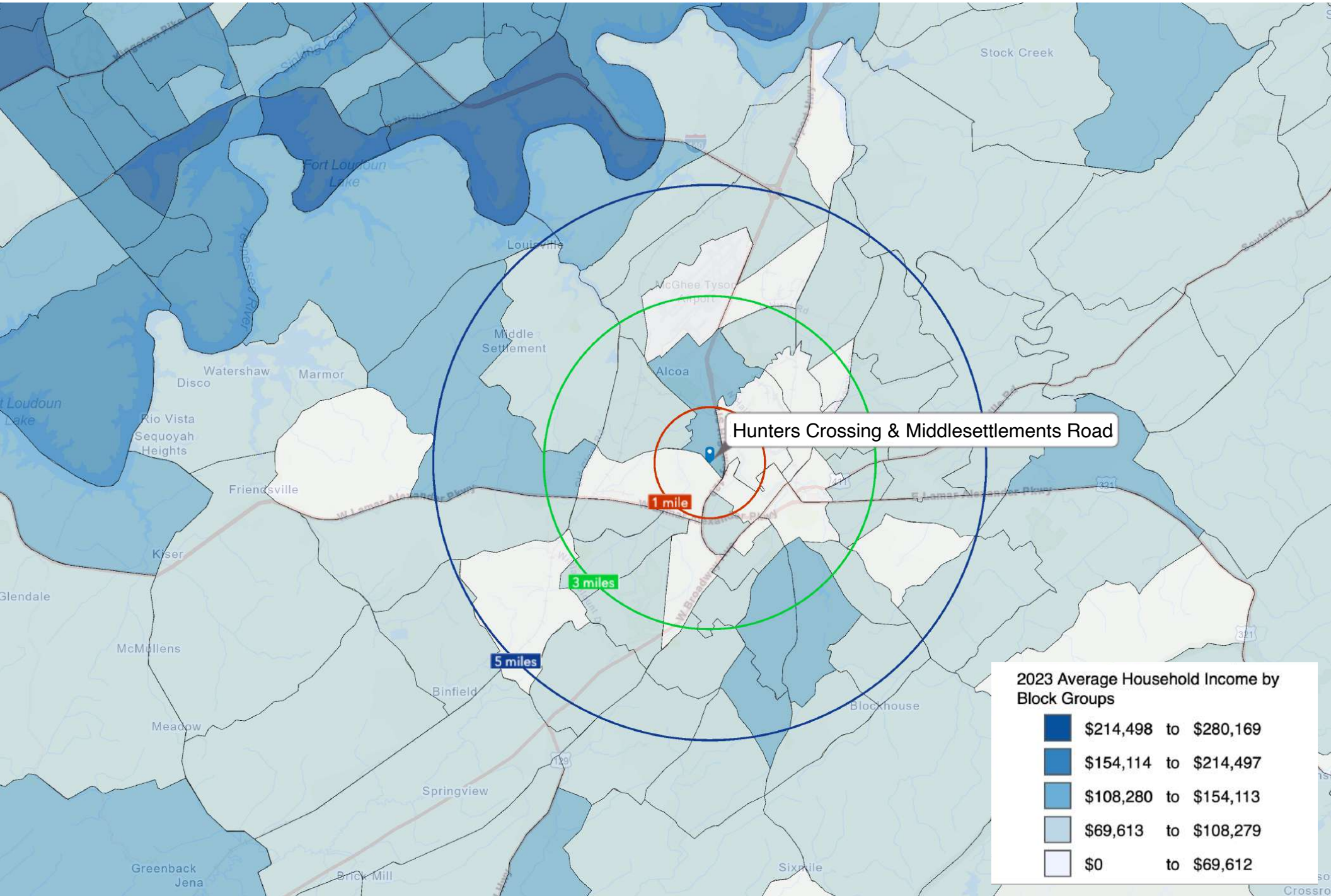
Alcoa Marker Street

Middlesettlements Road






Hunters Crossing Drive



Hunters Crossing & Middle settlements Road



2023 Average Household Income by Block Groups

	\$214,498 to \$280,169
	\$154,114 to \$214,497
	\$108,280 to \$154,113
	\$69,613 to \$108,279
	\$0 to \$69,612

(5 Mile Radius)

KEY FACTS

77,877



2023 Total Population (Esri)



Average Household Size

42.9

2023 Median Age (Esri)

\$61,180

Median Household Income

EDUCATION

8%

No High School Diploma



35%
High School Graduate



28%
Some College



30%
Bachelor's/Grad/Prof Degree

2023 Daytime Population

2023 Total Daytime Population 86,535

2023 Daytime Population: Workers 44,472

2023 Daytime Population: Residents 42,063

BUSINESS



2,747

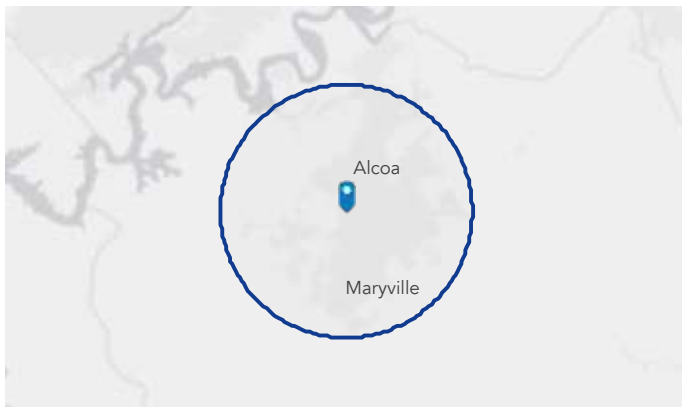
Total Businesses



52,232

Total Employees

1120-1136 Middlesettlements Rd, Maryville, Tennessee, 37801



EMPLOYMENT



White Collar

61%



Blue Collar

25%



Services

14%

4.6%

Unemployment Rate

Average Household Income



\$83,297

2023 Average Household Income

Total Retail Sales



\$6,111,884,341

2023 Total (SIC01-99) Sales (\$000)

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

