

TN OAK RIDGE RUTGERS



13445 MAIN STREET, OAK RIDGE, TN 37830



OFFERING SUMMARY

County	Anderson
Available SF	2,216 - 28,062
Lease Rate	Contact Broker for Details
Lot Size	58.0 Acres
Building Size SF	575,720
Zoning	Commercial
Traffic Count	30,201
Traffic Street	S Illinois Ave
Average HH Income (5 Miles)	\$63,626

PROPERTY OVERVIEW

Main Street Oak Ridge Mall redevelopment includes major retailers such as JCPenny, Belk, Walmart Super Center, TJ Maxx, Dick's Sporting Goods, PetSmart, Ulta Beauty, and Cinemark Theatre.

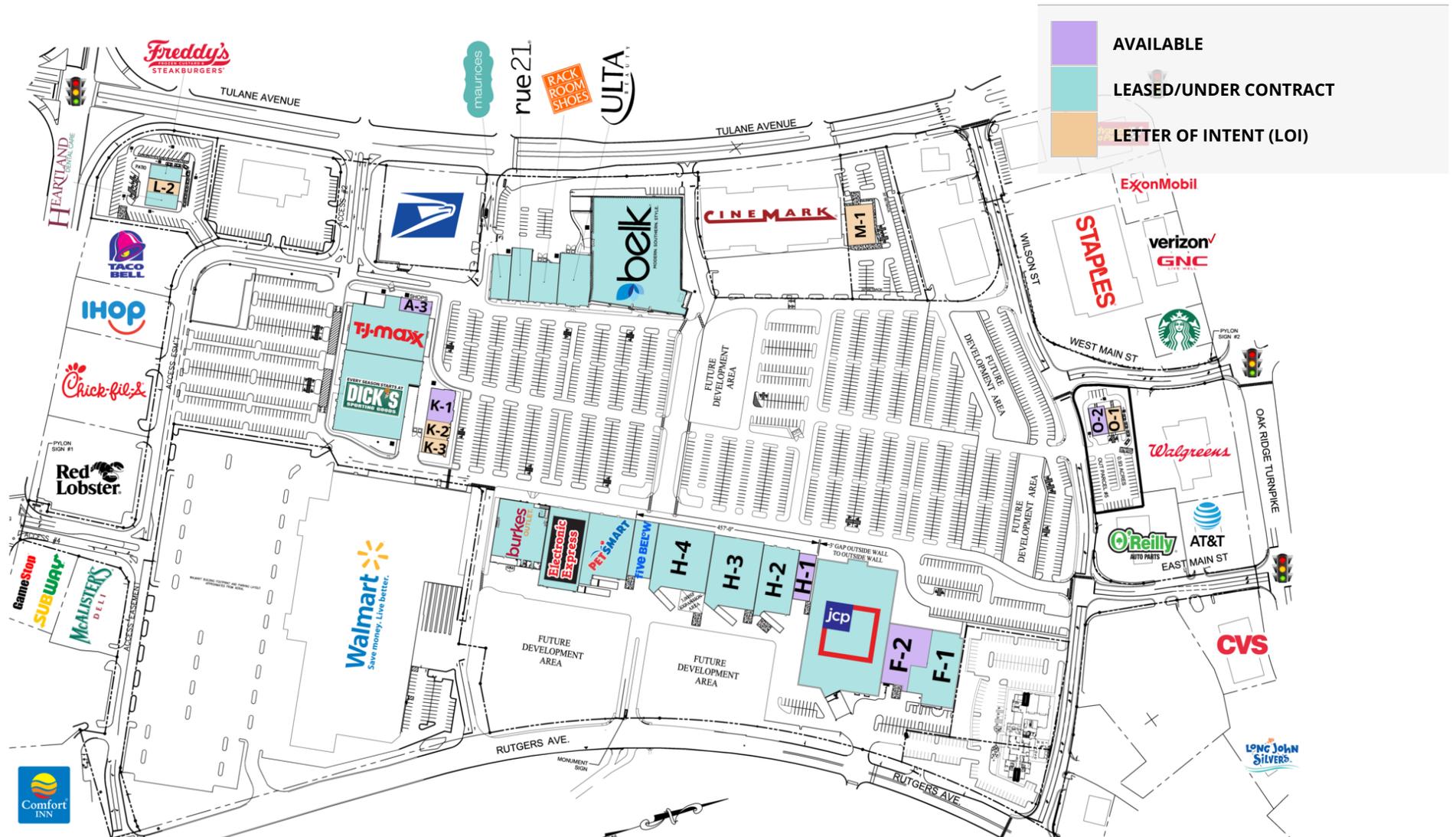
PROPERTY HIGHLIGHTS

- Anchored by major retailers: Belk, JC Penney, Walmart Super Center, TJ Maxx, Dick's, PetSmart, Cinemark Theatre and Ulta Beauty
- Located only 24 Miles from Knoxville, TN
- Major Retail Corridor
- Oak Ridge is one of the biggest employers in the Knoxville metropolitan area
- Oak Ridge is home to US Department of Energy facilities – a national laboratory and a national security complex – and high tech/high wage employers

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SUITE	TENANT	SIZE	TYPE	RATE
A-1	Dick's Sporting Goods	35,000 SF	NNN	Contact Broker for Details
A-2	TJ Maxx	22,000 SF	NNN	Contact Broker for Details
A-3	Available	2,500 SF	NNN	Contact Broker for Details
B-1	Maurices	5,000 SF	NNN	Contact Broker for Details
B-2	rue 21	6,500 SF	NNN	Contact Broker for Details
B-3	Rack Room Shoes	7,000 SF	NNN	Contact Broker for Details
B-4	Ulta Beauty	10,000 SF	NNN	Contact Broker for Details
C-1	Belk	62,472 SF	NNN	Contact Broker for Details
F-1	AMS&E Museum	18,000 SF	NNN	Contact Broker for Details
F-2	Available	28,062 SF	NNN	Contact Broker for Details
G-1	JCPenney	64,187 SF	NNN	Contact Broker for Details
H-1	Available	5,000 SF	NNN	Contact Broker for Details
H-2	-	15,000 SF	NNN	Contact Broker for Details
H-3	-	21,750 SF	NNN	Contact Broker for Details
H-4	-	22,000 SF	NNN	Contact Broker for Details
H-5	Five Below	8,205 SF	NNN	Contact Broker for Details
I-1	PetSmart	17,900 SF	NNN	Contact Broker for Details
I-2	Electronic Express	20,000 SF	NNN	Contact Broker for Details
I-3	Burkes	20,000 SF	NNN	Contact Broker for Details

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SUITE	TENANT	SIZE	TYPE	RATE
K-1	Available	4,997 SF	NNN	Contact Broker for Details
K-2	Noire Nail Bar	2,523 SF	NNN	Contact Broker for Details
K-3	World Finance	1,054 SF	NNN	Contact Broker for Details
L-1	Freddy's Frozen Custard	2,980 SF	NNN	Contact Broker for Details
L-2	Letter of Intent (LOI)	2,216 SF	NNN	Contact Broker for Details
L-3	Heartland Dental	3,280 SF	NNN	Contact Broker for Details
M-1	-	7,000 SF	NNN	Contact Broker for Details
O-1	-	2,500 SF	NNN	Contact Broker for Details
O-2	Available	2,800 SF	NNN	Contact Broker for Details