

For Lease

Merchant Village Shopping Center

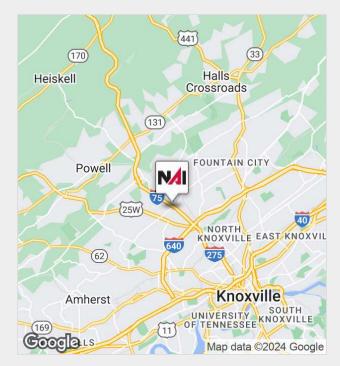


314 Merchant Drive/ 5210 Schubert Rd

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:

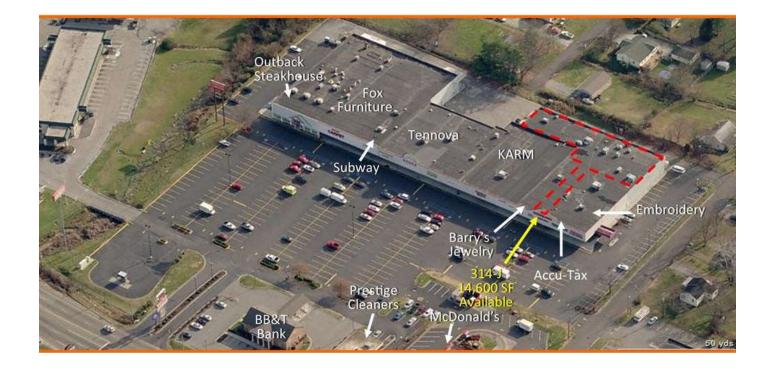
Sam Tate, CCIM

+1 865 777 3035 • state@koellamoore.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NAI Koella | RM Moore 255 N Peters Road, Suite 101 +1 865 531 6400 www.koellamoore.com For Lease | Merchant Village Shopping Center

Aerial Views

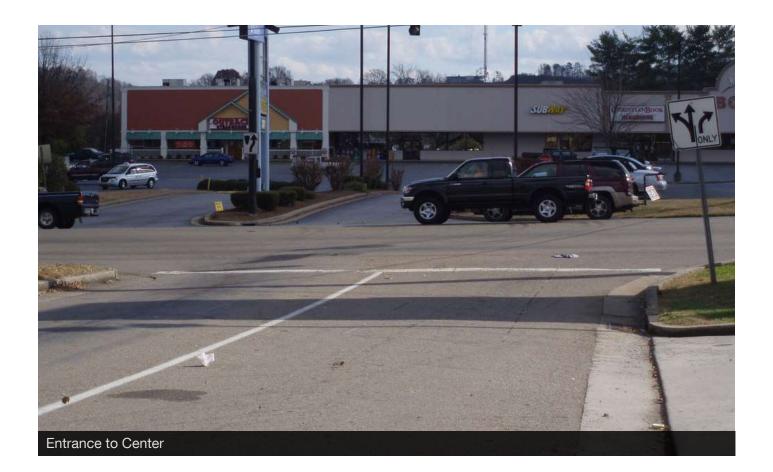






For Lease | Merchant Village Shopping Center

Street Views





I-75 Southbound Exit Ramp (Exit #110)

I-75 Southbound Exit Ramp (Exit #110)



Aerial View - Tenant Space Layout

Merchant Village Shopping Center

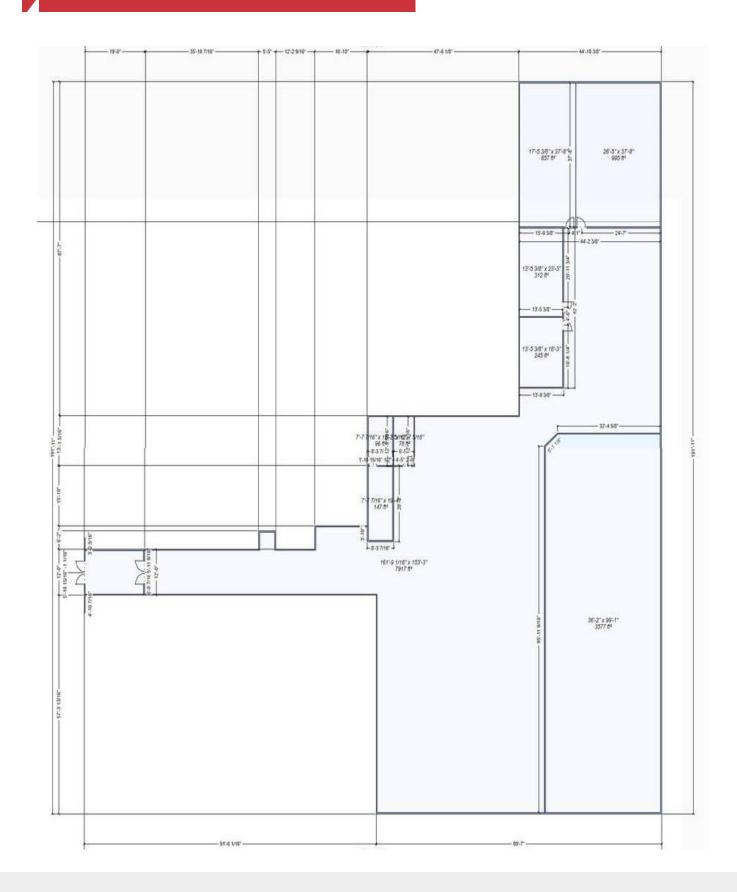




NAI Koella | RM Moore | 255 N Peters Road, Suite 101, Knoxville, TN 37923 | +1 865 531 6400 koellamoore.com

NAI KOELLA | RM MOORE IS INDEPENDENTLY OWNED AND OPERATED. THE INFORMATION LISTED ABOVE HAS BEEN OBTAINED FROM SOURCES WE BELIEVE TO BE RELIABLE; HOWEVER, WE ACCEPT NO RESPONSIBILITY FOR INACCURACIES. For Lease - Merchant Village Shopping Center

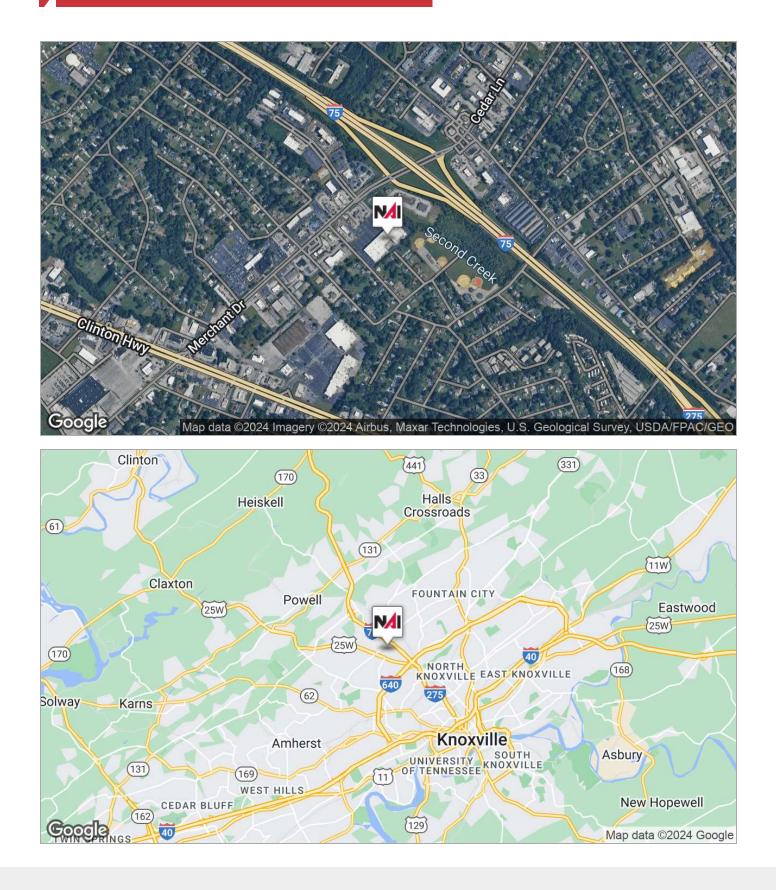
314-J Merchant Dr - Floor Plan - 14,600 SF





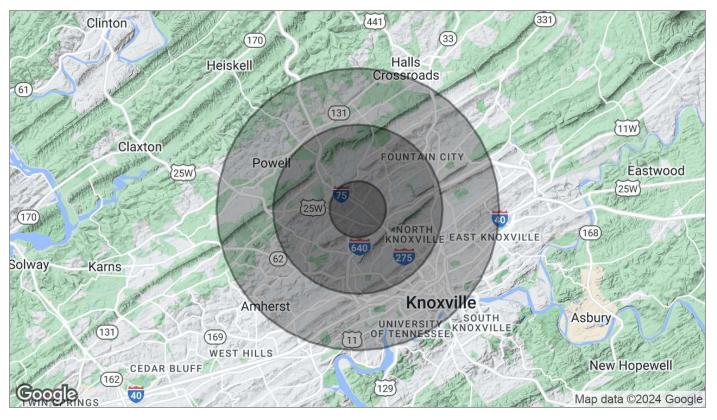
For Lease | Merchant Village Shopping Center

Area Maps





For Lease | Merchant Village Shopping Center 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	
TOTAL HOUSEHOLDS # OF PERSONS PER HH	3,085 2.15	24,357 2.31	63,433 2.28	
	- ,	*		

* Demographic data derived from 2020 ACS - US Census

