



The Shops At Forest Park

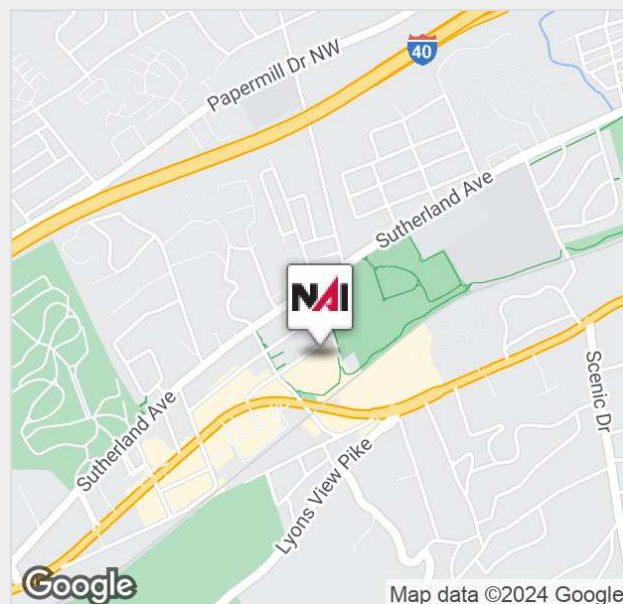
Knoxville, Tennessee 37919

Property Features

- Class "A" Retail Space
- 5,869-34,060 SF available
- Excellent access and visibility
- Highly desirable Bearden location
- 28,191 SF dedicated to grocer use

Lease Rate

Negotiable



For more information:

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Michael Moore

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For Lease

Bearden Retail Space



Property Summary

Available SF:

Lease Rate:

Negotiable

Building Size:

57,954 SF

Market:

Knoxville

Property Overview

The Shops at Forest Park is located in one of Knoxville's most desirable corridors and features excellent access and visibility. This class "A" shopping center offers high visibility, outstanding demographics and has been beautifully maintained.

Location Overview

This center is located in the highly desired **Bearden** area, which is one of Knoxville's premier destinations for shopping and dining. This property is situated directly adjacent to the Knoxville's **greenway** system, which in recent years the city has dedicated several million dollars towards development.

For Lease

Bearden Retail Space



SPACE

SUITE #

LEASE RATE

LEASE TYPE

SIZE (SF)

AVAILABILITY

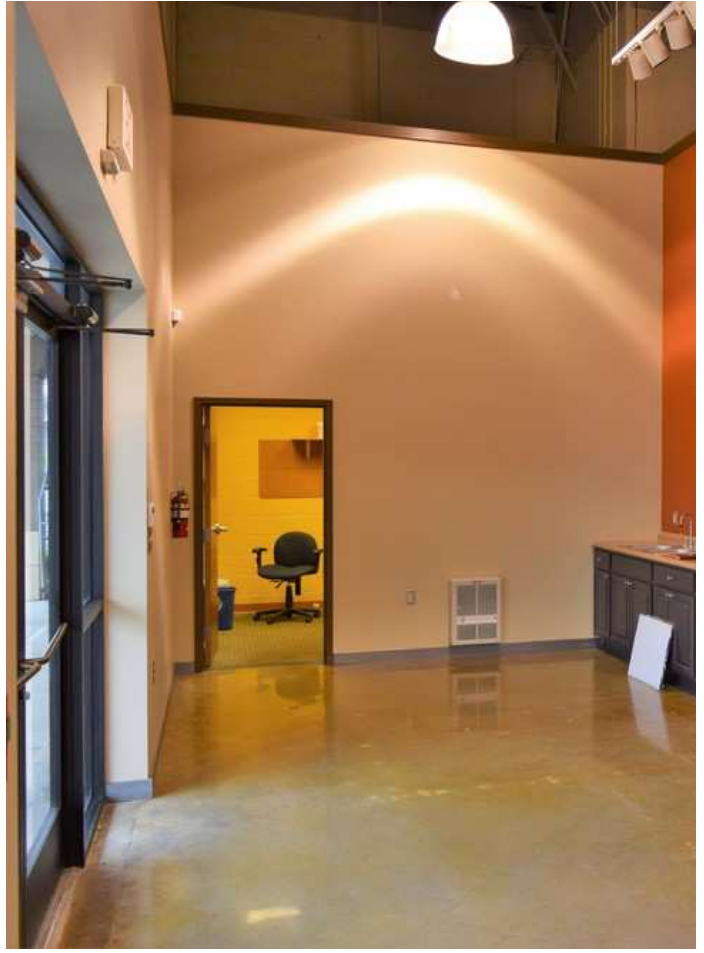
For Lease

Bearden Retail Space



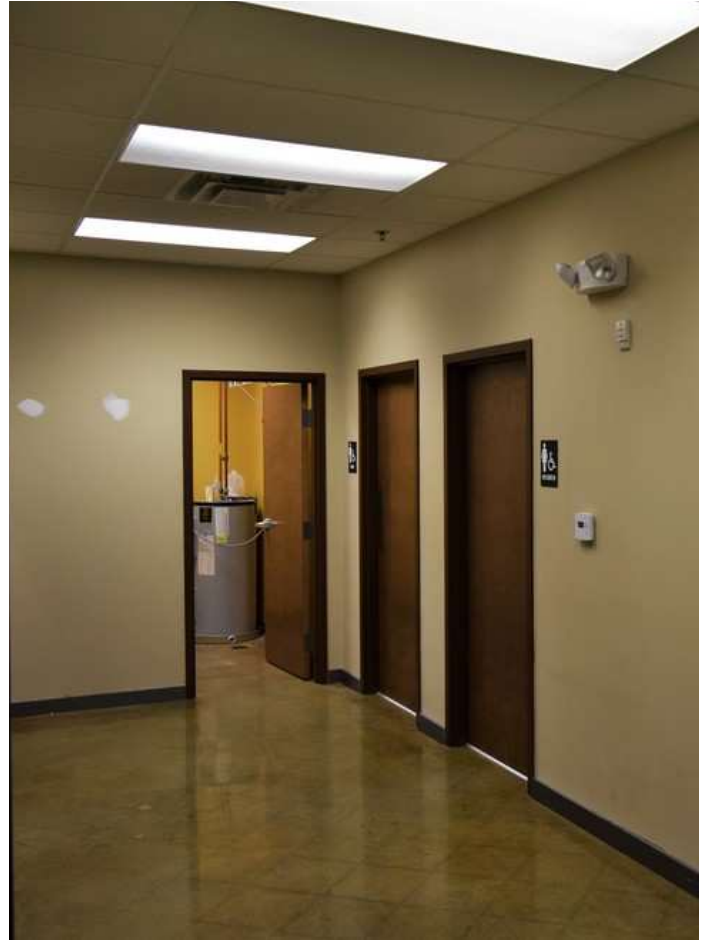
For Lease

Bearden Retail Space



For Lease

Bearden Retail Space



For Lease

Bearden Retail Space



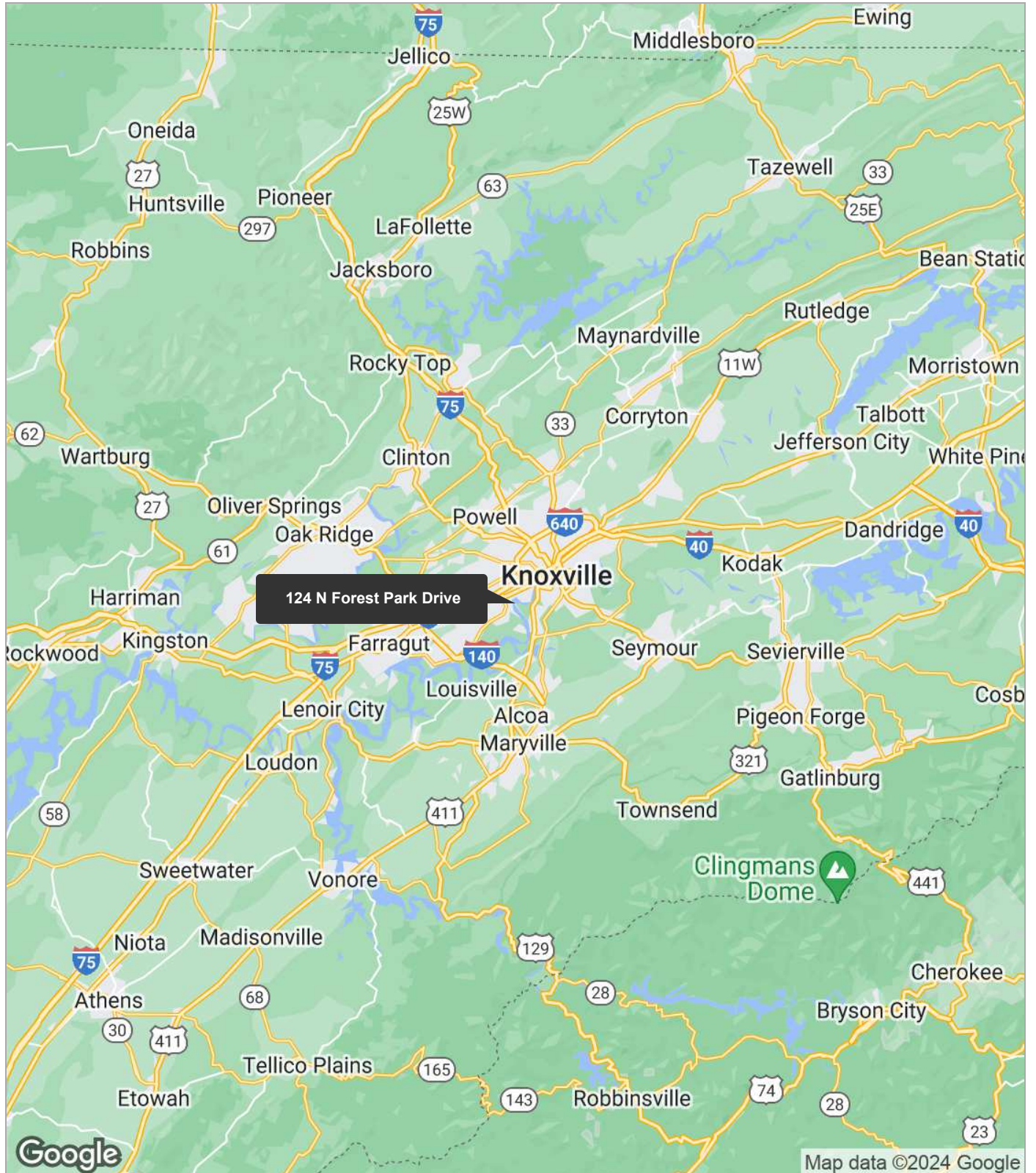
For Lease

Bearden Retail Space



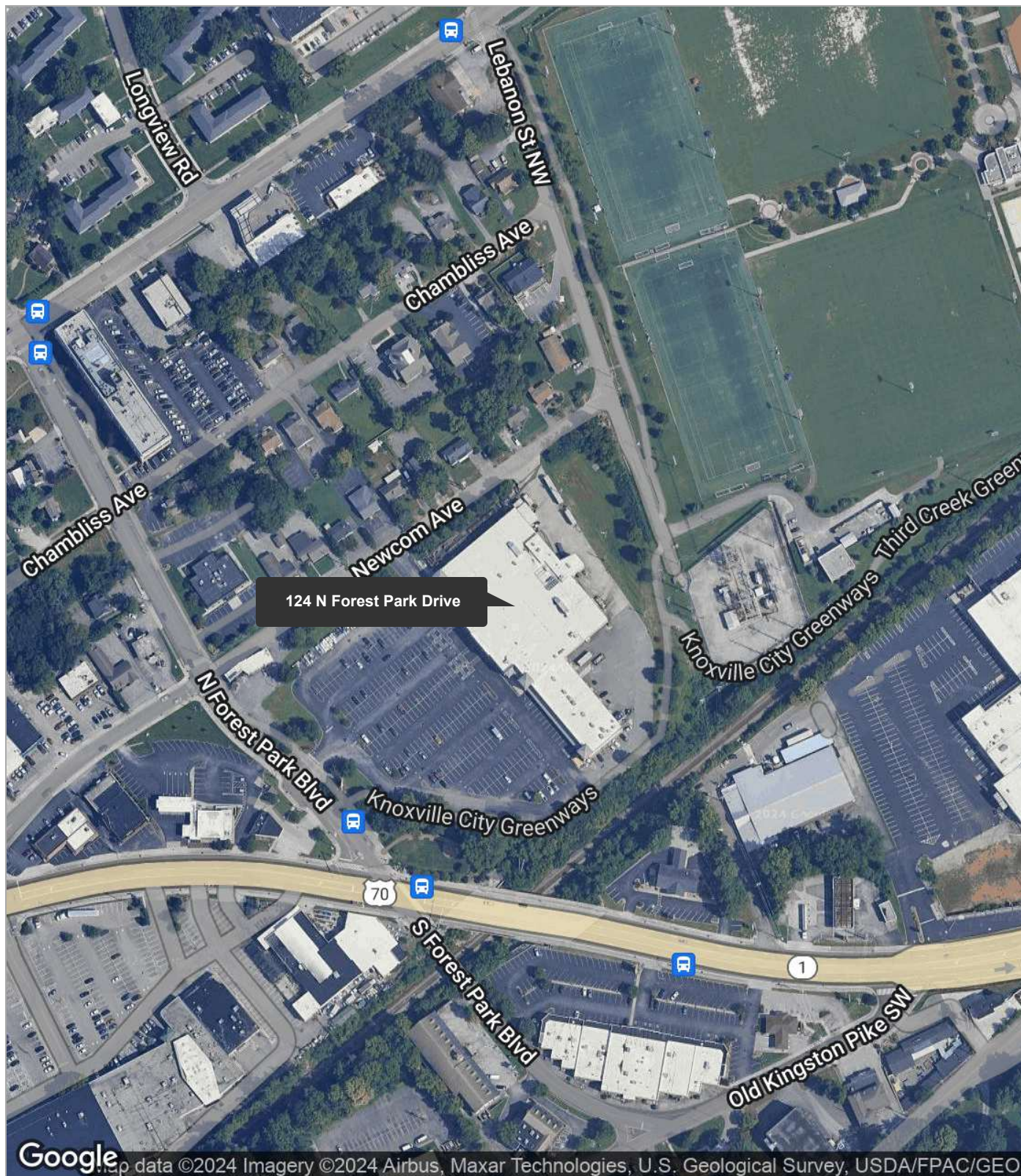
For Lease

Bearden Retail Space



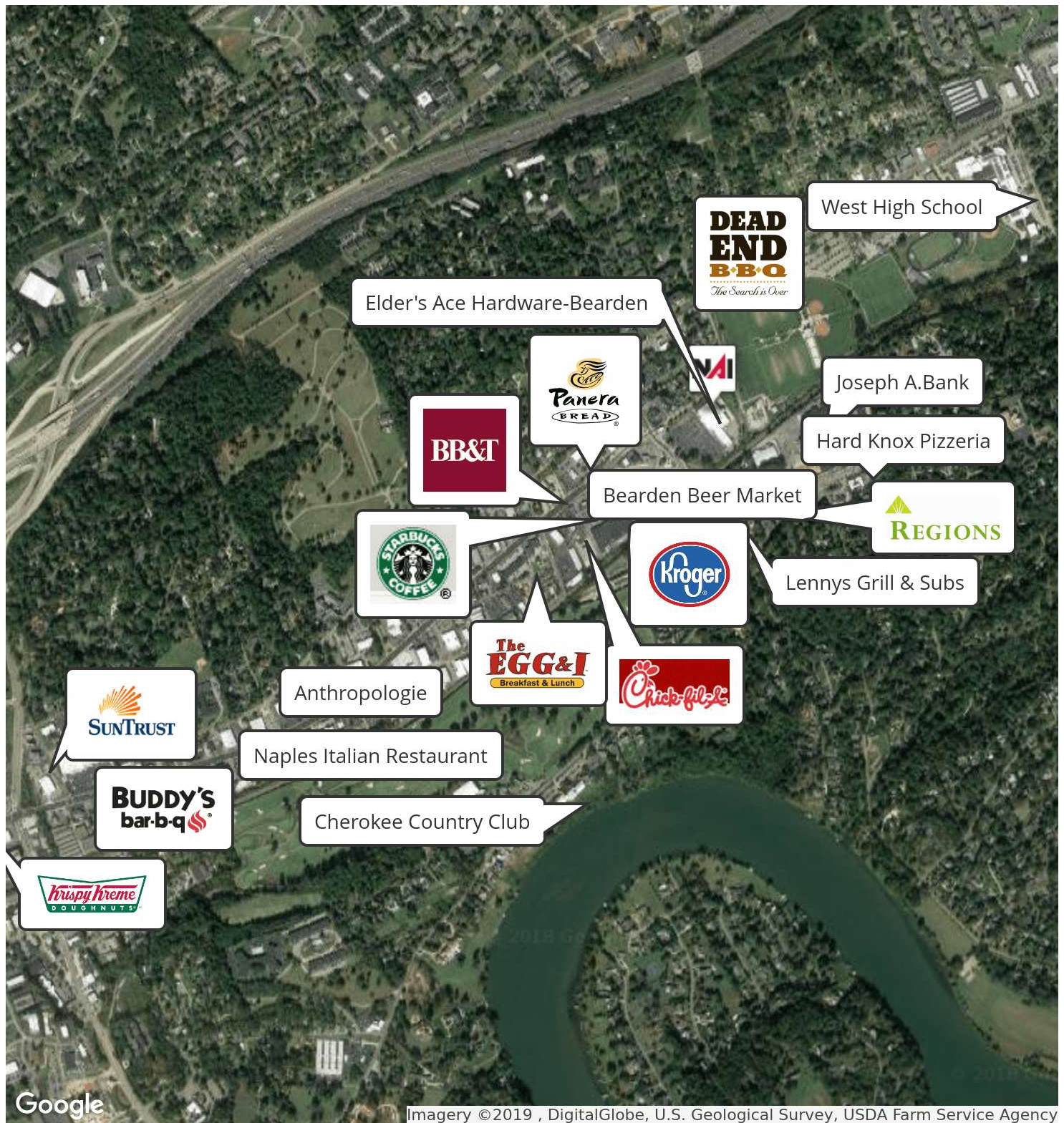
For Lease

Bearden Retail Space



For Lease

Bearden Retail Space



GRAPHIC PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.9451/-83.9826

RGRAP3

150 N Forest Park Blvd

Knoxville, TN 37919

3 min drivetime

5 min drivetime

8 min drivetime

Population

Estimated Population (2017)

Projected Population (2022)

Census Population (2010)

Census Population (2000)

Projected Annual Growth (2017-2022)

Historical Annual Growth (2010-2017)

Historical Annual Growth (2000-2010)

Estimated Population Density (2017)

Trade Area Size

15,765

16,558

15,600

16,234

793

165

-634

1,786

8.8

1.0%

-0.6%

-0.4%

psm

sq mi

52,978

55,468

50,827

49,379

2,490

2,151

1,448

2,106

25.2

0.9%

0.4%

0.3%

psm

sq mi

159,089

167,836

151,909

143,603

8,747

7,180

8,306

2,241

71.0

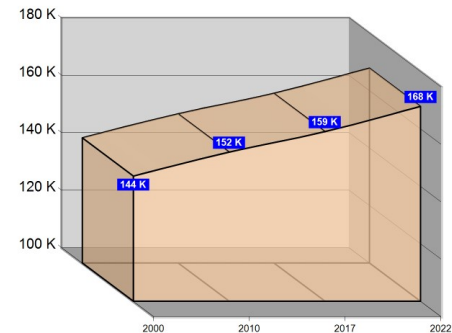
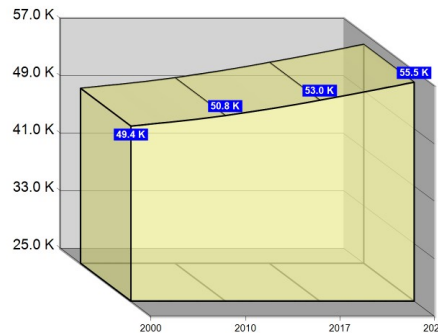
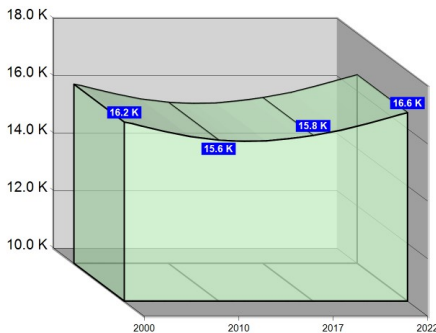
1.1%

0.8%

0.6%

psm

sq mi



Race and Ethnicity (2017)

Not Hispanic or Latino Population

White

Black or African American

American Indian or Alaska Native

Asian

Hawaiian or Pacific Islander

Other Race

Two or More Races

Hispanic or Latino Population

White

Black or African American

American Indian or Alaska Native

Asian

Hispanic Hawaiian or Pacific Islander

Other Race

Two or More Races

14,841

12,044

1,655

43

716

10

22

351

924

390

31

14

15

2

428

44

94.1%

81.2%

11.2%

0.3%

4.8%

0.1%

0.1%

2.4%

5.9%

42.3%

3.3%

1.6%

1.6%

0.2%

46.3%

4.7%

50,187

39,891

7,117

130

1,730

61

53

1,205

2,791

1,190

91

53

34

23

1,206

193

94.7%

79.5%

14.2%

0.3%

3.4%

0.1%

0.1%

2.4%

5.3%

42.6%

3.3%

1.9%

1.2%

0.8%

43.2%

6.9%

149,514

117,947

23,060

450

3,803

188

138

3,929

9,575

3,957

387

153

112

65

4,216

686

94.0%

78.9%

15.4%

0.3%

2.5%

0.1%

0.1%

2.6%

6.0%

41.3%

4.0%

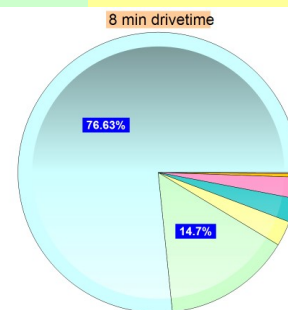
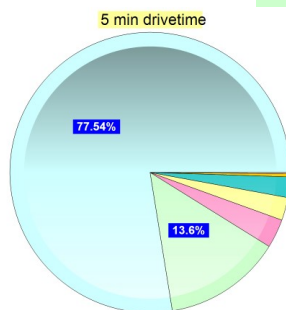
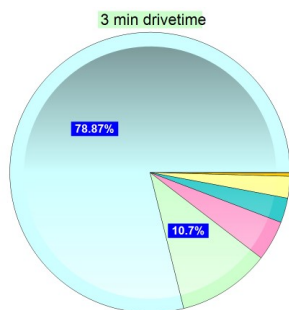
1.6%

1.2%

0.7%

44.0%

7.2%



White Black or African American American Indian or Alaska Native Asian Hawaiian or Pacific Islander Other Race 2+ Races

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5 min drivetime

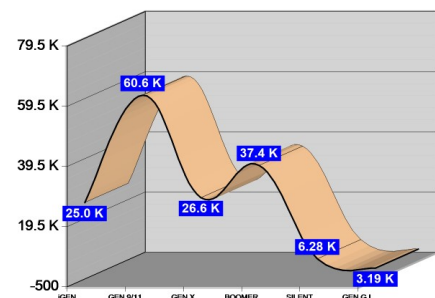
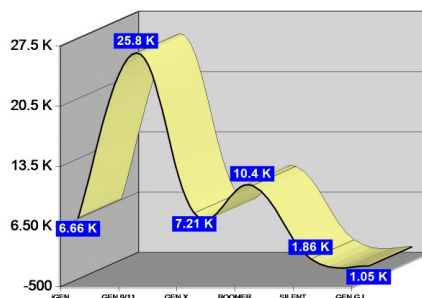
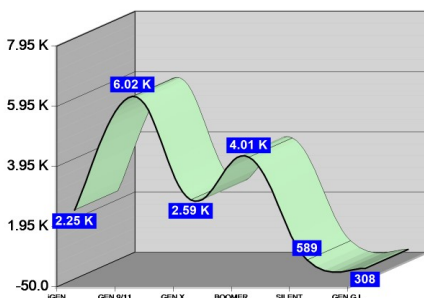
8 min drivetime

Age Distribution (2017)

	3 min drivetime		5 min drivetime		8 min drivetime	
Age Under 5 Years	852	5.4%	2,476	4.7%	9,301	5.8%
Age 5 to 9 Years	737	4.7%	2,198	4.1%	8,092	5.1%
Age 10 to 14 Years	660	4.2%	1,981	3.7%	7,604	4.8%
Age 15 to 19 Years	835	5.3%	5,639	10.6%	11,544	7.3%
Age 20 to 24 Years	2,308	14.6%	11,806	22.3%	22,548	14.2%
Age 25 to 29 Years	1,823	11.6%	5,228	9.9%	15,427	9.7%
Age 30 to 34 Years	1,057	6.7%	3,152	5.9%	11,118	7.0%
Age 35 to 39 Years	931	5.9%	2,611	4.9%	9,634	6.1%
Age 40 to 44 Years	837	5.3%	2,266	4.3%	8,291	5.2%
Age 45 to 49 Years	821	5.2%	2,334	4.4%	8,703	5.5%
Age 50 to 54 Years	866	5.5%	2,480	4.7%	8,828	5.5%
Age 55 to 59 Years	958	6.1%	2,510	4.7%	8,932	5.6%
Age 60 to 64 Years	942	6.0%	2,212	4.2%	7,949	5.0%
Age 65 to 69 Years	703	4.5%	1,819	3.4%	6,632	4.2%
Age 70 to 74 Years	537	3.4%	1,362	2.6%	5,021	3.2%
Age 75 to 79 Years	298	1.9%	980	1.8%	3,592	2.3%
Age 80 to 84 Years	291	1.8%	876	1.7%	2,683	1.7%
Age 85 Years or Over	308	2.0%	1,050	2.0%	3,192	2.0%
Median Age	34.4		30.8		33.3	

Generation (2017)

iGeneration (Age Under 15 Years)	2,249	14.3%	6,655	12.6%	24,997	15.7%
Generation 9/11 Millennials (Age 15 to 34 Years)	6,024	38.2%	25,825	48.7%	60,637	38.1%
Gen Xers (Age 35 to 49 Years)	2,589	16.4%	7,211	13.6%	26,628	16.7%
Baby Boomers (Age 50 to 74 Years)	4,006	25.4%	10,382	19.6%	37,361	23.5%
Silent Generation (Age 75 to 84 Years)	589	3.7%	1,855	3.5%	6,275	3.9%
G.I. Generation (Age 85 Years or Over)	308	2.0%	1,050	2.0%	3,192	2.0%



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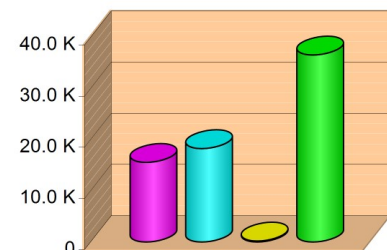
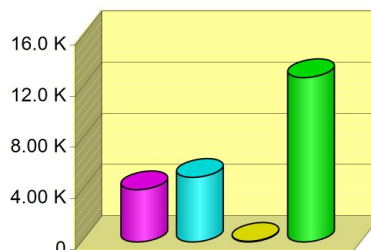
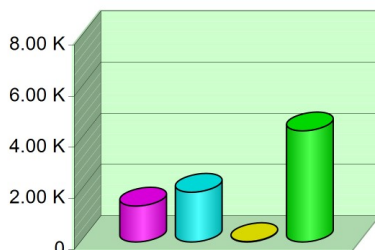
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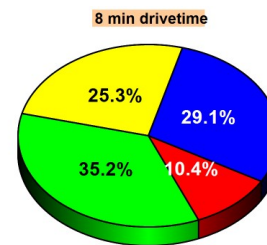
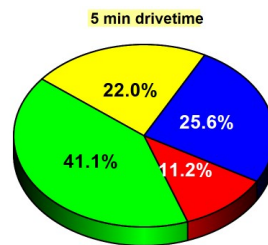
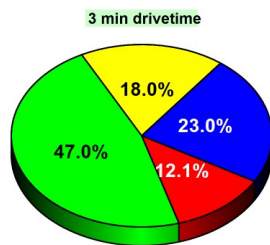
Household Type (2017)

Total Households	7,715	22,052	70,606
Family Households	3,352 25.2%	9,142 22.9%	33,841 25.9%
Family Households with Children	1,405 41.9%	4,088 44.7%	15,571 46.0%
Family Households No Children	1,946 58.1%	5,054 55.3%	18,270 54.0%
Non-Family Households	4,363 25.2%	12,910 22.9%	36,765 25.9%
Non-Family Households with Children	17 0.4%	54 0.4%	194 0.5%
Non-Family Households No Children	4,346 99.6%	12,855 99.6%	36,571 99.5%



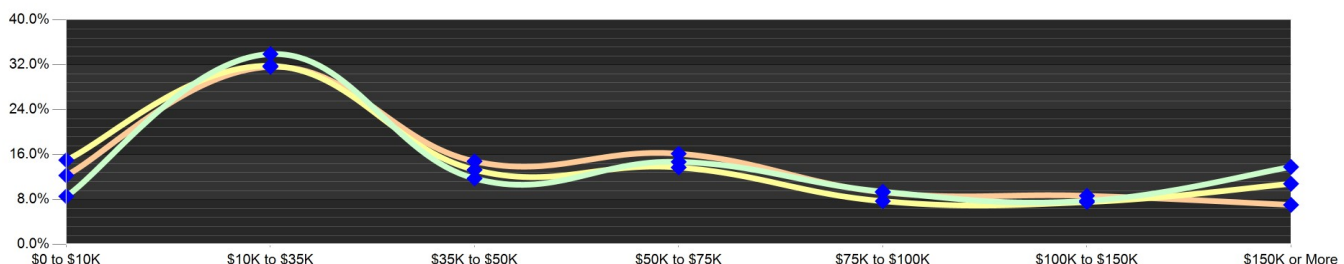
Education Attainment (2017)

Elementary or Some High School	1,250 12.1%	3,243 11.2%	10,376 10.4%
High School Graduate	1,863 18.0%	6,366 22.0%	25,302 25.3%
Some College or Associate Degree	2,384 23.0%	7,397 25.6%	29,118 29.1%
Bachelor or Graduate Degree	4,876 47.0%	11,872 41.1%	35,204 35.2%



Household Income (2017)

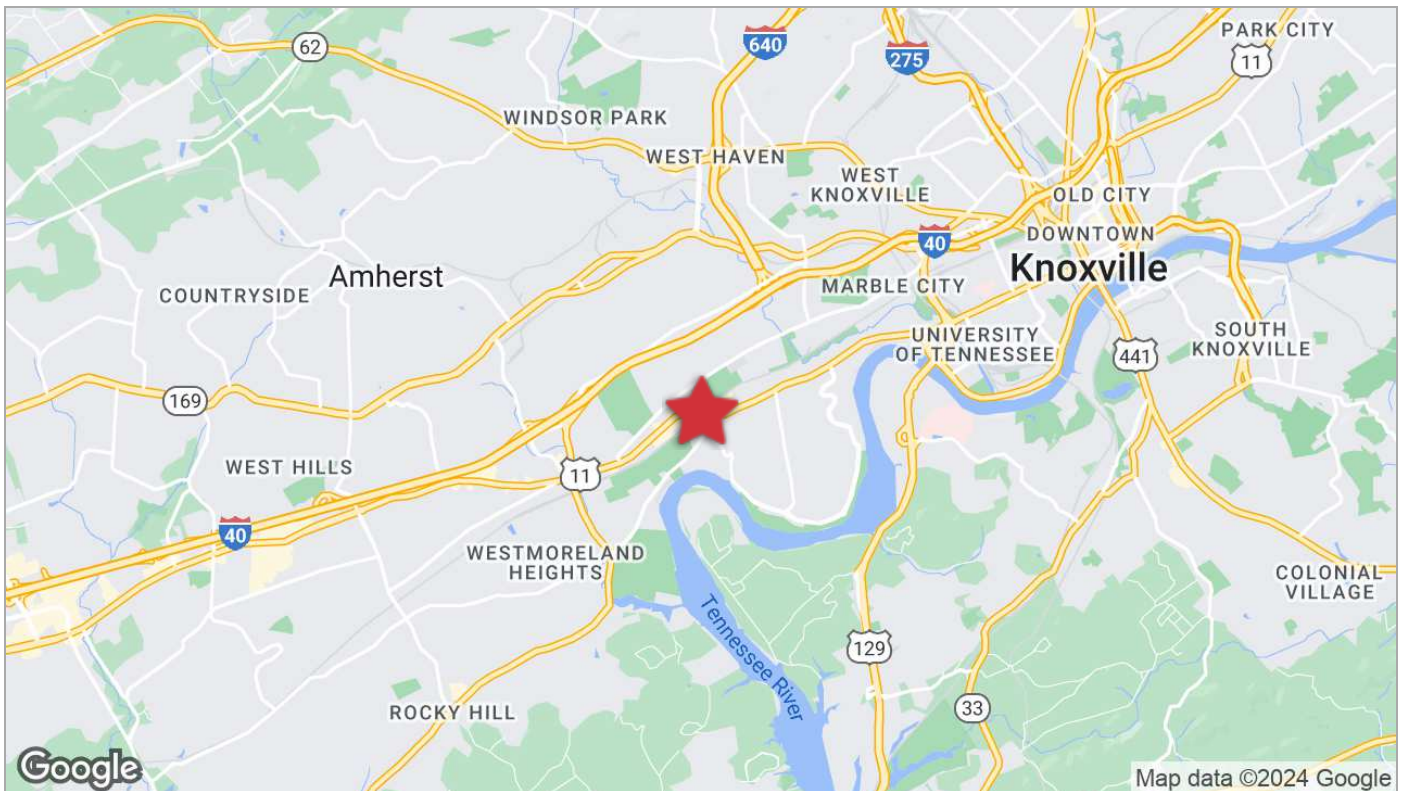
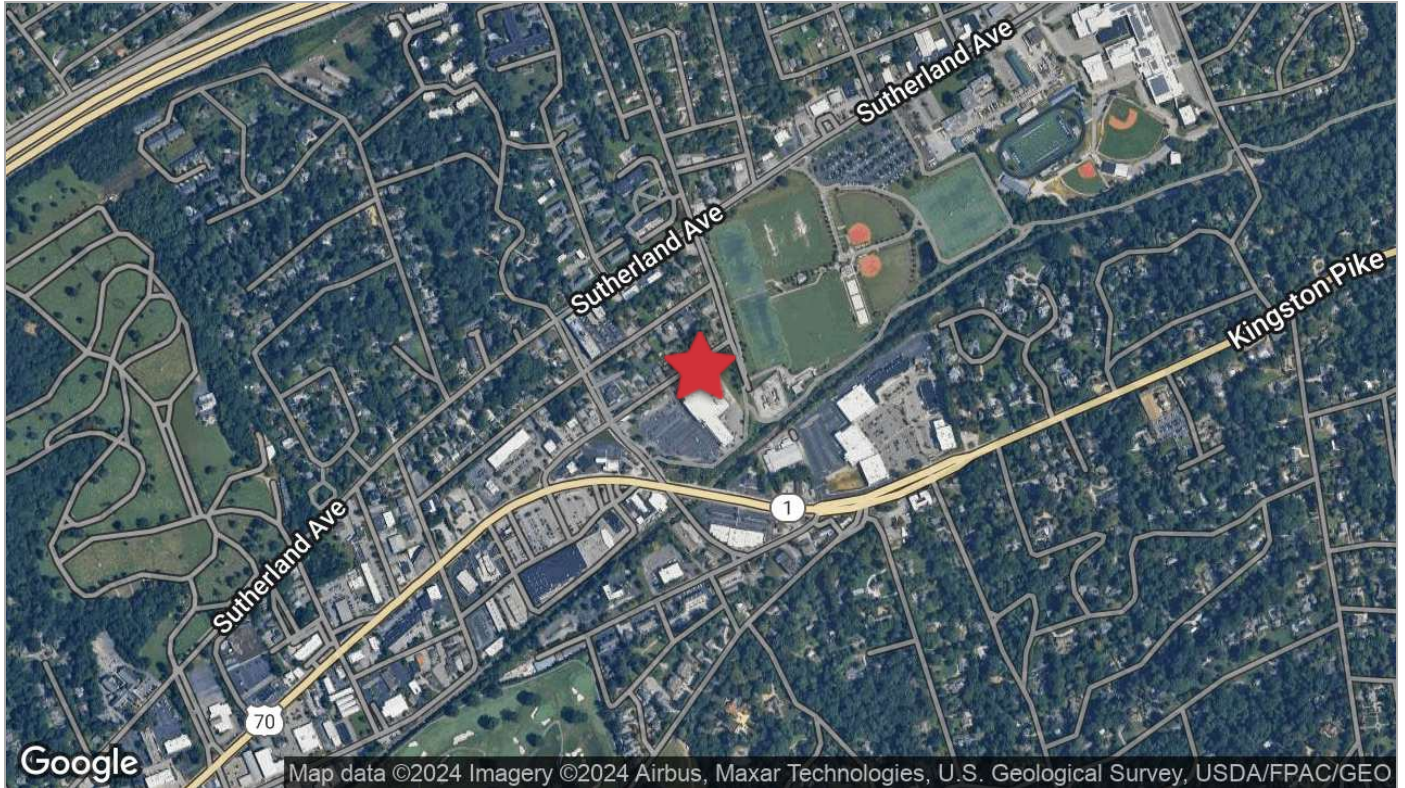
Estimated Average Household Income	\$82,697	\$71,768	\$65,657
Estimated Median Household Income	\$56,886	\$49,799	\$46,544
HH Income Under \$10,000	662 8.6%	3,316 15.0%	8,687 12.3%
HH Income \$10,000 to \$34,999	2,618 33.9%	7,020 31.8%	22,347 31.7%
HH Income \$35,000 to \$49,999	907 11.8%	2,934 13.3%	10,463 14.8%
HH Income \$50,000 to \$74,999	1,136 14.7%	3,027 13.7%	11,419 16.2%
HH Income \$75,000 to \$99,999	600 7.8%	1,666 7.6%	6,129 8.7%
HH Income \$100,000 to \$149,999	600 7.8%	1,666 7.6%	6,129 8.7%
HH Income \$150,000 or More	1,066 13.8%	2,385 10.8%	4,983 7.1%



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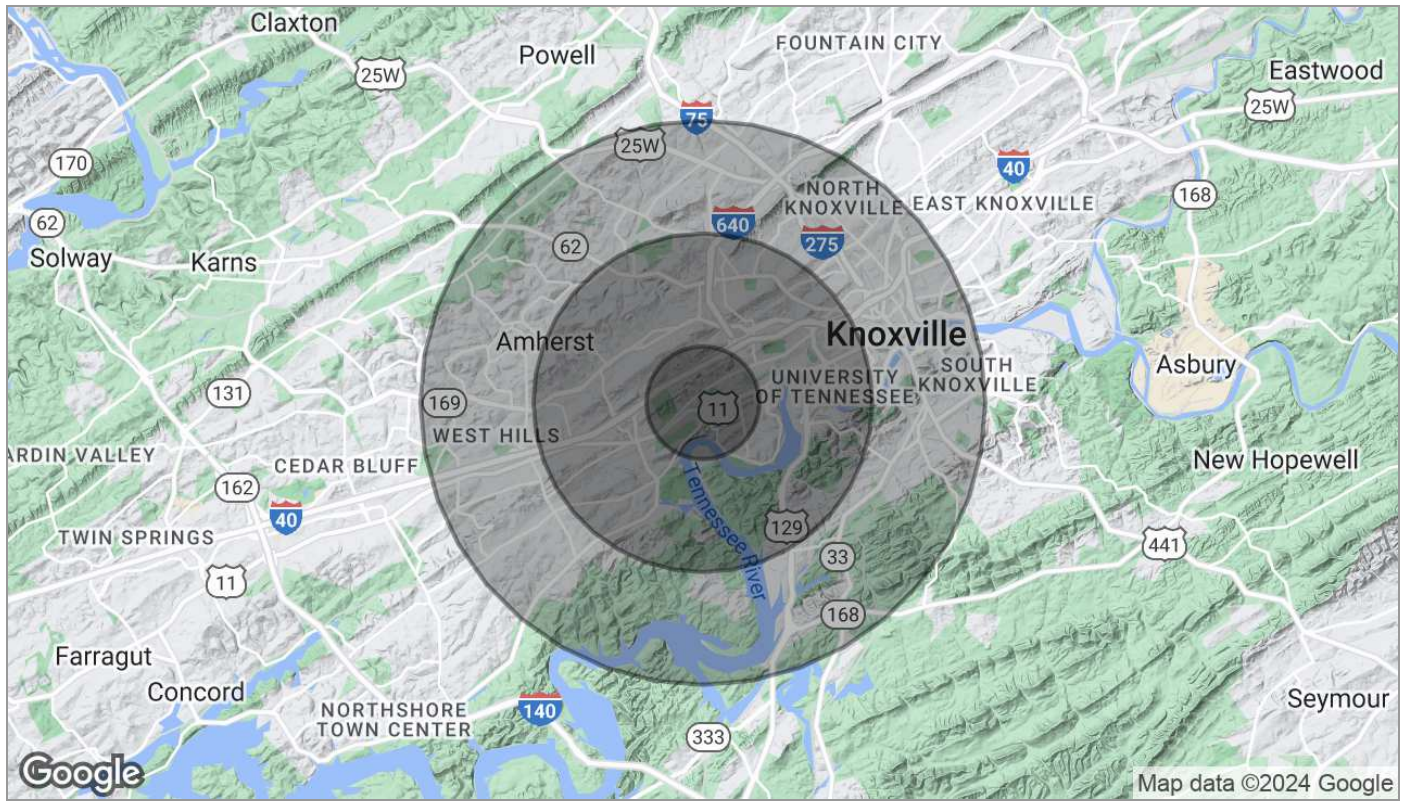
For Lease

Bearden Retail Space



For Lease

Bearden Retail Space



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	6,135	43,465	131,918
MEDIAN AGE	32.7	33.5	33.3
MEDIAN AGE (MALE)	30.5	33.0	33.0
MEDIAN AGE (FEMALE)	33.4	33.9	33.9
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,020	19,386	56,718
# OF PERSONS PER HH	2.0	2.2	2.3
AVERAGE HH INCOME	\$69,625	\$66,193	\$56,285
AVERAGE HOUSE VALUE	\$296,007	\$212,890	\$173,848

* Demographic data derived from 2020 ACS - US Census

For Lease

Bearden Retail Space

Agent Profile



Catherine Hodges

Advisor

NAI Koella | RM Moore

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c +1 865 804 1985

chodges@koellamoore.com

Professional Background

Catherine Hodges is a Commercial Real Estate Advisor with NAI Koella | RM Moore. She specializes in office and retail leasing, and in land sales. She has a proven tract record in Landlord representation by bringing several developments to full occupancy. As a Knoxville native, she believes in contributing to the community by helping business owners secure the best location possible and values the close relationships made through her brokerage efforts.

Memberships & Affiliations

Catherine is a member of the International Council of Shopping Centers (ICSC) and has completed courses from the Certified Commercial Investment Member (CCIM) Institute. She is a member of the Girls Cotillion and the East Tennessee Presentation Society.

In her free time, she enjoys the natural beauty of East Tennessee through hiking, mountain biking, and kayaking. She is active in fundraising charities such as THRIVE Youth Ministries, Big Brothers/ Big Sisters, the American Heart Association, and Cathy L. Hodges memorial fund.

NAI Global 2017 Retail Power Broker Award

CoStar 2017 Retail Power Broker Award

Education

Catherine attended Knoxville's West High School and went on to obtain her bachelor's degree from the University of Tennessee in Finance with a minor in International Business.

For Lease

Bearden Retail Space

Agent Profile



Michael Moore

Senior Advisor
NAI Koella | RM Moore
TN #324982
o +1 865 531 6400
c +1 865 221 9442
mmoore@koellamoore.com

Professional Background

Michael Moore has a diverse background in real estate and facility management. Active in the Knoxville brokerage community since 2010, Michael has hit the ground running. He has significant experience in NNN leasing, vacant land development, bank REO properties, and asset sales. Clients range from local clients, US clients from coast to coast, and international clients ranging from Singapore, Australia, New Zealand and Europe. Prior representations include- Best Buy, Walgreen's, Bojangles, Gatorstep, Mortgage Investors Group, Tennova and more.

Michael honed his craft in the Rocky Mountains, holding broker licenses in Idaho and Wyoming. Accomplishments included the marketing and sale of several large working and guest ranches totaling over 3000 acres, income producing resort assets and select mountain properties.

Prior to embarking upon a career in real estate, Michael was General Manager of several resort properties and service related establishments, including several restaurant start ups.

Combining a knack for communication, intense and comprehensive diligence and market knowledge, Michael is able to bring multiple faceted skills to the various sides of real estate brokerage.

Memberships & Affiliations

Knoxville Association of Realtor's CIE
Tennessee Association of Realtor's
Past Board Member of the Teton Board of Realtor's Ethics Council
2017, 2019, 2020, 2021 CoStar Retail Power Broker
2020 NAI Koella/RM Moore, Inc

Education

University of Tennessee College of Journalism, 1992-1997