

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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For Lease

Choto And Northshore Retail!

Property Summary

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

Property Overview

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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Traffic Counts

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

View stations on map:

Non-Map Record Search:

Station Number:



Station Information

Station 000297

Route 01135

Location NEAR LOUDON CO LINE

County Knox

2015 11469

2014 11307

2013 10230

2012 9136

2011 8448

2010 9063

2009 7594

2008 8194

2007 7561

2006 8003

2005 11292

2004 6046

2003 6001

2002 5563

2001 5375

2000 6473

1999 4319

1998 4338

1997 4224

1996 3984

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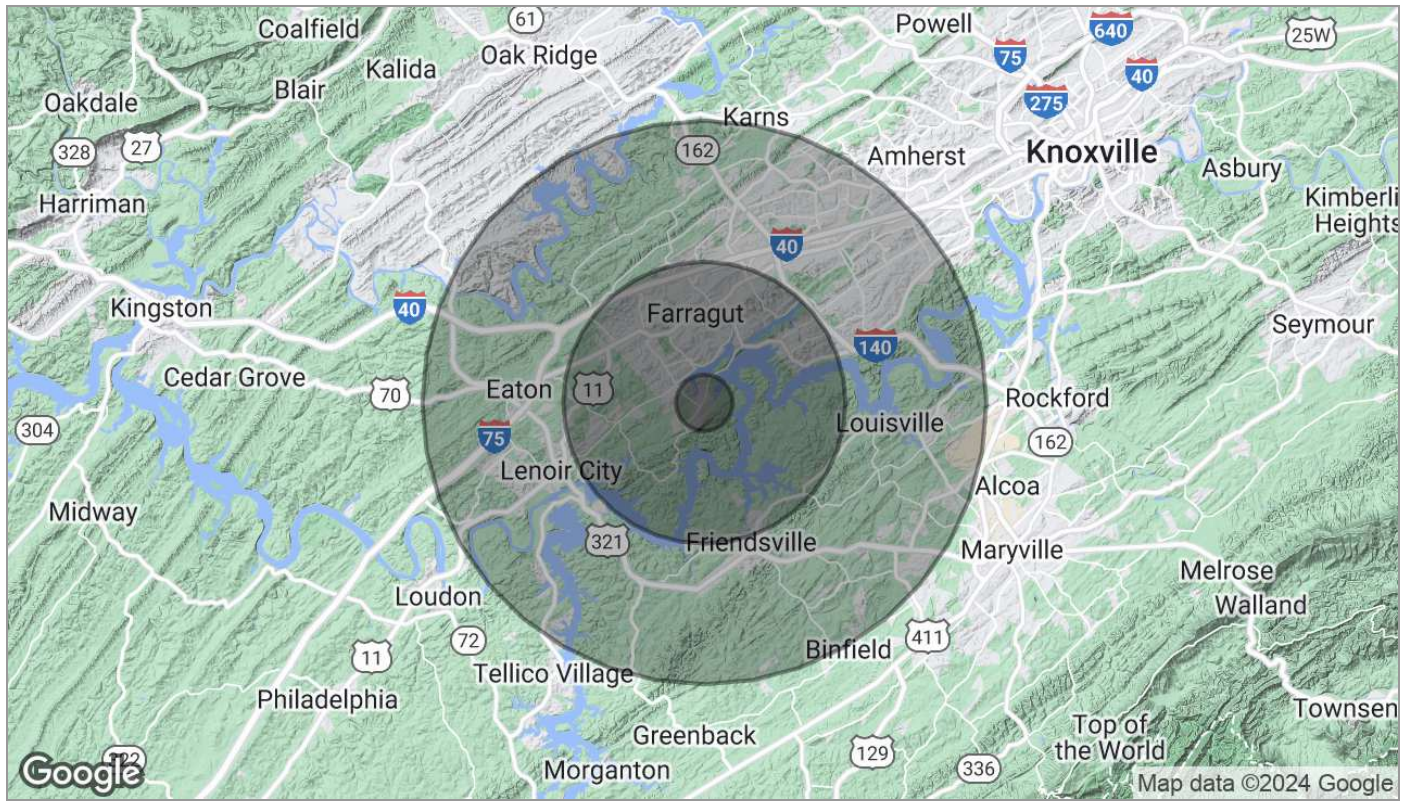
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SPACE	SUITE #	MONTHLY LEASE PAYMENT	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Northshore Drive	Building 9, Suite 2	\$260.31	\$25.50 SF/YR	NNN	1,470 SF	VACANT

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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
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	520	17,863	65,949
# OF PERSONS PER HH	3.1	2.7	2.6
AVERAGE HH INCOME	\$155,541	\$109,794	\$90,198
AVERAGE HOUSE VALUE	\$473,144	\$320,253	\$266,410

* Demographic data derived from 2020 ACS - US Census

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