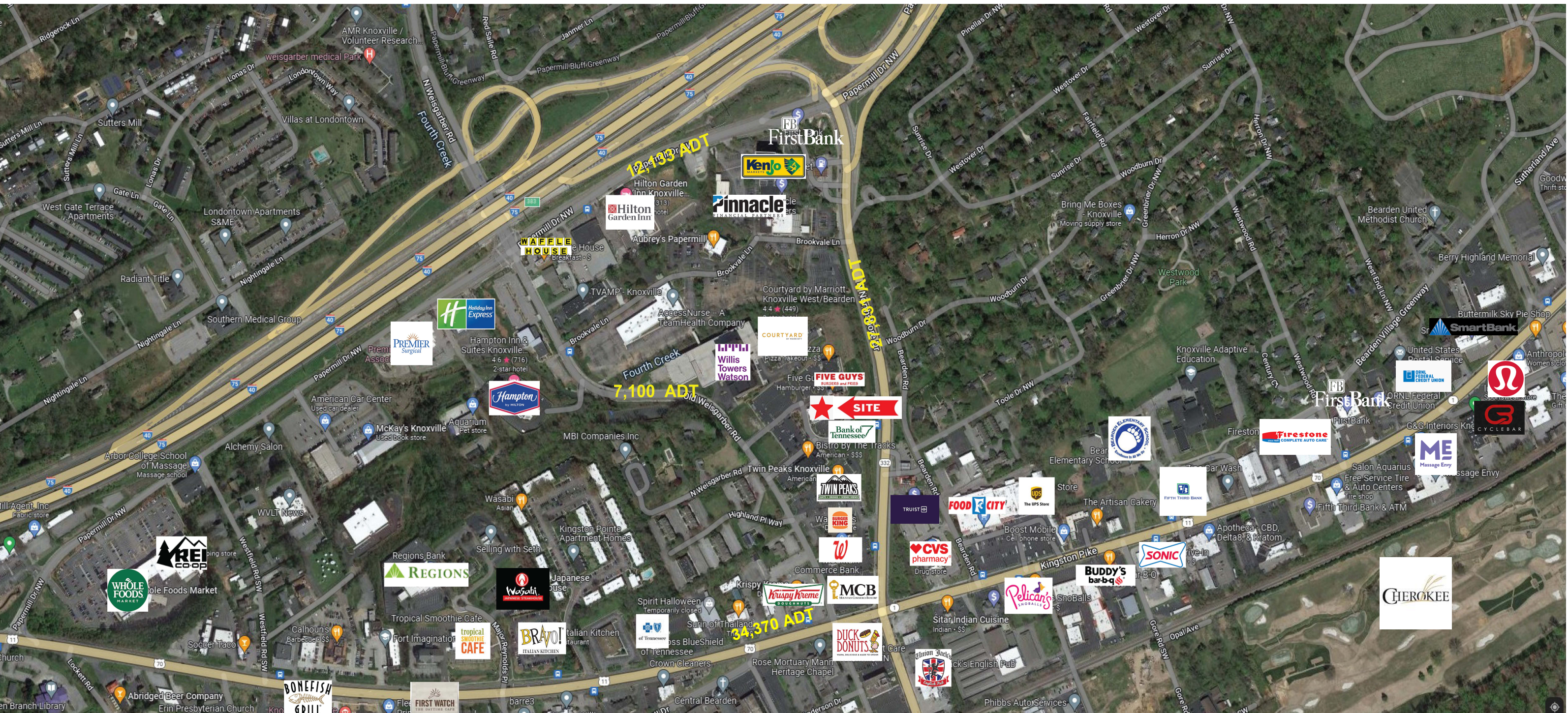


BROOKVIEW TOWN CENTRE

224 Brookview Centre Way, Knoxville, TN 37919

- Part of exclusive Mixed-Use Office/Hotel/Retail Development.
- Located at I-40/Northside Dr. in exclusive Bearden Community.





NEW YORK LIFE
NEW YORK LIFE

COURTYARD
Asheville

SITE

Bank of
Tennessee

YOGASIX

FIVE
GUYS

Bank of Tennessee
CUSTOMER CUSTOMER CUSTOMER CUSTOMER



Downtown Knoxville
6.4 miles away

FACING SOUTHEAST

Cherokee
Country Club

Westcliff
Condos

TENNESSEE
RIVER

lululemon athletica

Massage Envy

Firestone
COMPLETE AUTO CARE

Bearden
Elementary
374 students

SONIC
America's Drive-In

UPS
The UPS Store

70 22K VPD

FOOD CITY

CVS

SUNTRUST

Walgreens

FIVE GUYS
BURGERS and FRIES

N NORTHSHORE DR - 37K VPD

TWIN PEAKS
EATS • DRINKS • SCENIC VIEWS

BURGER KING

SITE

Bank of Tennessee

BARBERITOS
A SOUTHWESTERN GRILLE & CANTINA

PROPERTY OUTLINE
FOR ILLUSTRATIVE
PURPOSES ONLY

FACING SOUTHWEST

ROSS
DRESS FOR LESS
TJ-maxx
HomeGoods



West Town Mall

Walmart
Supercenter



139K VPD

KOHL'S
TEXAS
PET SMART
DOLLAR TREE
Chick-fil-ee
BED BATH & BEYOND
WALK-ON'S

Krispy Kreme
PF. CHANG'S
McDonald's
FirstWatch
IHOP
Waffle House
BBQ-OUT
KREI

70 22K VPD

WHOLE FOODS MARKET
KREI
ULTA BEAUTY

WELLS FARGO

Hampton Inn & Suites
by Hilton

BARBERITOS
A SOUTHWESTERN QUILA & CANTINA

TWIN PEAKS
EATS • DRINKS • SCENIC VIEWS

Bank of Tennessee

COURTYARD
BY MARRIOTT

AVAILABLE

FIVE GUYS
BURGER & FRIES



PROPERTY OUTLINE FOR ILLUSTRATIVE PURPOSES ONLY

ZOOMED OUT AERIAL

Fort Sanders Regional Medical Center
541 beds

Downtown Knoxville
6.4 miles away

INDUSTRIAL AREA



FBI Government Office

Bojangles BURGER KING SUNBELT RENTALS
 UNITED STATES POSTAL SERVICE 84 LUMBER

Pilot FLYING Corporate Office

RecSports Complex

Publix
 McDonald's Starbucks

University of Tennessee
30,595 students

JET'S PIZZA FIREHOUSE SUBS Bank of America
 chili's TACO BELL Olive Garden SUPERCUTS
 Italian Kitchen FedEx Office

Kroger REGIONS Orangetheory FITNESS
 ACE pure barre
 Starbucks SMOOTHIE KING Panera BREAD Jersey Mike's

SONIC Firestone COMPLETE AUTO CARE ANTHROPOLOGIE
 America's Drive-In Massage Envy UNITED STATES POSTAL SERVICE
 UPS The UPS Store lululemon athletica Madewell

KOHL'S Chick-fil-A
 TEXAS DOLLAR TREE
 PETSMART BED BATH & BEYOND WALK-ONS

Krispy Kreme P.F. CHANG'S McDonald's
 FirstWatch IHOP REI
 WAFFLE HOUSE BOBK-OUT

West Town Mall

TENNESSEE RIVER



Real Estate Advisors, LLC

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Tampa, FL 33602
www.gjdrealestateadvisors.com

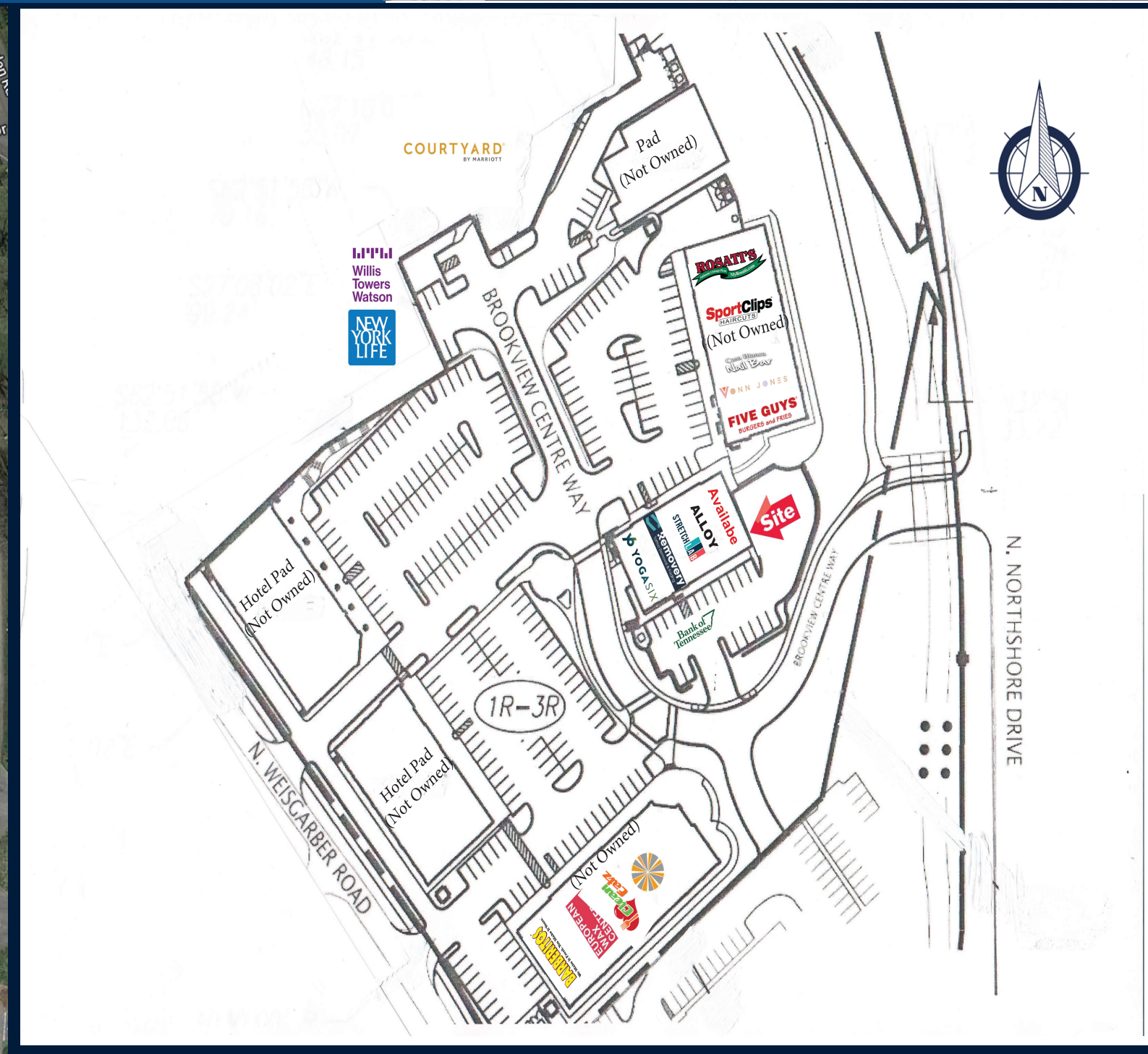
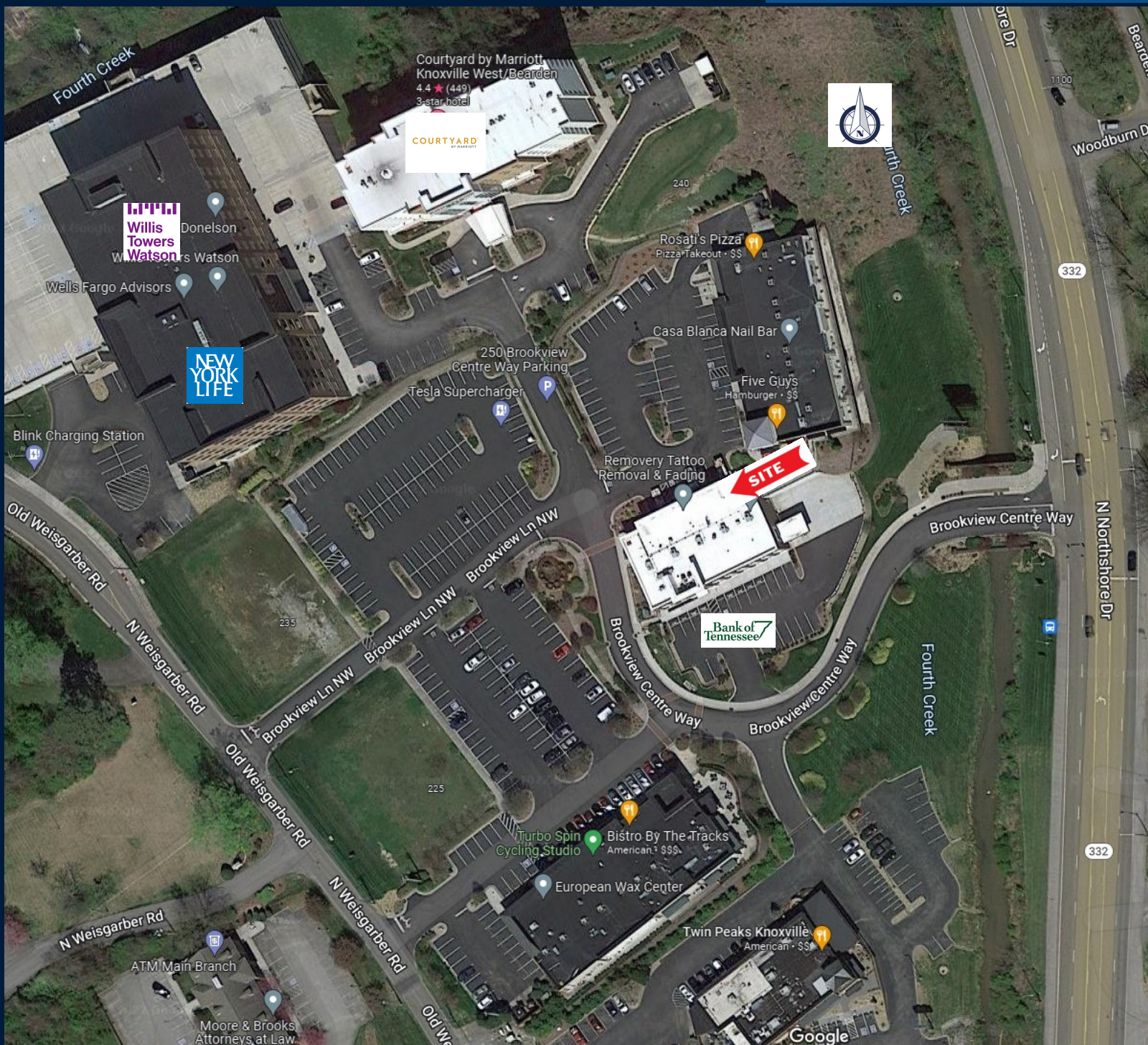
Gary DeNicola
Managing Principal

800-908-4936, ext. 1
gary@gjadvisors.com

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
2021 Population:	4,595	49,354	146,175
Annual Growth:	0.64%	0.64%	0.73%
Median HH Income:	\$46,948	\$56,036	\$53,471
Average HH Income:	\$84,932	\$89,287	\$79,554
Average Home Value:	\$415,984	\$388,314	\$318,678
Median Age:	35.1	37.2	34.1
Bachelor's Degree:	39.3%	29.1%	26.6%

AVAILABLE 1,567 S.F.





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