

► HARVEST PARK CENTRE

Washington Pike @ Greenway Dr in Knoxville, Tennessee 37918



MOST DOMINANT POWER CENTER ON KNOXVILLE'S EAST SIDE

JOANN

SHOE
CARNIVAL

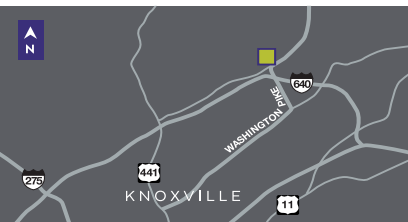
Marshall's

five
BEL'W

ROSS
DRESS FOR LESS

OLD NAVY

DOLLAR TREE



TARGET

ULTA

Shadow Anchors



VEHICLES PER DAY

Interstate 640 west of Washington Pike	63,776
Washington Pike south of Greenway Dr	20,566
Greenway Dr west of Washington Pike	6,220

AVERAGE INCOME

1 Mile	\$104,038
5 Miles	\$78,263
15 Miles	\$92,018

POPULATION

1 Mile	2,988
5 Miles	109,629
15 Miles	487,697



Matt Brock

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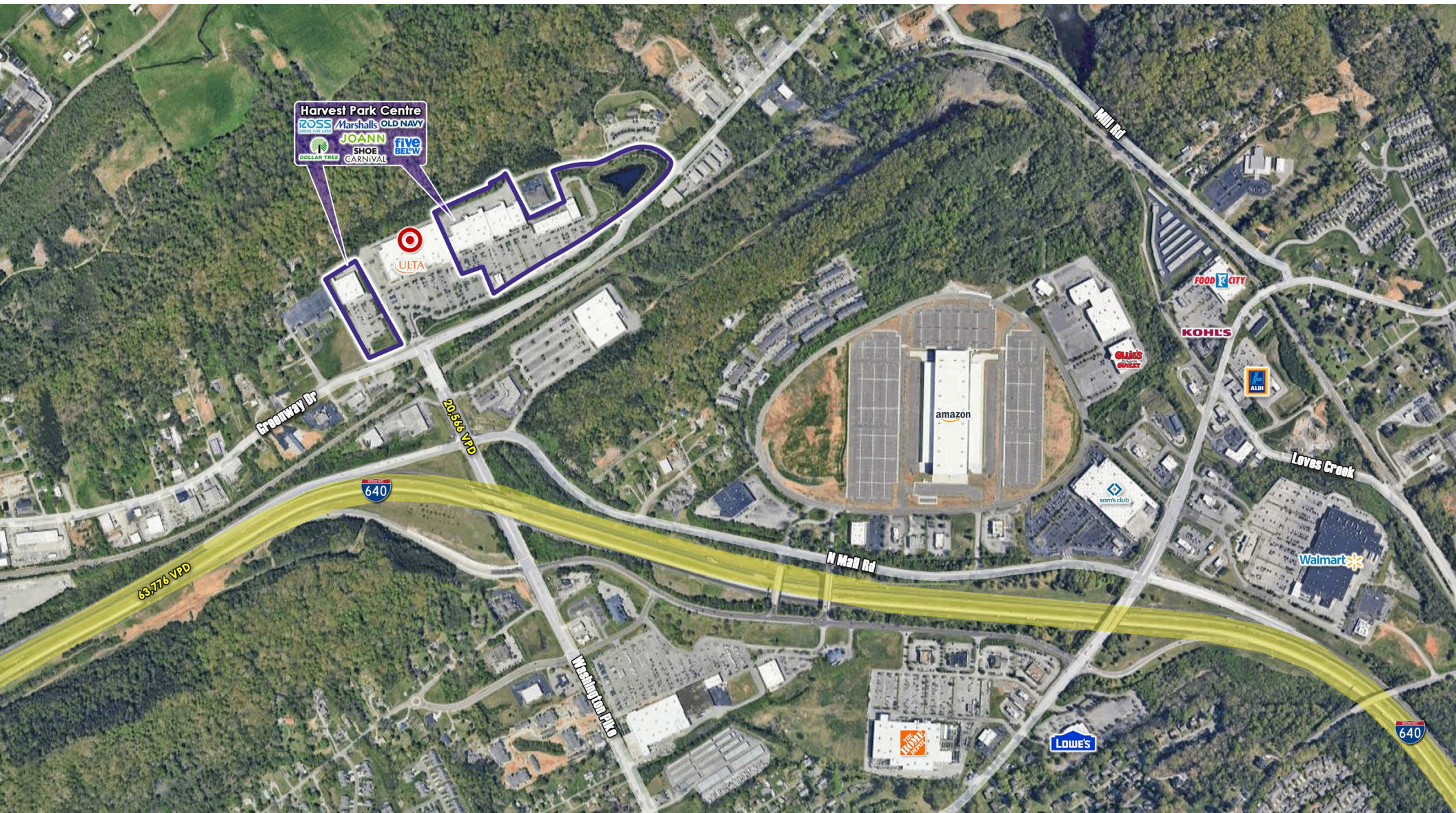
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IN THE TOP 10 FASTEST GROWING CITIES IN THE US



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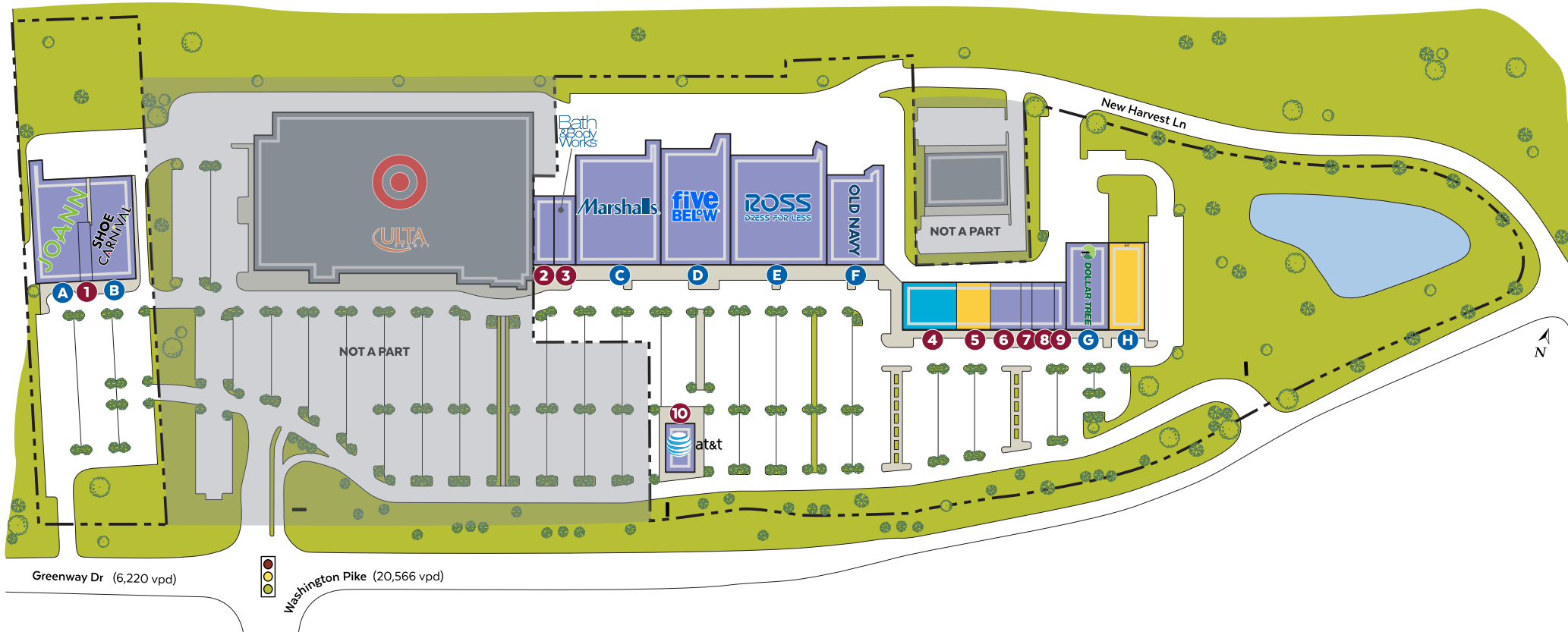
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9,500 SF (PROPOSED) • 4,363 SF



■ AVAILABLE ■ LEASE PENDING ■ EXECUTED



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Tenant List

Tenant	Address	SF/Acres
A  Joann	4627 Greenway Dr	
B  Shoe Carnival	4643 Greenway Dr	
C  Marshalls	5425 Washington Pike	
D  Five Below	5433 Washington Pike	
E  Ross Dress for Less	5439 Washington Pike	
F  Old Navy	5445 Washington Pike	
G  Dollar Tree	5483 Washington Pike	
H  AVAILABLE	(Proposed)	9,500
1  Benchmark Physical Therapy	4635 Greenway Dr	
2  Lens Crafters	5415 Washington Pike	
3  Bath & Body Works	5417 Washington Pike	
4  Lease Pending	5449 Washington Pike	
5  AVAILABLE	5451 Washington Pike	4,363
6  China Wok Buffet	5453 Washington Pike	
7  Sport Clips	5469 Washington Pike	
8  Noire the Nail Bar	5475 Washington Pike	
9  Sally Beauty Supply	5479 Washington Pike	
10  AT&T	5429 Washington Pike	



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FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/harvest-park-centre



Lat/Lon: 36.0372/-83.8869

Harvest Park Centre
 Knoxville, TN 37918

	1 mi radius	5 mi radius	15 mi radius
Population			
2023 Estimated Population	2,988	109,629	487,697
2028 Projected Population	3,029	113,095	503,234
2020 Census Population	2,893	106,296	474,617
2010 Census Population	2,347	100,356	440,994
Projected Annual Growth 2023 to 2028	0.3%	0.6%	0.6%
Historical Annual Growth 2010 to 2023	2.1%	0.7%	0.8%
2023 Median Age	38.4	38.7	37.8
Households			
2023 Estimated Households	1,266	47,607	203,708
2028 Projected Households	1,293	49,453	211,297
2020 Census Households	1,217	45,560	195,674
2010 Census Households	1,047	43,187	182,030
Projected Annual Growth 2023 to 2028	0.4%	0.8%	0.7%
Historical Annual Growth 2010 to 2023	1.6%	0.8%	0.9%
Race and Ethnicity			
2023 Estimated White	78.4%	74.7%	82.0%
2023 Estimated Black or African American	11.8%	17.3%	8.6%
2023 Estimated Asian or Pacific Islander	1.5%	1.0%	3.5%
2023 Estimated American Indian or Native Alaskan	0.6%	0.4%	0.3%
2023 Estimated Other Races	7.7%	6.6%	5.7%
2023 Estimated Hispanic	7.5%	6.1%	5.0%
Income			
2023 Estimated Average Household Income	\$104,038	\$78,263	\$92,018
2023 Estimated Median Household Income	\$72,673	\$57,789	\$68,720
2023 Estimated Per Capita Income	\$44,510	\$34,259	\$38,651
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.1%	3.2%	2.8%
2023 Estimated Some High School (Grade Level 9 to 11)	5.2%	6.3%	5.6%
2023 Estimated High School Graduate	27.3%	30.1%	28.6%
2023 Estimated Some College	18.4%	21.8%	20.3%
2023 Estimated Associates Degree Only	7.3%	9.3%	9.1%
2023 Estimated Bachelors Degree Only	24.2%	18.9%	20.8%
2023 Estimated Graduate Degree	16.5%	10.4%	12.9%
Business			
2023 Estimated Total Businesses	174	4,108	19,395
2023 Estimated Total Employees	1,919	38,760	186,701
2023 Estimated Employee Population per Business	11.0	9.4	9.6
2023 Estimated Residential Population per Business	17.1	26.7	25.1



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INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW

(A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT:

The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY:

To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker

and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT:

A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker Firm Name or	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	



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Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

The information contained herein is provided as a convenience only and should not be construed as a representation or warranty of any kind. Any reliance on or use of such information shall be at the user's sole risk. Fidelis Realty Partners shall not be liable for any inaccuracy in or omission from any such information. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation thereof. Fidelis Realty Partners represents the owner/landlord of the property. 09/16/20