



# Available

265 Highland Square, Crossville, TN 38555

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Managing Director

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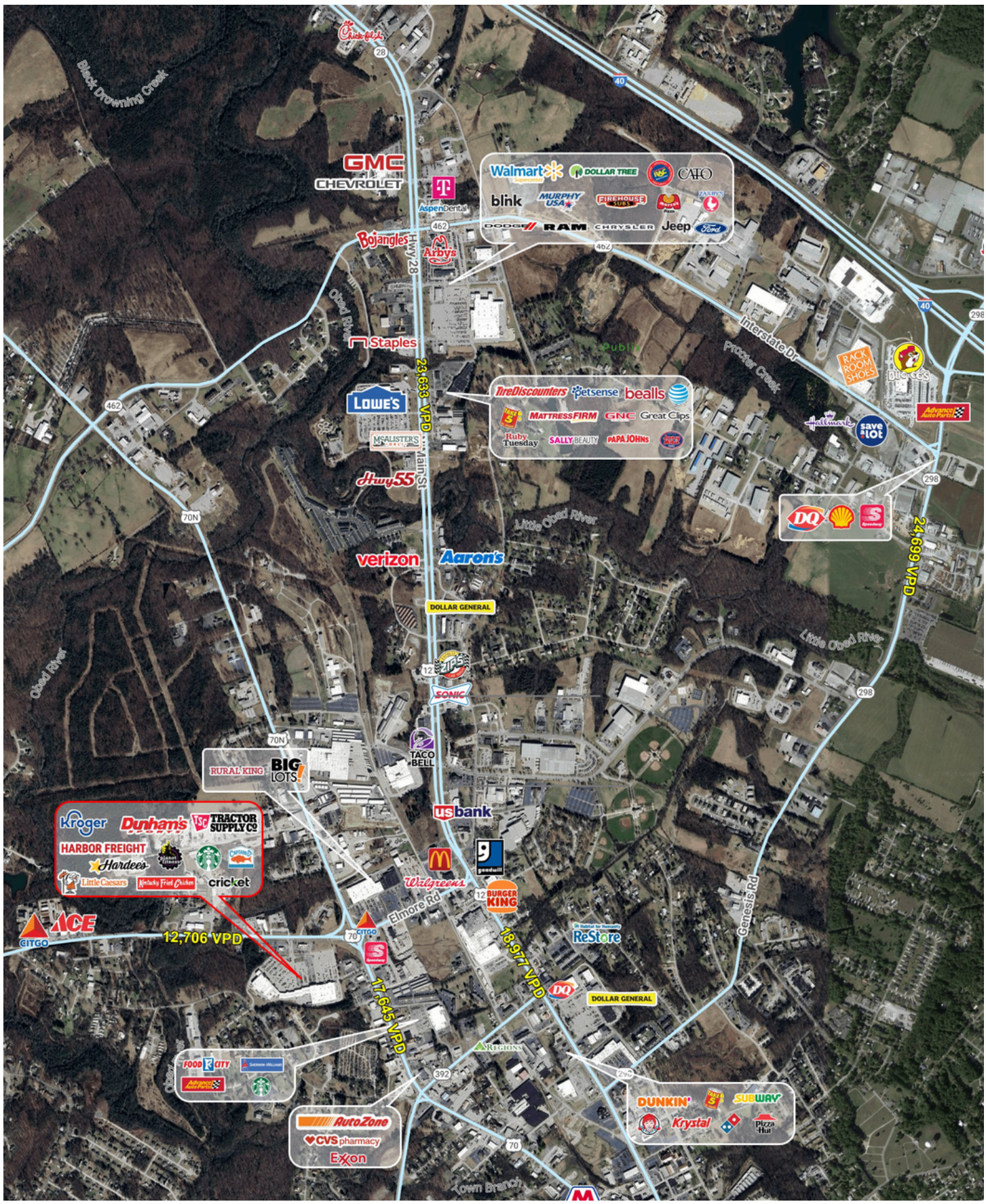
**Miller Fitts**

Executive Vice President

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# Retail Aerial



## 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 chose Crossville as its first Tennessee location, with their 53,000 SF facility now open and drawing significant regional traffic to the market



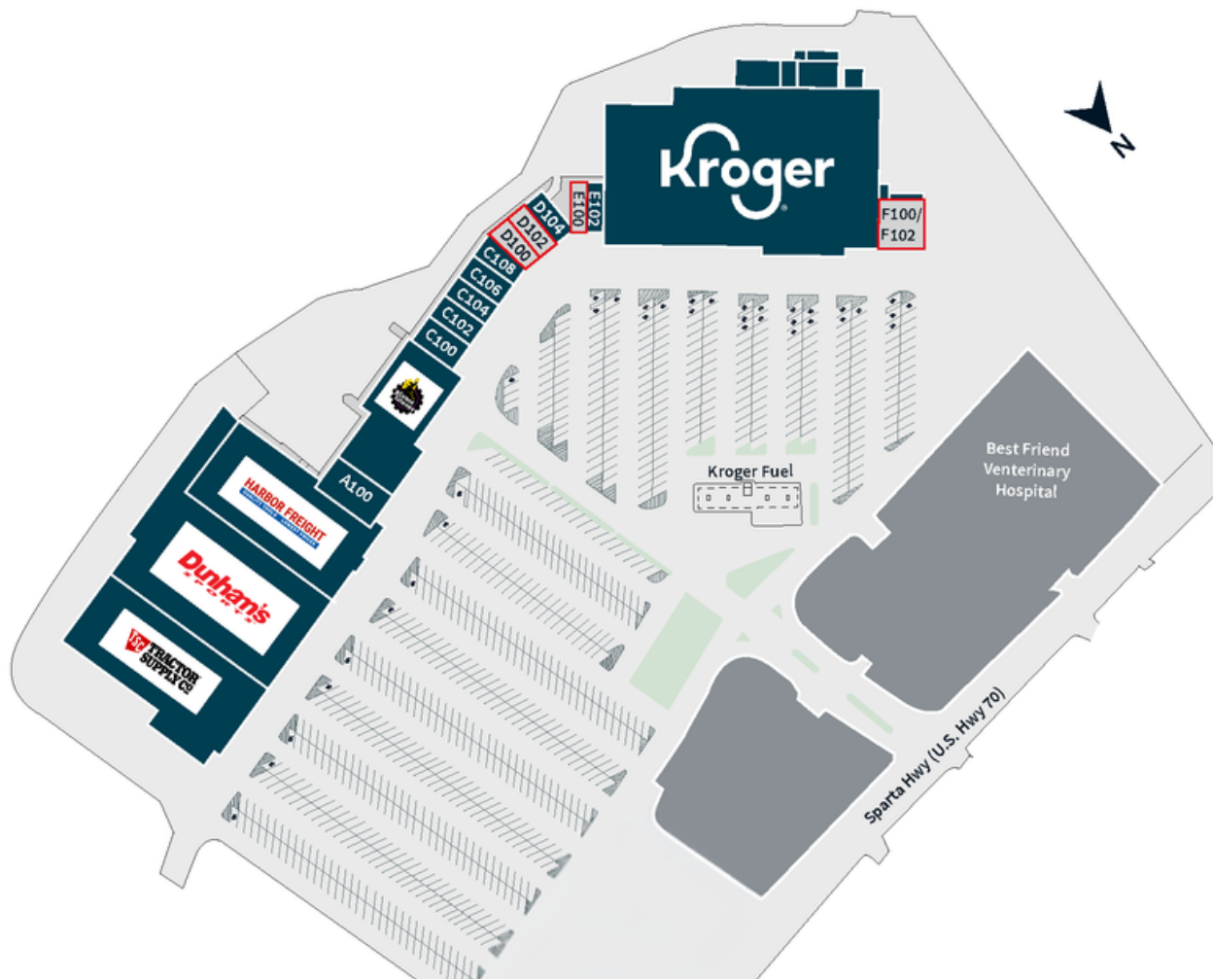
Unit D-102, 1,800 SF



Unit F100/F102, 3,280 SF

## Property specifications

- Available: 1,200 SF, 1,650 SF, and 3,270 SF
- 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)



| 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 |

## Demographics

### 2026 Total Pop

| 1-miles | 3-miles | 5-miles |
|---------|---------|---------|
| 3,466   | 16,007  | 24,351  |

### 2026 Daytime Total Pop

| 1-miles | 3-miles | 5-miles |
|---------|---------|---------|
| 6,262   | 25,205  | 31,857  |

### Average Household Income

| 1-miles  | 3-miles  | 5-miles  |
|----------|----------|----------|
| \$64,233 | \$72,964 | \$79,911 |