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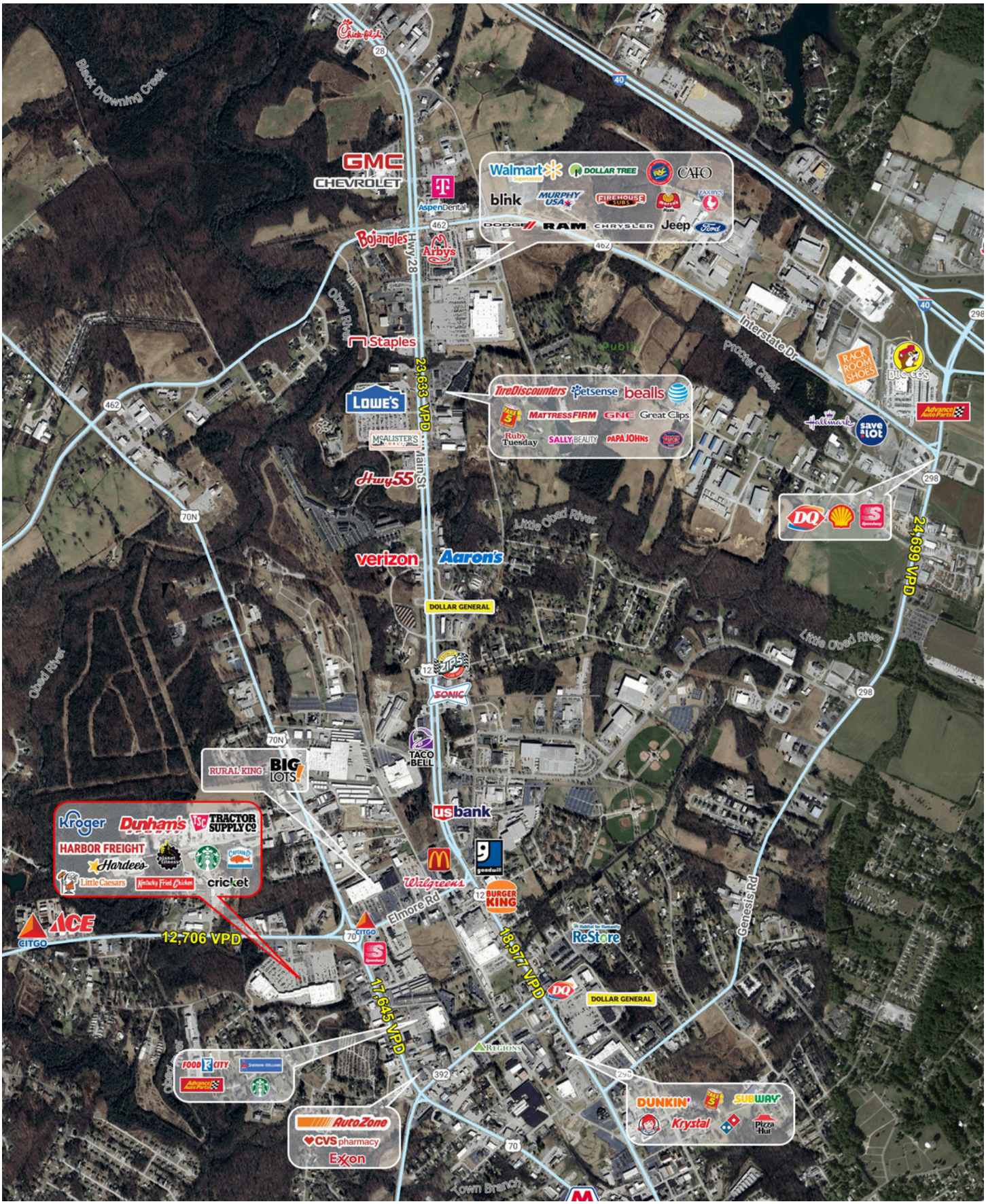
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Retail Aerial



JLL SEE A BRIGHTER WAY

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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

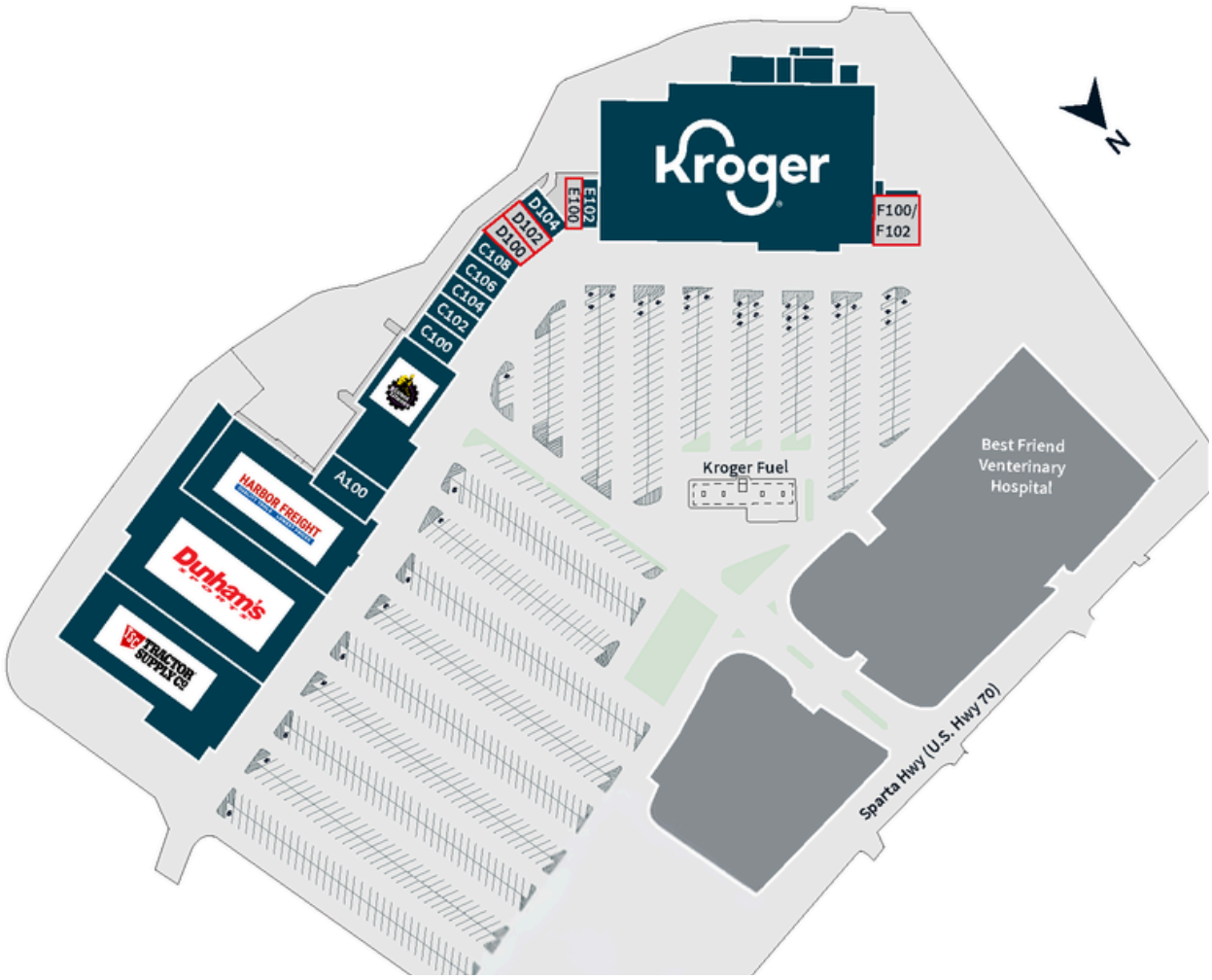


Unit F100/F102, 3,270 SF

Property specifications

- Available: 1,200 SF, 1,650 SF, 1,80 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)

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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**

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