



# The Centre at Deane Hill

**284 Morrell Road**

Knoxville, TN

## Contacts

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## Demographics

  
**136,766**  
2026 Population

  
**154,056**  
2026 Daytime Population

  
**\$127,689**  
Average Household Income

  
**59,653**  
Households

  
**38.9**  
Median Age

Demographics taken within 5 miles Source: ESRI, 2026





# Location Overview

Knoxville is a city in East Tennessee and the county seat of Knox County with an estimated population of more than 880,225 people. Knoxville is the third largest metropolitan area in Tennessee. Knoxville is also home to The University of Tennessee which is the state's largest college with an enrollment of over 33,000 students. Major employers in Knoxville include the Tennessee Valley Authority (TVA), Pilot Flying J & Regal Entertainment. The Centre at Deane Hill is conveniently positioned across from West Town Mall, Tennessee's largest enclosed mall totaling over 1.4M square feet with a wide variety of tenants. This super-regional shopping destination draws millions of visitors annually from surrounding counties and communities including Oak Ridge, Alcoa, Farragut, and Clinton. Area retailers: Belk, Dillard's, Dick's Sporting Goods, Target, Hobby Lobby, Trader Joes, Texas Roadhouse, Chick Fil A, Aspen Dental, SleepNumber, Walgreens, Regions Bank.



## Property Highlights

- The Centre at Deane Hill is a 389,137 SF upscale community center anchored by Kohl's, Food City, Pickleball Kingdom, and PetSmart.
- Co-tenants include: Burlington, Old Navy, Off Broadway, Skechers, and Dollar Tree.
- The center is located at the crossroads of Morrell Road & Kingston Pike, the dominant east-west corridor in the trade area.
- Excellent visibility and multiple access points from Morrell Road with monument signage opportunities.
- Traffic Counts: I-40 (211,494 VPD), Kingston Pike (27,943 VPD), Morrell Rd (16,848 VPD)

# Site Plan



| Suite | Tenant Name                   | Space Size |
|-------|-------------------------------|------------|
| 202   | Burlington                    | 25,000 SF  |
| 206   | Consumer Cellular             | 3,500 SF   |
| 208   | IMAGE Studios                 | 6,500 SF   |
| 214   | PetSmart                      | 26,040 SF  |
| 218   | Old Navy                      | 15,000 SF  |
| 220   | Kohl's                        | 86,500 SF  |
| 224   | Pickleball Kingdom            | 40,000 SF  |
| 250-A | Five Below                    | 9,993 SF   |
| 250-B | Skechers                      | 14,056 SF  |
| 252   | Dollar Tree                   | 10,320 SF  |
| 254   | AVAILABLE                     | 2,500 SF   |
| 260   | Hot Springs Spas of Knoxville | 7,239 SF   |

| Suite | Tenant Name                  | Space Size |
|-------|------------------------------|------------|
| 260A  | Dynasty Nail Spa             | 5,766 SF   |
| 264   | Off Broadway Shoe Warehouse  | 15,000 SF  |
| 276   | Bob's Discount Furniture     | 40,000 SF  |
| 284   | Food City                    | 56,316 SF  |
| A     | McAllister's Deli            | 3,600 SF   |
| B     | Buff City Soaps              | 1,800 SF   |
| C     | SAS                          | 1,800 SF   |
| D     | Jared Jewelers               | 6,020 SF   |
| E     | UPS Store                    | 1,526 SF   |
| F     | Split Finger Grooming Lounge | 1,208 SF   |
| G     | Sun Tan City                 | 2,298 SF   |
| H     | Drake's                      | 6,036 SF   |