



# NORTHSHORE

## TOWN CENTER

Knoxville, Tennessee



# Southeast Market





# Knoxville, Tennessee

- ✦ Ranked 5<sup>th</sup> among Forbes Magazine's *Best Places for Business & Careers*
- ✦ Named *Top Mid-Sized Boom Town* by Inc. Magazine
- ✦ Placed 9<sup>th</sup> among *America's Hottest Cities for Business Relocation & Expansion* according to Expansion Management Magazine
- ✦ Recognized by Site Selection Magazine as 5<sup>th</sup> *Best Overall Business Climate*



# 133-Acre Mixed Use Lifestyle Development





# Regional Location

- ✦ Northwest quadrant of the intersection of Pellissippi Parkway (I-140) and Northshore Drive in the City of Knoxville (Knox County) Tennessee
- ✦ Four miles south of I-40/I-75 and eight miles north of the largest commercial airport in East Tennessee
- ✦ Ten miles southwest of University of Tennessee main campus; Twelve miles from center of downtown
- ✦ Eleven miles to Alcoa/Maryville
- ✦ Sixteen miles to Oak Ridge



# Northshore Town Center

Aerial Photo 7/1/09





# Northshore Town Center

Aerial Photo – 7/1/09





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# Site Strengths

- 🌳 Located on the affluent Southwest side of Knoxville, TN
- 🌳 Northshore Town Center will deliver regional retail shopping, specialty dining, single and multi-family living, elementary school, parks and green space, office and hotel
- 🌳 Size of MSA = 750,000
- 🌳 70,000 population within five miles; 271,591 population within ten-mile radius





# Site Features



- Five-acre lake surrounded by dense retail and dining
- Office and residential-above-retail is a signature feature
- Median age in 3-mile radius is 37 years old
- 83% of homes are owner-occupied
- Immediate 3-mile radius under-served from retail perspective
- Zoned TC-1=Town Center Zoning
- 133 acres of partially developed land



# Demographic Characteristics

	Three Mile	Five Mile	Ten Mile
Total Population	27,394	70,287	271,591
Median HHI	\$ 92,109	\$ 68,740	\$56,614
Average HHI	\$109,334	\$105,737	\$85,176
# Households	9,909	28,988	110,667
10-Yr Household Growth	64.4%	34.5%	24.9%



# Single Family Residential

Partially-Developed





# Average Daily Traffic Counts





# Construction Aerials

2/01/12





# Construction Aerials

2/1/12







# Northshore Town Center

Contact



NORTHSHORE  
TOWN CENTER

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