

MIXED USE REDEVELOPMENT OPPORTUNITY

WEST TOWN MALL



3 OUTPARCELS AVAILABLE FOR DEVELOPMENT IN A SUPER-REGIONAL RETAIL DESTINATION

— 7600 KINGSTON PIKE, KNOXVILLE, TN 37919 —



EXPLORE THE NEIGHBORHOOD

Welcome to West Town Mall, Knoxville's true epicenter for shopping, dining, & hospitality. Situated just 8 miles from The University of Tennessee, West Town Mall serves as a super regional draw that attracts locals & visitors alike day-to-night. The Property offers a rare development opportunity and can accommodate a variety of uses from hotels to restaurants along Knoxville's most traveled road, Kingston Pike.

8,326,111
AVERAGE ANNUAL VISITS



BUZZWORTHY
BRANDS NEARBY



ACCESS TO OVER
120 UNIQUE RETAIL
& RESTAURANT
OFFERINGS



VISIBILITY TO OVER 57,000
CARS PER DAY



ABUNDANT SURFACE
PARKING (6,000 SPACES)



EASY ACCESS TO
HIGHWAYS



8 MILES FROM THE
UNIVERSITY OF
TENNESSEE (33K
STUDENTS)





IN GOOD
COMPANY



TESLA
JOHNSTON & MURPHY
lululemon

POTTERY BARN
WILLIAMS SONOMA
LOVESAC SEPHORA

LUSH
DICK'S
SPORTING GOODS



HIGHLY AMENITIZED
LOCATION

STAY MORE, DO MORE



LOCATION

7600 KINGSTON PIKE, KNOXVILLE, TN 37919



SIZE

PBA 1 PAD: 8,000 SF

CORNER OF GLEASON & MONTVUE RD: 1.89 AC

CORNER OF GLEASON & MORRELL RD: 2.22 AC



TRAFFIC COUNTS

30,060 VPD OFF KINGSTON PIKE

17,000 VPD OFF MORRELL RD

10,800 VPD OFF GLEASON DR



DEMOS

5 MILE AVERAGE HH INCOME: \$110,238

TRADE AREA POPULATION: 690,000+



ZONING

REGIONAL COMMERCIAL (C-R-2)



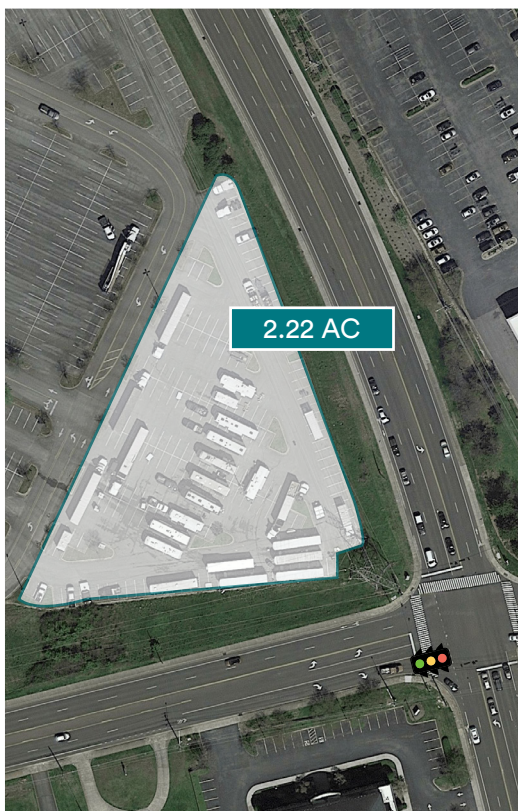
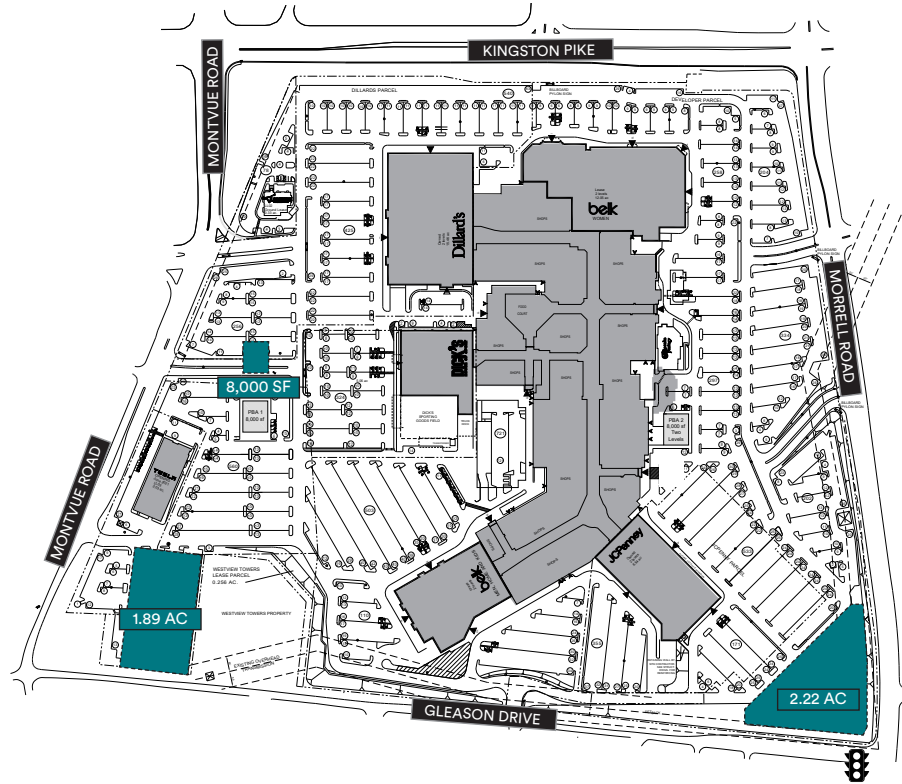
SIGNAGE

GREAT BRAND RECOGNITION
OPPORTUNITY



AREA RETAILERS

DICK'S HOUSE OF SPORT, BELK, TJMAXX,
FOOD CITY, OLD NAVY, TARGET, CHICK-
FIL-A, JCPENNEY & DILLARD'S





For more information regarding this unique opportunity, please contact:

STEVE LESLIE

404 995 2158

JLL

615 928 5300

