

For Lease

Retail 1,200 - 5,500 SF

12346 Northshore Dr.

Knoxville, Tennessee 37922

Property Features

- Strong traffic generating tenants and neighbors, including:
- TENNOVA extended hours walk-in/emergency clinic
- DON GALLO Mexican Restaurant
- NOIRE the nail bar
- WEIGEL's
- RURAL-METRO Emergency Service Provider
- BELEW DRUGS
- TOMMY SPEARS DDS coming soon!

Space	Lease Rate	Size (SF)
Northshore Drive	\$25.50 SF/YR	1,470 SF



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Property Summary

Property Overview

Available SF:	1,200 - 5,500 SF
Lease Rate:	\$25.50 SF/yr (NNN)
Lot Size:	15.0 Acres
Building Size:	5,500 SF
Year Built:	2016
Market:	West Knoxville
Sub Market:	Choto
Cross Streets:	S Northshore Dr & Choto Rd

Located in one of the hottest residential growth sectors in Knox County, The Markets at Choto is situated in a vastly under-served retail area, creating quite the opportunity!! This is an opportunity to get in on the 'ground floor' of a well-designed project that will serve the deep West Knoxville community for many years to come.

Attention to detail and high visibility highlight this well planned development. Abundant parking, sidewalks and open space give this retail/office hub an open air/park like atmosphere. 400 + new homes built or under construction

Northshore frontage. Multiple suite sizes available to suit tenants needs. If you haven't been out to the Market's in a while, come see what the buzz is all about!

Location Overview

Neighborhood retail development offering multiple 5,500 square foot retail/office buildings located at the corner of Northshore



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For Lease-

Choto & Northshore Retail





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Choto And Northshore Retail!



For Lease- Choto & Northshore Retail **Traffic Counts**

View stations on map: Select a county... • Non-Map Record Search: Anderson Station Number: Search Station Information Satellite Map Station 000297 Route 01135 Location NEAR LOUDON CO LINE County Knox B Bond Station Rd 2015 11469 2014 11307 2013 10230 2012 9136 2011 8448 2010 9063 2009 7594 S Northshore Dr 8194 2008 7561 2007 2006 8003 Bruce Smith 2005 11292 2004 6046 2003 6001 5563 2002 choto. 2001 5375 2000 6473 1999 4319 ŧ Early Rd 1998 4338 4224 1997 Google 1996 3984 Map data @2017 Google Terms of Use Report a map error Download File: ESRI Geodatabase ESRI Shapefile KML Database Table Open With: Google Earth ArcGIS Explorer MS Access or Excel

Traffic History reflects the Annual Average Daily Traffic (AADT) count along specific locations on Tennessee's road network



For Lease Choto And Northshore Retail!

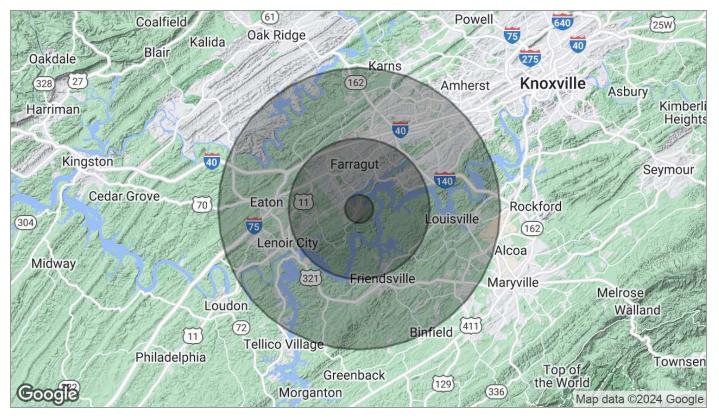
SPACE	SUITE #	MONTHLY LEASE PAYMENT	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Northshore Drive	Building 9, Suite 2	\$260.31	\$25.50 SF/YR	NNN	1,470 SF	VACANT



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Population	1 Mile	5 Miles	10 Miles	
TOTAL POPULATION	1,634	47,545	168,578	
MEDIAN AGE	38.4	42.5	39.6	
MEDIAN AGE (MALE)	37.5	41.8	38.7	
MEDIAN AGE (FEMALE)	39.0	42.7	40.5	
Herecholds Q Income	1 M ² la		10 Miles	
Households & Income	1 Mile	5 Miles	10 Miles	
Households & Income TOTAL HOUSEHOLDS	1 Mile 520	5 Miles 17,863	10 Miles 65,949	
	-			
TOTAL HOUSEHOLDS	520	17,863	65,949	

* Demographic data derived from 2020 ACS - US Census



For Lease Choto And Northshore Retail!

