



Available

265 Highland Square
Crossville, TN 38555

Location Overview

The City of Crossville is located approximately 99 miles east of Nashville and 70 miles west of Knoxville along the Cumberland Plateau. Known as “The Golf Capital of Tennessee”, Crossville is home to nine premier golf courses including the 12,000 acre Fairfield Glade resort which attracts thousands of visitors annually. National travel center Buc-ee’s selected Crossville as its first Tennessee location and will open their 53,000 square foot facility in Summer 2022.

Property specifications

- Available: 1,200 SF, 1,650 SF, 3,270 SF and 0.70 AC
- Anchored by Kroger, Planet Fitness, Harbor Freight, Dunham’s Sports & Tractor Supply
- Signalized entrance along Sparta Hwy & West Ave
- Excellent frontage and visibility with ample parking
- Traffic counts: Sparta Hwy (12,706 VPD) & West Ave (17,645 VPD)

Gary Shanks

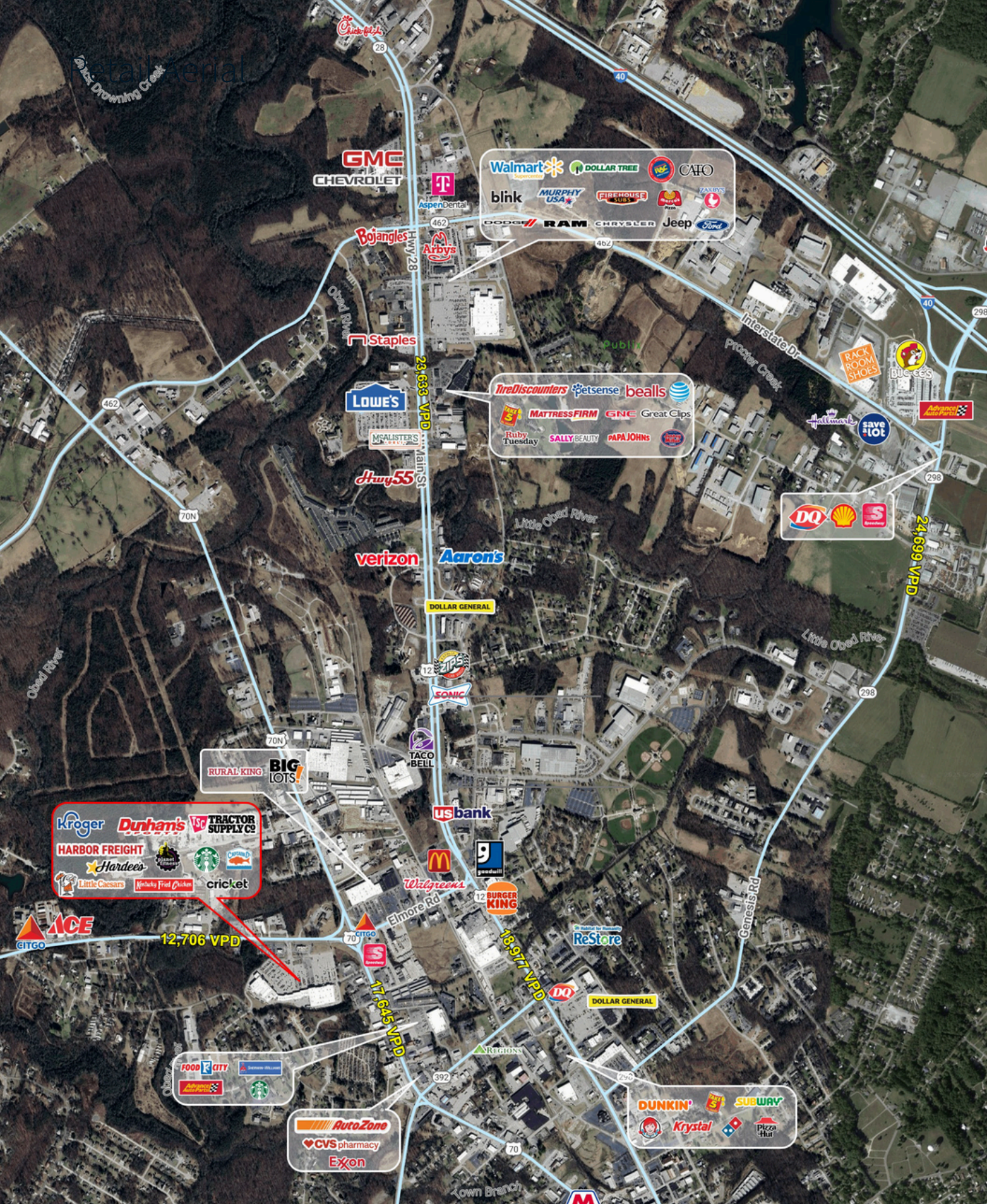
Managing Director
Gary.Shanks@jll.com
(615) 928 5323

Miller Fitts

Executive Vice President
Miller.Fitts@jll.com
(615) 928 5324

Harris McCullough

Associate
Harris.McCullough@jll.com
(615) 928 5244





UNIT	TENANT	SF
MAJ-A1	Tractor Supply	26,790
MAJ-A2	Dunham's	34,080
MAJ-A3	Harbor Freight Tools	20,010
MAJ-B	Kroger	63,225
A100	Little Caesar's	2,800
A102-B102	Planet Fitness	13,207
C100	First Franklin Financial Corp	1,200
C102	China King	3,300
C104	Kiet's Nails	1,200

UNIT	TENANT	SF
C106	The UPS Store	1,650
C108	First Heritage Financial	1,650
D100	AVAILABLE	1,650
D102	AVAILABLE	1,800
D104	Direct General	1,500
E100	AVAILABLE	1,200
E102	Cricket Wireless	1,200
F100/F102	AVAILABLE	3,270
OP	AVAILABLE OUTPARCEL	0.70 AC

2024 Total Pop

5-miles	10-miles	15-miles
24,182	49,946	65,885

2024 Daytime Total Pop

5-miles	10-miles	15-miles
31,079	51,276	64,531

Average Household Income

5-miles	10-miles	15-miles
\$73,102	\$74,721	\$75,576