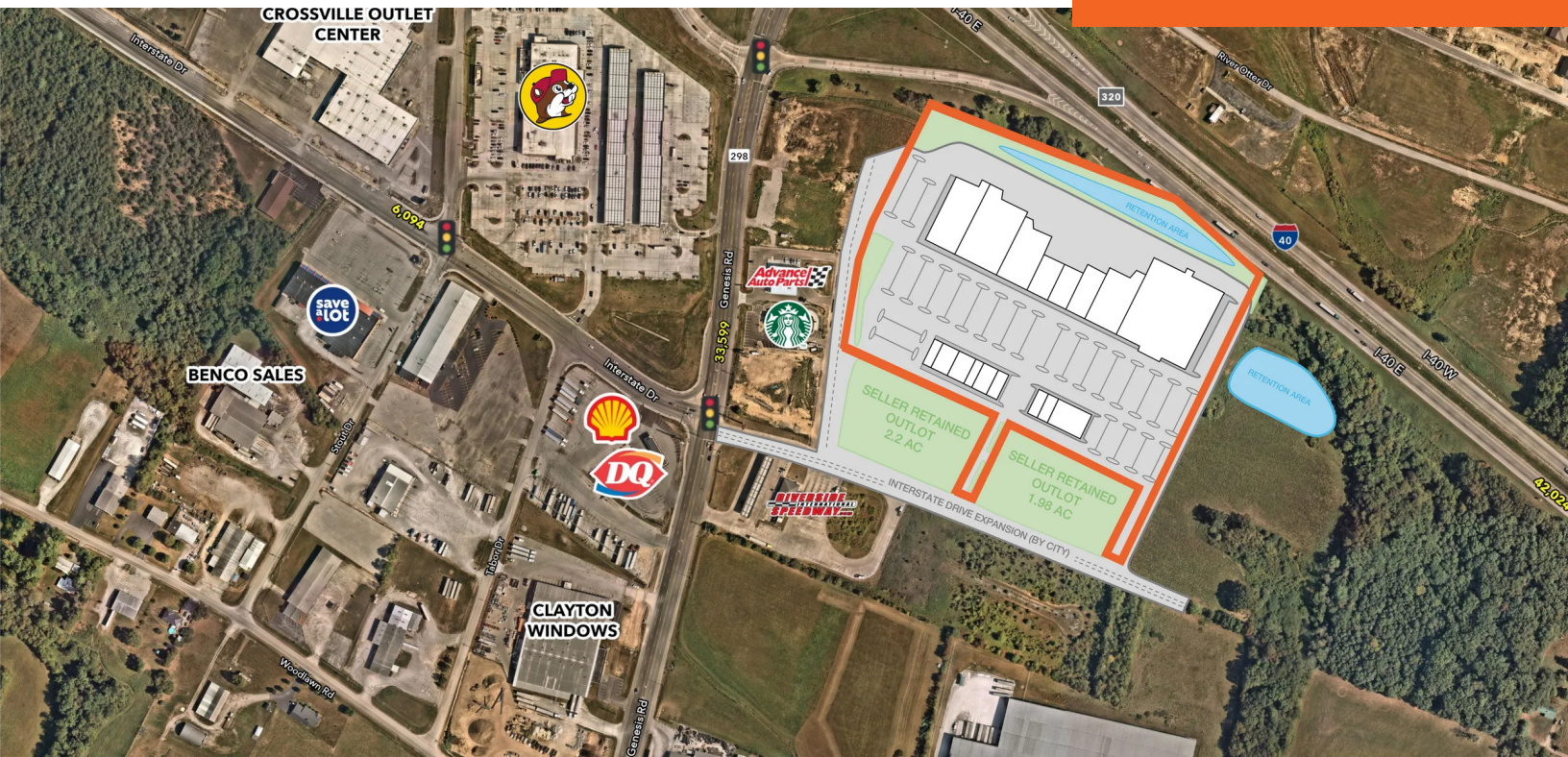


CROSSVILLE COMMONS

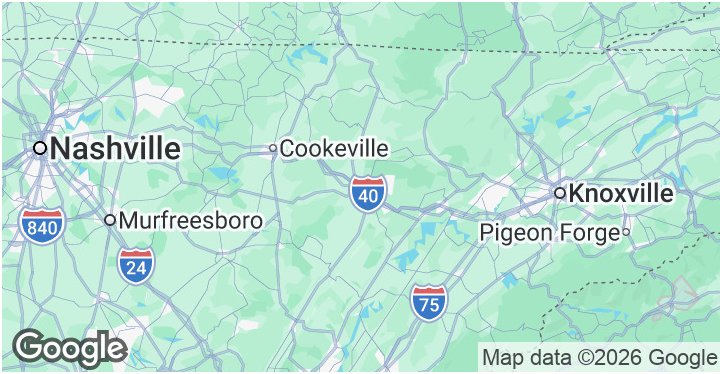
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FOR LEASE



LOCATION DESCRIPTION

Crossville, Tennessee, known as the “Golf Capital of Tennessee,” is strategically located on the Cumberland Plateau at the intersection of Interstate 40 and U.S. Highway 127. It is approximately 60 miles west of Knoxville and 100 miles east of Nashville, making it a convenient destination for travelers and a growing hub for regional commerce. The proposed shopping center is situated right next to the I-40 exit along Genesis Road in the highest area of retail growth for the Crossville market with newer users such as Buccees, Advanced Auto Parts, Starbucks, and a proposed 8,000 SF strip center development.



PROPERTY HIGHLIGHTS

- Benefits from the 5.9 million visits a year (according to Placer.ai) that Buc-ee's gets from travelers and local residents
- City expanding the Interstate Drive and Genesis Rd intersection
- Shopping center to be delivered in Q3 of 2027
- National anchors include Hobby Lobby, Aldi, Marshalls, and Burlington

DEMOGRAPHICS

CUMBERLAND COUNTY

2024 Total Population	64,480
2024 Daytime Population	63,741
2024 Total Households	28,780
2024 Average HH Income	\$75,950



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AVAILABLE

LEASE PENDING

SUITE	TENANT NAME	SPACE SIZE
Suite 1	Grocery	19,957 SF
Suite 2	Apparel & Home	25,018 SF
Suite 3	Family Apparel	20,016 SF
Suite 4	Beauty	7,500 SF
Suite 5	Footware	7,200 SF
Suite 6	Variety Retailer	8,208 SF
Suite 7	Pet Supply	16,020 SF
Suite 8	Arts & Crafts	54,875 SF

SUITE	TENANT NAME	SPACE SIZE
OP1 - 1	Available	4,135 SF
OP1 - 2	Smoothie	1,500 SF
OP1 - 3	Shoe Store	5,000 SF
OP1 - 4	Women's Apparel	5,000 SF
OP1 - 4	Women's Apparel	5,000 SF
OP2 - 1	Optical	2,400 SF
OP2 - 2	Nail Salon	2,000 SF
OP2 Available	Available	7,227 SF



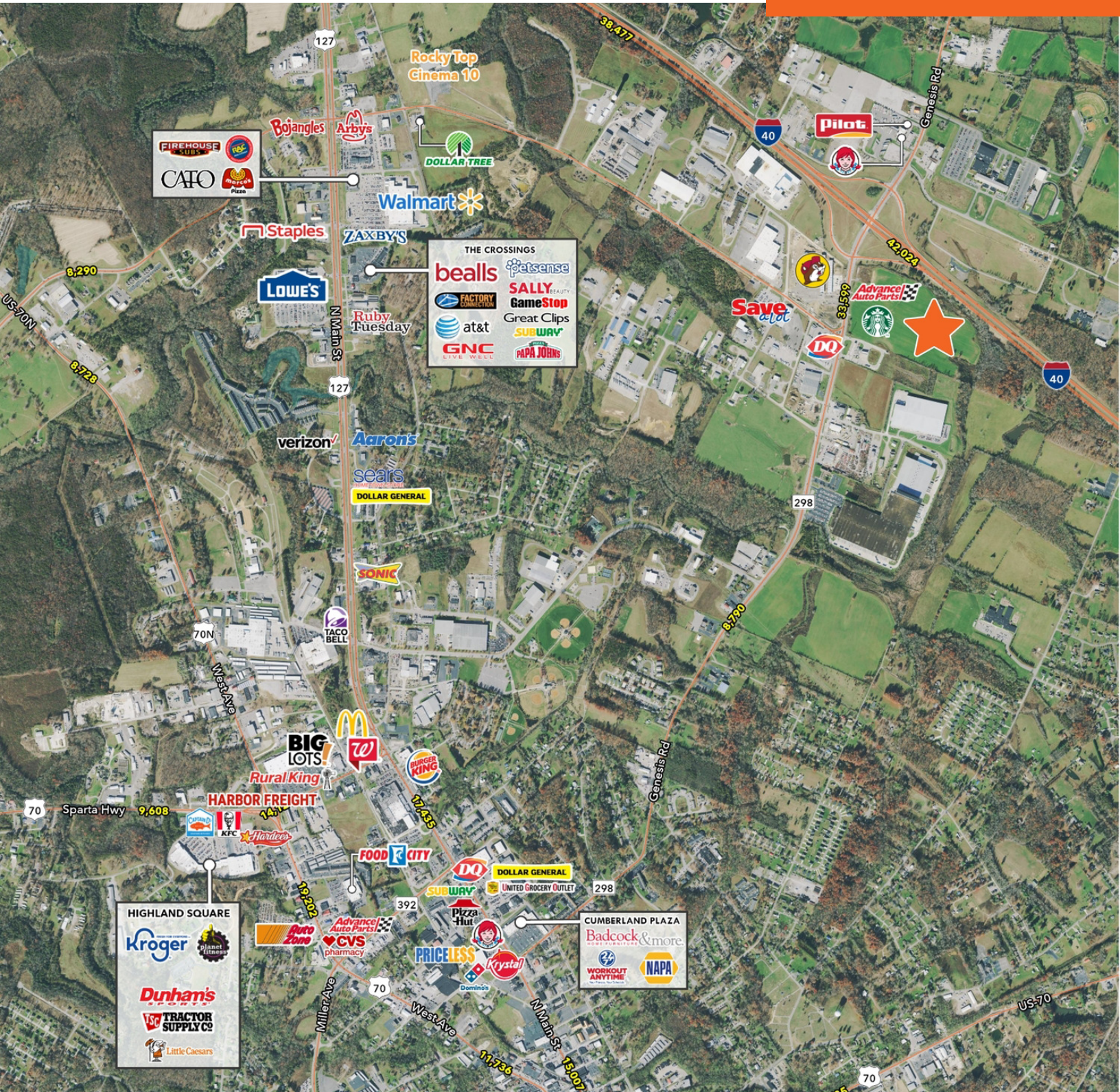
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