

For Lease

Merchant Village Shopping Center

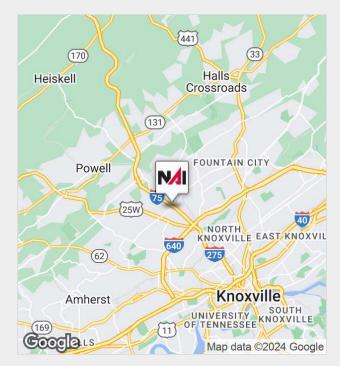


### 314 Merchant Drive/ 5210 Schubert Rd

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:

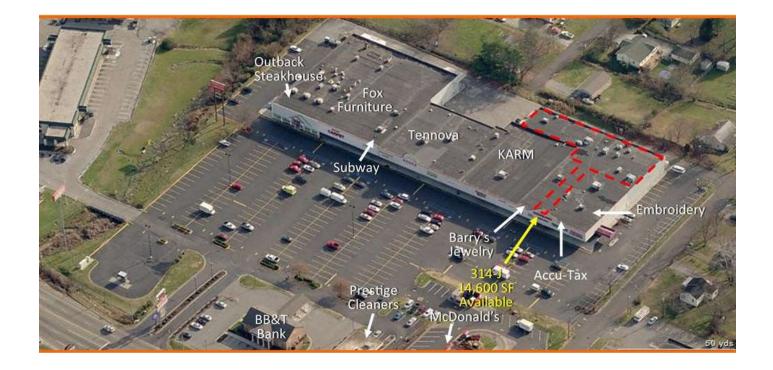
#### Sam Tate, CCIM

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## Aerial Views

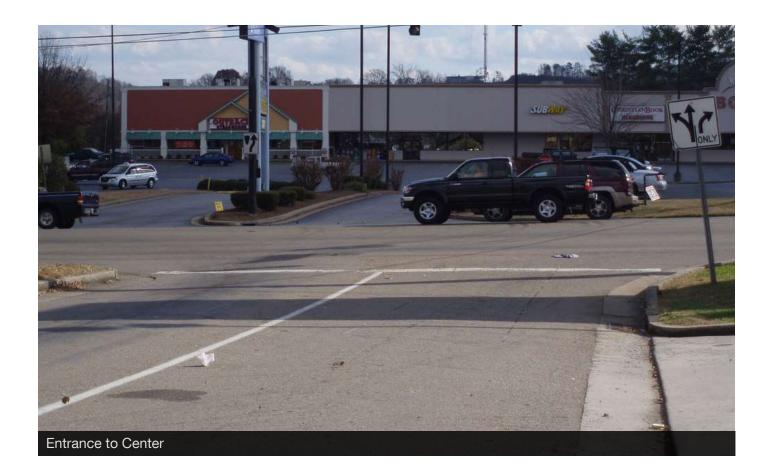






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## **Street Views**





I-75 Southbound Exit Ramp (Exit #110)

I-75 Southbound Exit Ramp (Exit #110)



Aerial View - Tenant Space Layout

### Merchant Village Shopping Center

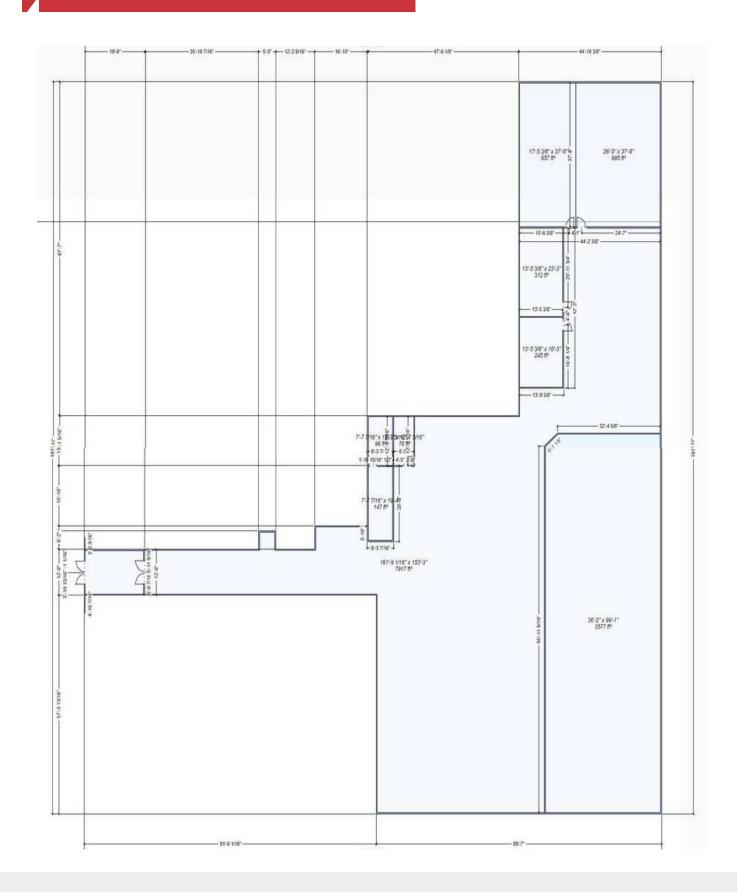




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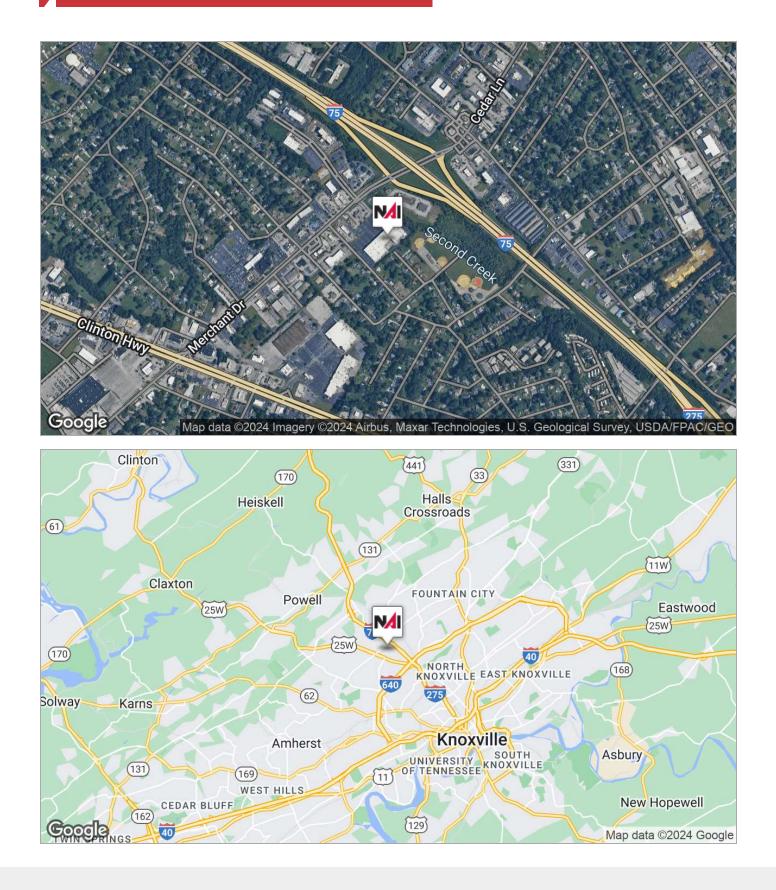
314-J Merchant Dr - Floor Plan - 14,600 SF





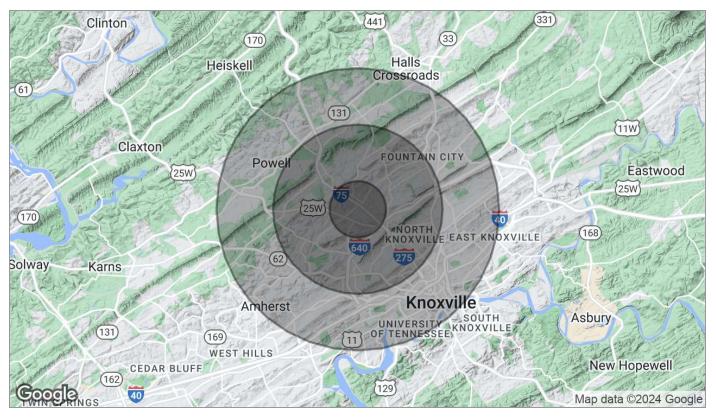
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# Area Maps





# 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

