

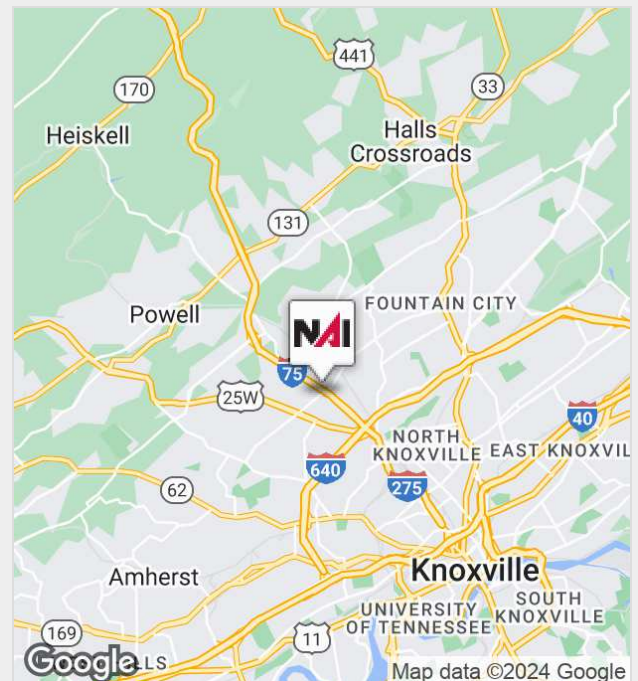


314 Merchant Drive/ 5210 Schubert Rd

Knoxville, Tennessee 37912

Property Features

- Conveniently located at I-75 & Merchant Dr
- Anchored by Outback Steakhouse
- Main entrance is signalized, Schubert Rd is signalized
- Attractive Lease Rates
 - 314-J Merchant Dr 14,600 SF - \$7.00/SF base rent
- Pass-thrus - \$1.75/SF
(Common area maintenance, Property taxes, Insurance)
- TDOT Traffic Counts (2016):
 - Merchant Drive: 23,125
 - Interstate 75: 89,720



For more information:

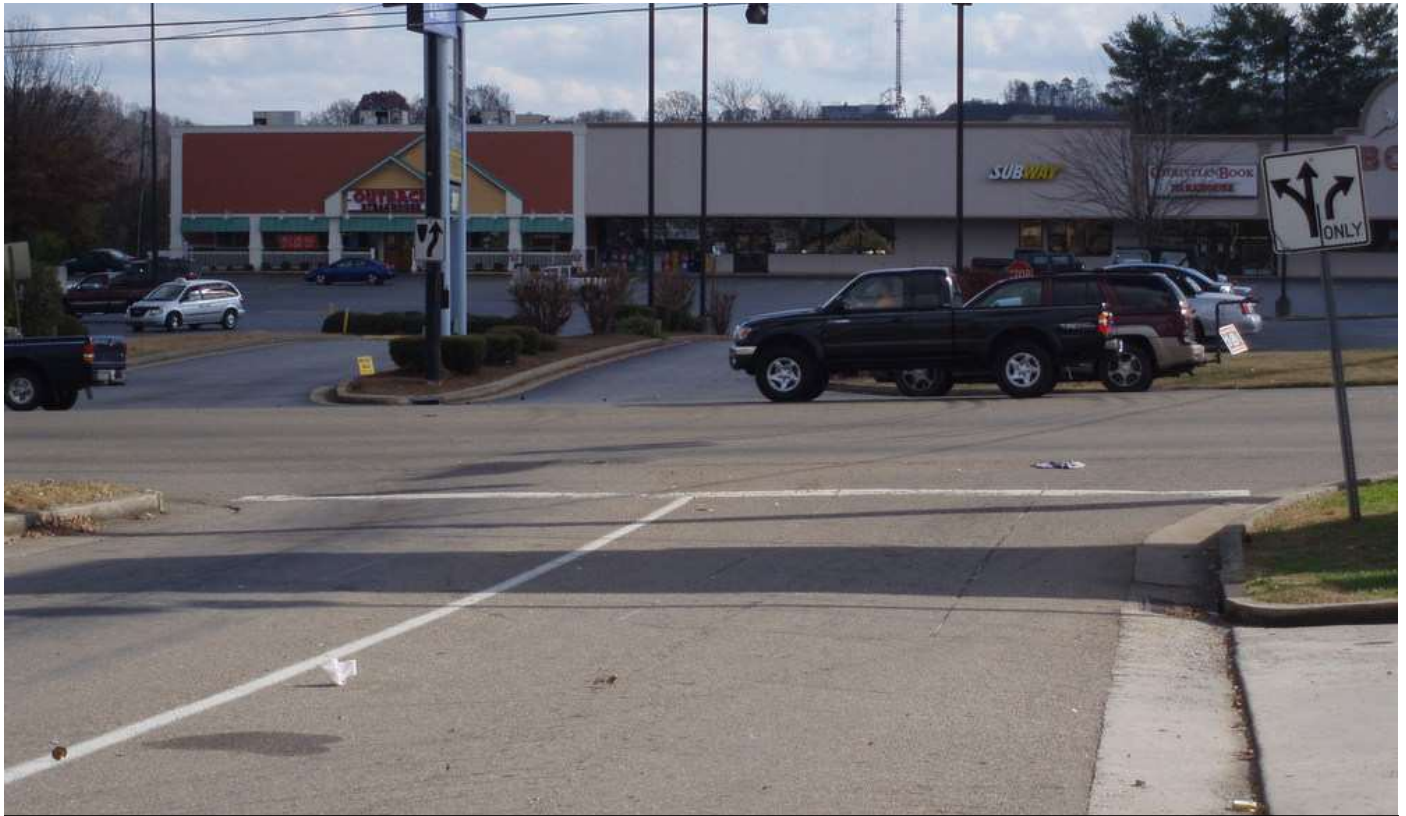
Sam Tate, CCIM

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Aerial Views



Street Views



Entrance to Center

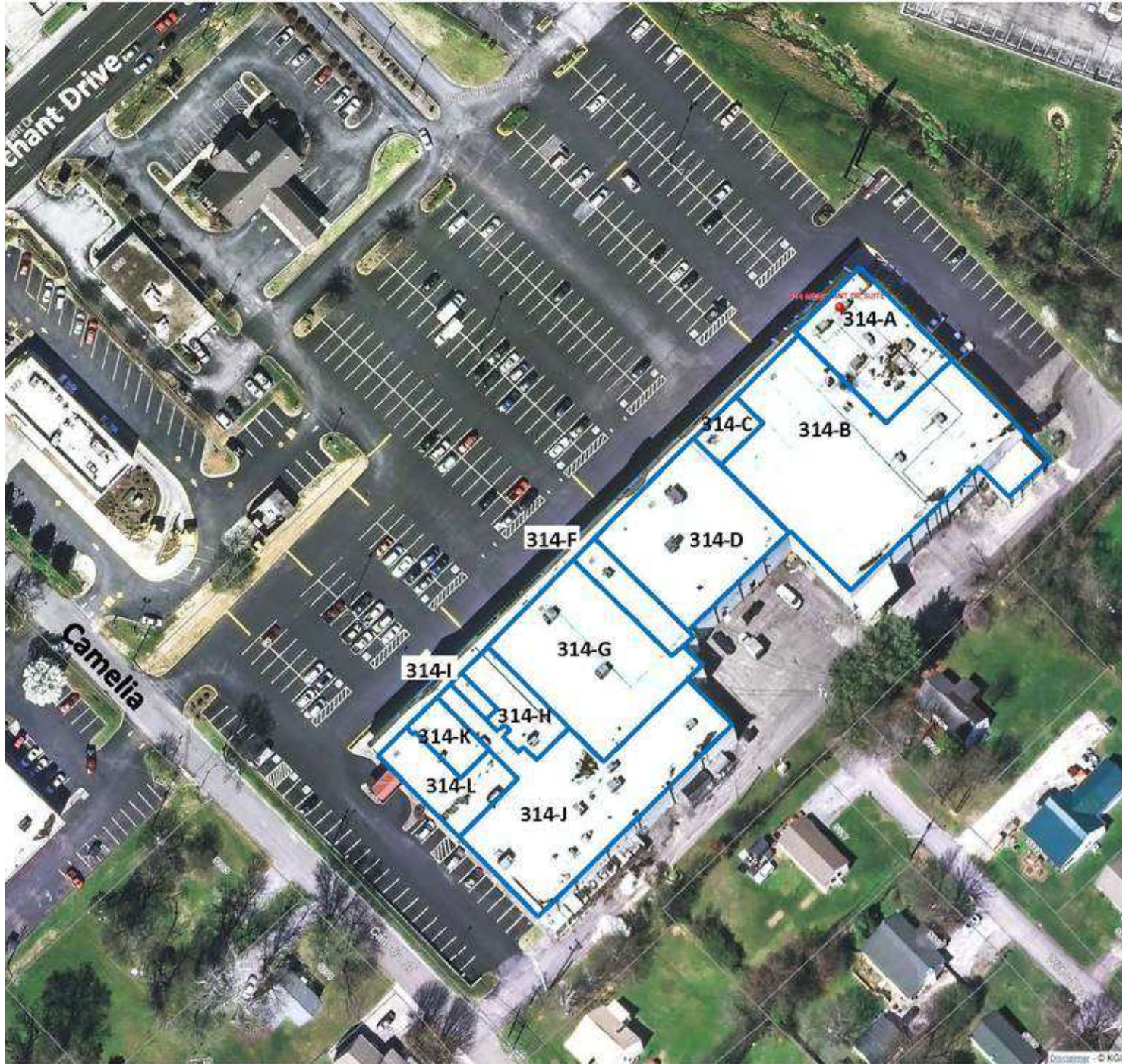


I-75 Southbound Exit Ramp (Exit #110)

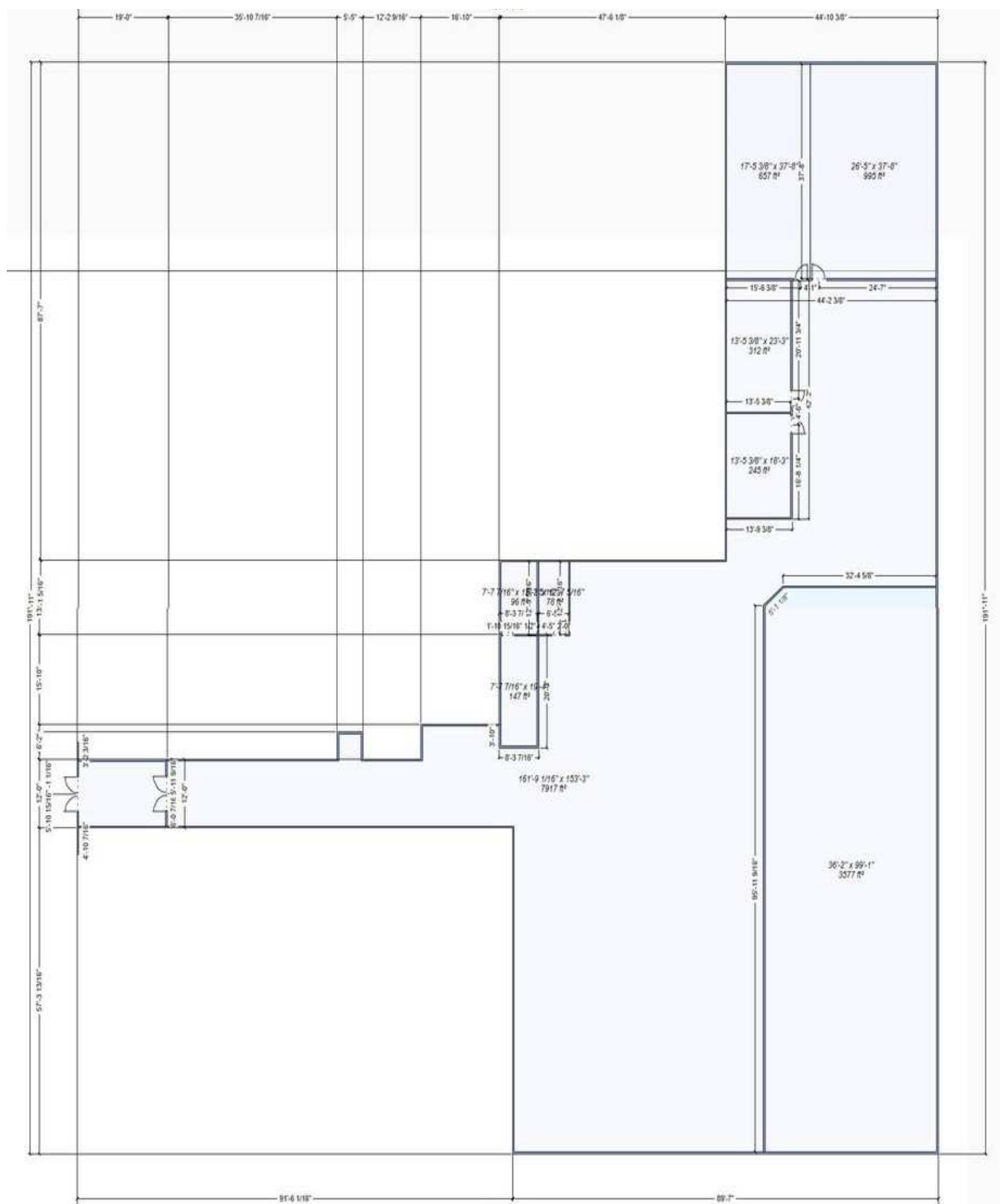


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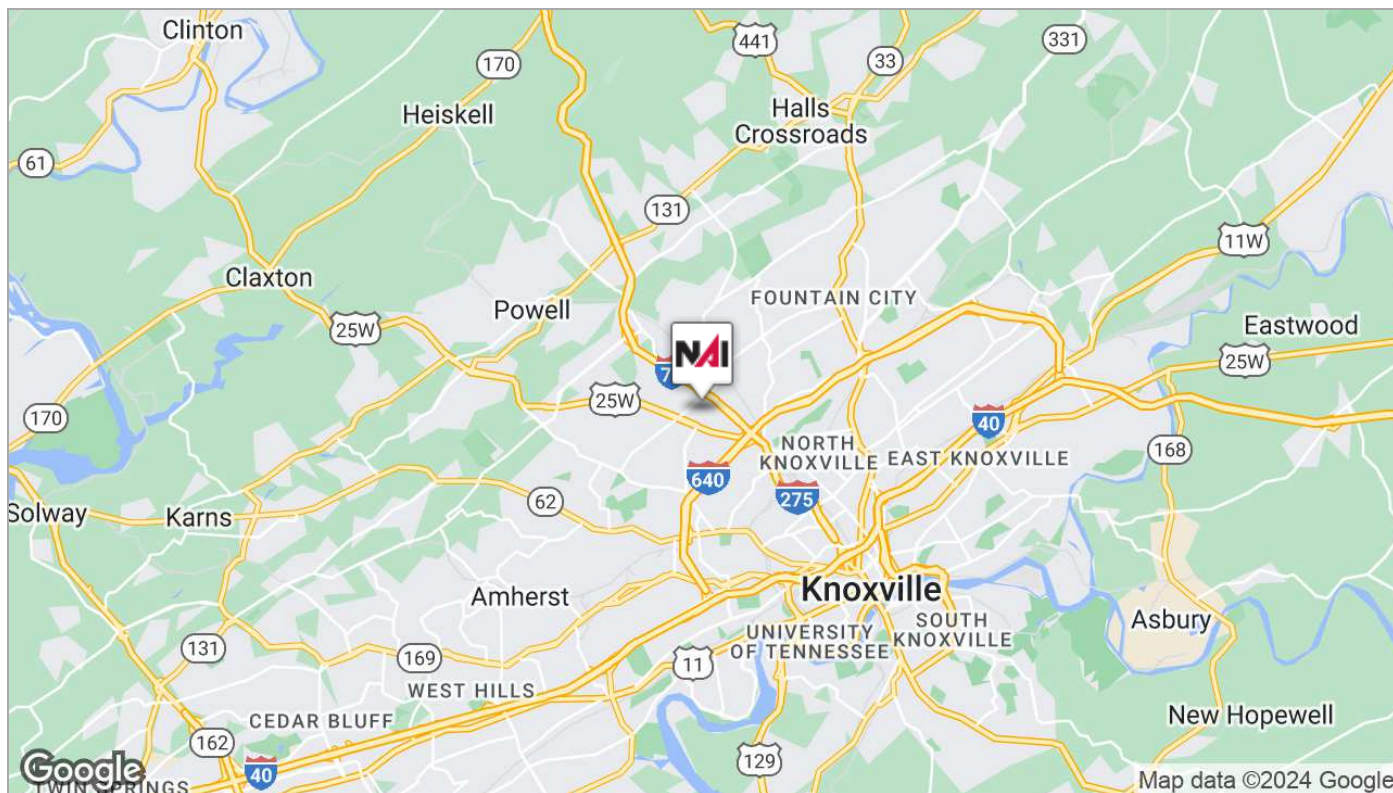
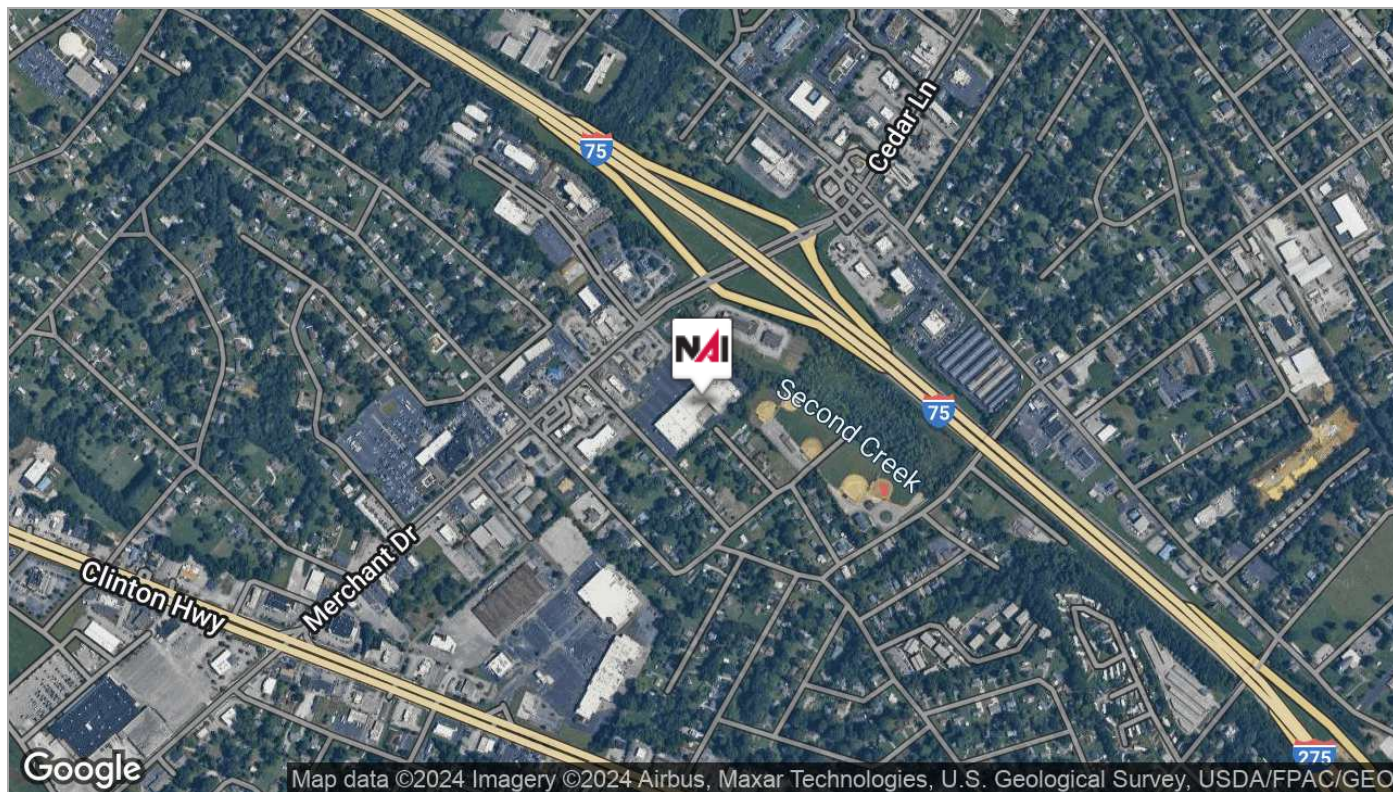
Merchant Village Shopping Center



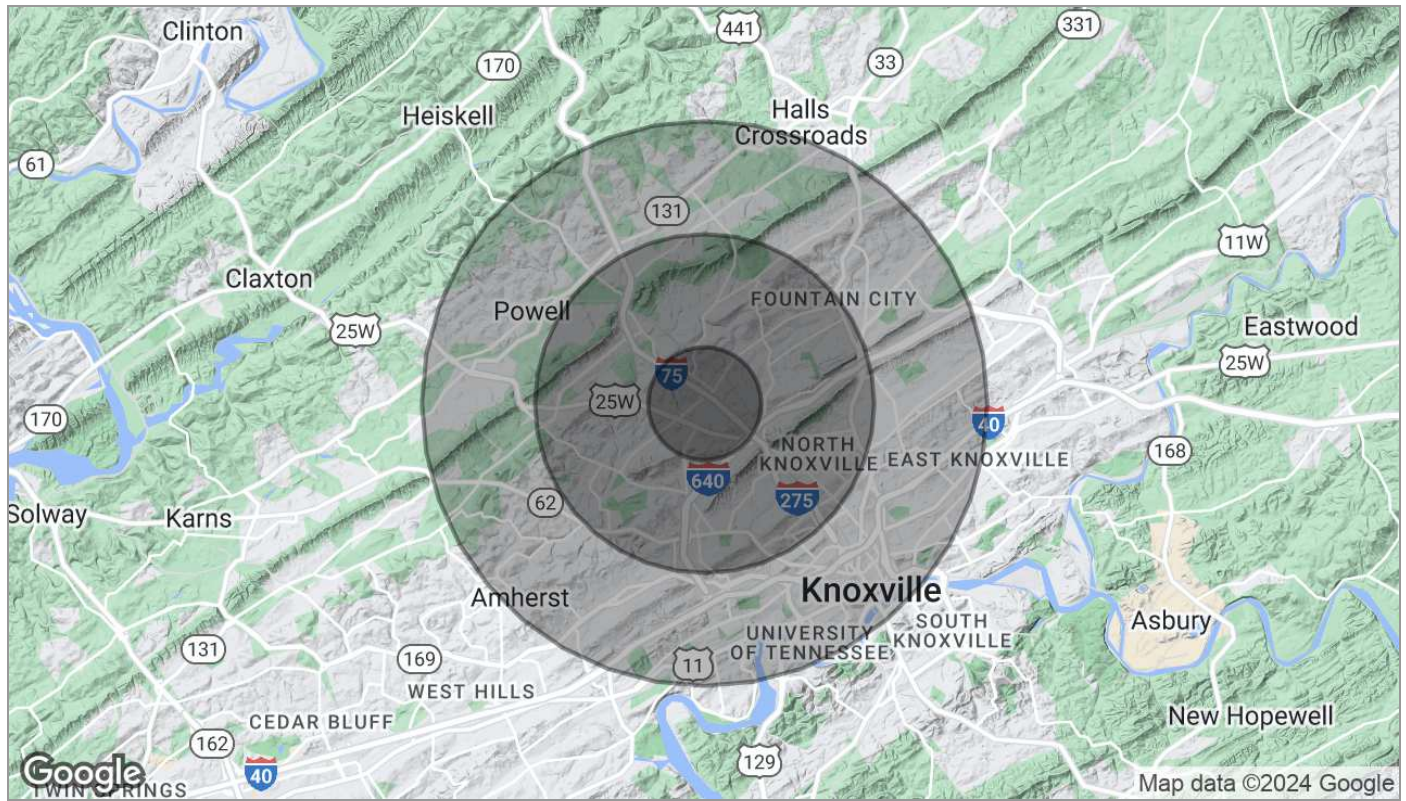
314-J Merchant Dr - Floor Plan - 14,600 SF



Area Maps



Demographics



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	6,628	56,825	153,541
MEDIAN AGE	37.9	36	34.2
MEDIAN AGE (MALE)	37.1	35	32.9
MEDIAN AGE (FEMALE)	38.8	37.1	35.4
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,085	24,357	63,433
# OF PERSONS PER HH	2.15	2.31	2.28
AVERAGE HH INCOME	\$47,064	\$45,224	\$49,568
AVERAGE HOUSE VALUE	\$147,781	\$131,548	\$156,307

* Demographic data derived from 2020 ACS - US Census