



# NORTHSHORE

TOWN CENTER

Knoxville, Tennessee



## Southeast Market







### Knoxville, Tennessee

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



Aerial Photo 7/1/09





Aerial Photo – 7/1/09





Aerial Photo – 7/1/09





## 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 Average HHI	\$ 92,109 \$109,334	\$ 68,740 \$105,737	\$56,614 \$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





### Master Site Plan

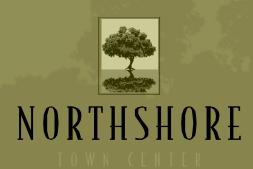




#### Contact







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