

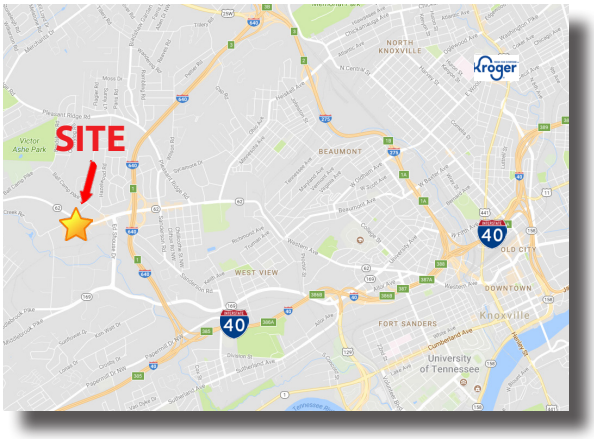
FOR LEASE

640 Plaza

4440 Western Ave, Knoxville, TN 37921

4,764 SF (Can be subdivided)
Lease Rate $ 20.00 psf

- Great Visibility on Western Ave
- Established Retail Corridor
- Easy Access to I-640 / I-40
- Dunkin Donuts outparcel
- Morning Drive Side
- Abundant Parking
- Club 4 Fitness



Demographics	1 mile	3 mile	5 mile
Population	4,394	59,234	172,792
Avg HH Income	$ 91,050	$ 78,562	$ 87,088
Households	1,972	25,598	74,077

Source: SitesUSA.com

For more information, contact:

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Centennial
RETAIL SERVICES

TENANT ROSTER

Suite No.	Tenant Name	SQ. FT.
1	Vols Boba Tea	2,000
2	H&R Block	1,600
3	Rhino Buys It	1,600
4	Rhino Buys It	3,200
5	Citi Trends	11,669
6	*AVAILABLE*	*3,164*
7	*AVAILABLE*	*1,600*
8	Subway	2,400
9	Western Nails	1,200
10	Little Caesars	1,600
11	Leased	8,400
12	KUB	3,600
13	CECU	1,200
14	Panda Chinese Restaurant	1,200
	Total SF	**44,433**



SITE PLAN



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Centennial RETAIL SERVICES