

The Centre at Deane Hill

284 Morrell Road

Knoxville, TN

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Demographics

136,766	154,056	$127,689	59,653	38.9
2026 Population	2026 Daytime Population	Average Household Income	Households	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 Joe's, Texas Roadhouse, Chick-Fil-A, Aspen Dental, SleepNumber, Walgreens, Regions Bank.



Property Highlights

- **The Centre at Deane Hill is a 388,018 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)**

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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	McAlister'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

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