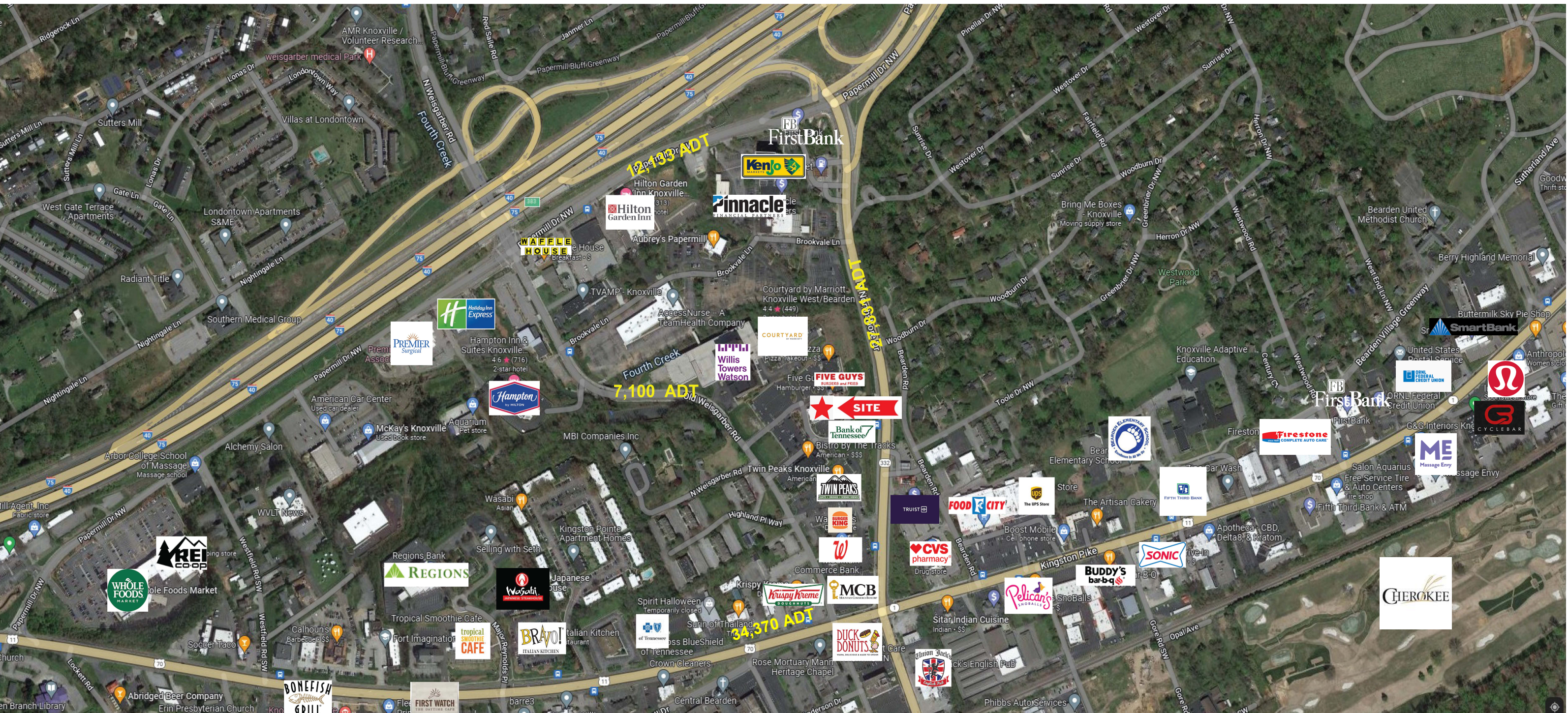


BROOKVIEW TOWN CENTRE

224 Brookview Centre Way, Knoxville, TN 37919 **FOR LEASE**

- Part of exclusive Mixed-Use Office/Hotel/Retail Development.
- Located at I-40/Northside Dr. in exclusive Bearden Community.
- 1 Available 1,567 S.F. space remaining in Retail Building B.
(Endcap with Patio Area)





NEW YORK LIFE
NEW YORK LIFE

COURTYARD
Asheville

SITE

Bank of
Tennessee

YOGASIX

FIVE
GUYS

Bank of Tennessee
BANK CUSTOMER BANK CUSTOMER BANK CUSTOMER BANK 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

TARGET

West Town Mall

Krispy Kreme
DOUGHNUTS
P.F. CHANG'S
McDonald's
FirstWatch
The Daytime Cafe
IHOP
RESTAURANT
KREI
www.rei.com
WAFFLE HOUSE
BOOK OUT

Walmart
Supercenter

INTERSTATE
40
INTERSTATE
75
139K VPD

KOHL'S
TEXAS
KACHOLOS
PET SMART
DOLLAR TREE
Chick-fil-A
BED BATH & BEYOND
Beyond any store of its kind.
WALK-ON'S
RESTAURANT & BAR

70
22K VPD

WHOLE FOODS MARKET
KREI
www.rei.com
ULTA BEAUTY

WELLS FARGO

Hampton Inn & Suites
by Hilton

BARBERITOS
RESTAURANT & CANTINA

TWIN PEAKS
EATS • DRINKS • SCENIC VIEWS

Bank of Tennessee

COURTYARD
BY MARRIOTT


AVAILABLE

FIVE GUYS
BURGER and FRIES

PROPERTY OUTLINE
FOR ILLUSTRATIVE
PURPOSES ONLY

ZOOMED OUT AERIAL

 Fort Sanders Regional Medical Center
541 beds

 Downtown Knoxville
6.4 miles away

 Publix
McDonald's
Starbucks

 University of Tennessee
30,599 students

 RecSports Complex

 FBI Government Office

 Bojangles BURGER KING SUNBELT RENTALS
UNITED STATES POSTAL SERVICE LUMBER

 Pilot FLYING J
Corporate Office

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

 Kroger REGIONS Orangetheory FITNESS
ACE pure barre
STARBUCKS COFFEE 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 DOLLAR TREE Chick-fil-A
TEXAS PANTRY BED BATH & BEYOND WALK-ON'S
PETSMART

 Krispy Kreme P.F. CHANG'S McDonald's
First Watch IHOP REI
WAFFLE HOUSE BOOK-OUT

 West Town Mall

INDUSTRIAL AREA

TENNESSEE RIVER



Real Estate Advisors, LLC

109 W. Fortune St., Suite 1122
Tampa, FL 33602
www.gjdrealestateadvisors.com

Gary DeNicola
Managing Principal

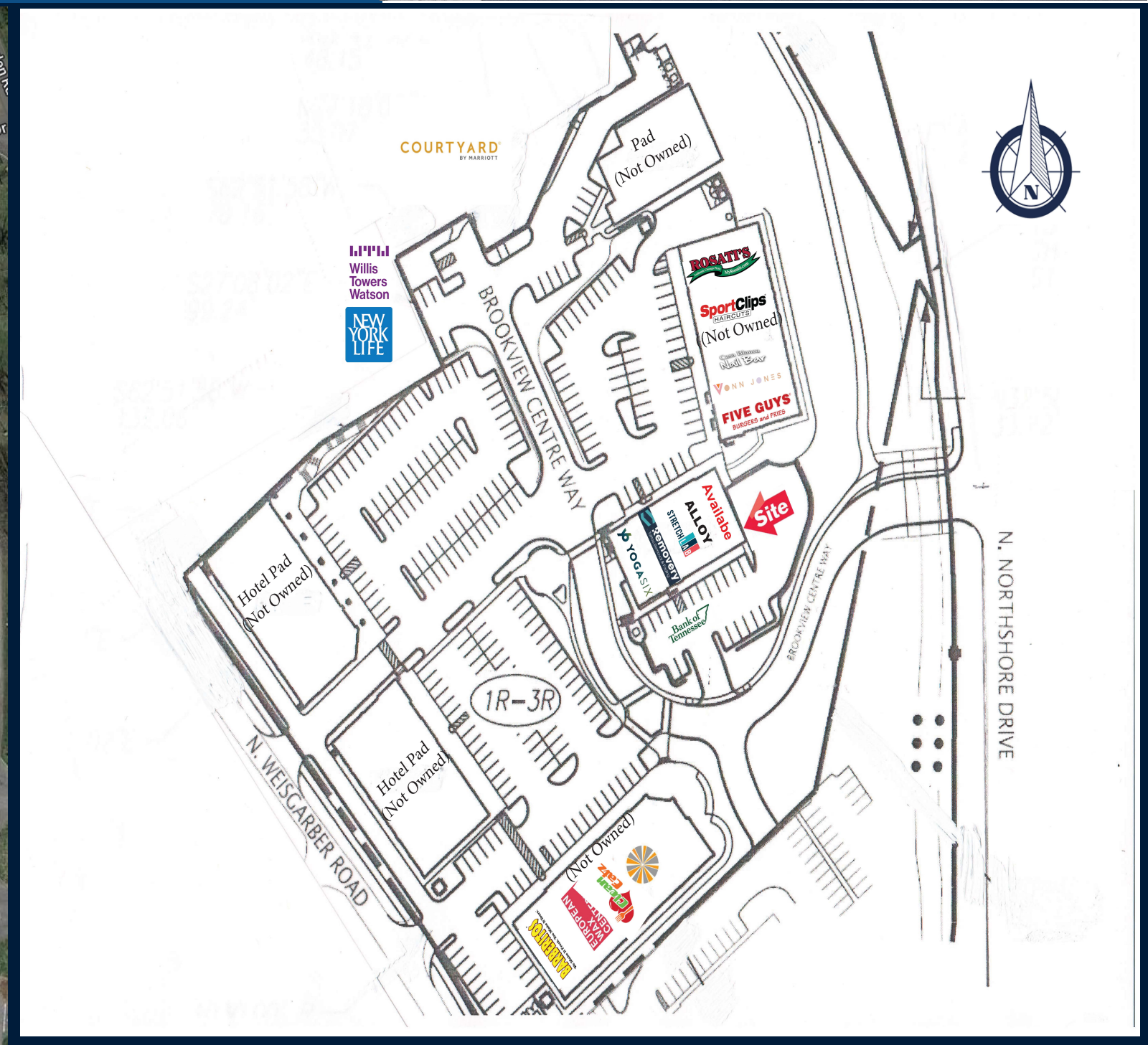
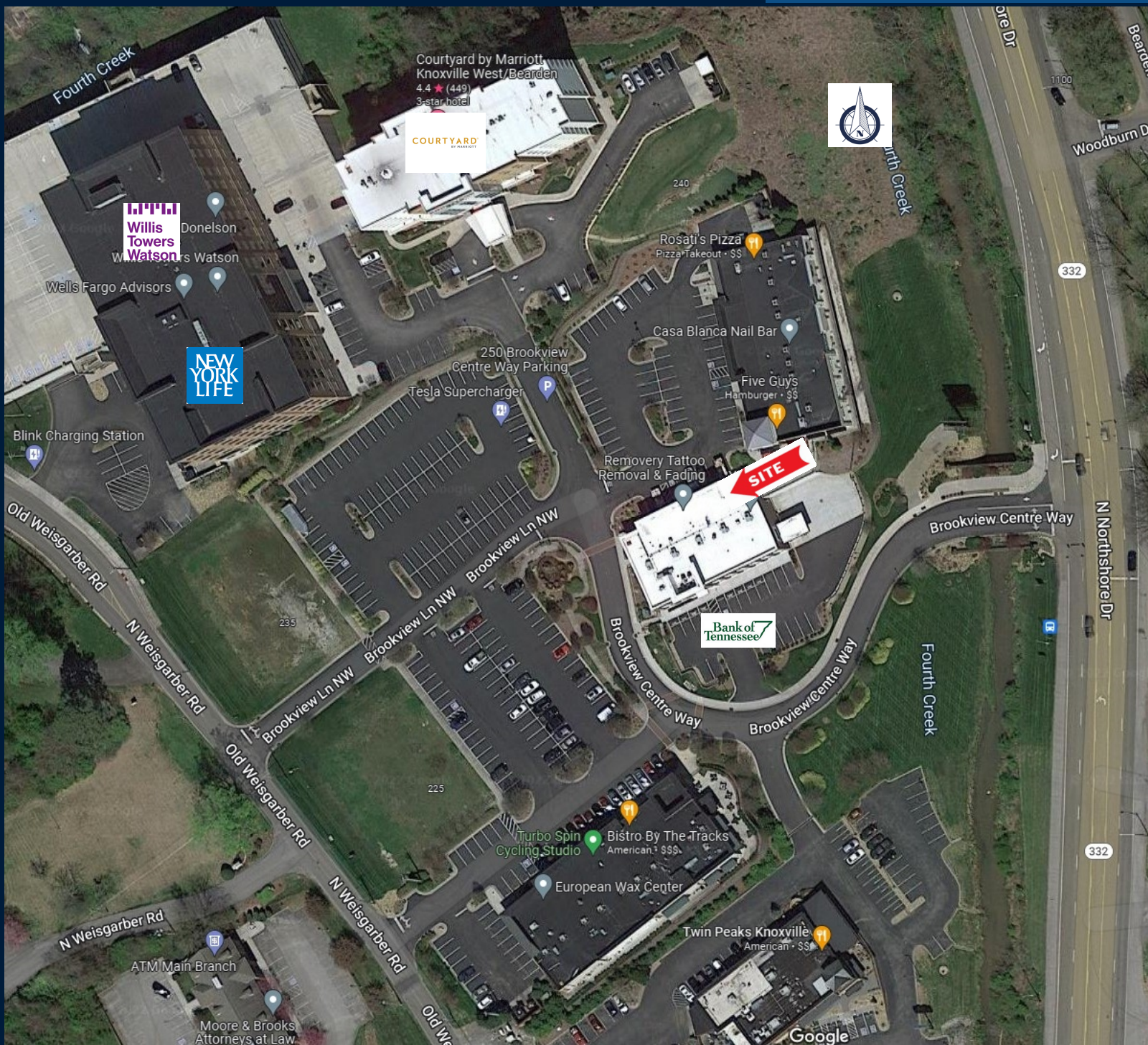
800-908-4936, ext. 1
gary@gjadvisors.com

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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UNIT 4



PATIO

