



CRAWFORD SQUARE
REAL ESTATE ADVISORS



PINNACLE AT TURKEY CREEK

11251 Parkside Drive · Knoxville , TN 37934

FEATURED TENANTS



LEASING MANAGER

ALEX CONNER +1(205) 795-3479

aconner@crawfordsq.com

PROPERTY HIGHLIGHTS

- 650,000 square foot premier open-air shopping destination servicing eastern Tennessee
- Over 65 stores and restaurants, featuring dominant anchors including Belk, Regal Cinemas, Total Wine, PGA Tour Superstore, Nike and Ulta
- Strong household incomes within 5 miles exceeding \$100,000
- Located on the dominant retail node of Turkey Creek with neighboring anchors including Super Target, Super Walmart, Publix, At Home and Top Golf
- Robust marketing program featuring signature and micro events

POPULATION

3 mile	38,618
5 mile	97,457
10 mile	261,290

DAYTIME POPULATION

3 mile	56,028
5 mile	114,734
10 mile	293,311

DEMOGRAPHICS



HOUSEHOLDS

3 mile	15,042
5 mile	37,981
10 mile	106,496

AVG HH INCOME (\$)

3 mile	136,480
5 mile	141,780
10 mile	122,011

MED HH INCOME (\$)

3 mile	99,538
5 mile	102,822
10 mile	85,933

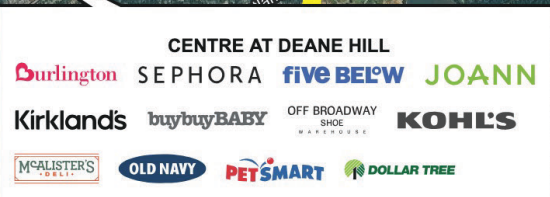


PINNACLE AT
TURKEY CREEK



AREA MAP

PINNACLE AT TURKEY CREEK



AREA MAP



FAIRWAYS AND GREENS
GOLF CENTER



TOPGOLF

MERLE NORMAN
BRADEN'S
crumbl
ASHLEY
noodles
COOK-OUT
TEXAS ROADHOUSE
Szechuan

INTERSTATE
40

PINNACLE AT
TURKEY CREEK

Pavilion of Turkey Creek
Walmart
ROSS DRESS FOR LESS
OfficeMax
HOBBY LOBBY
OLD NAVY
carter's
five BELOW
LANE BRYANT
TARGET
DSW

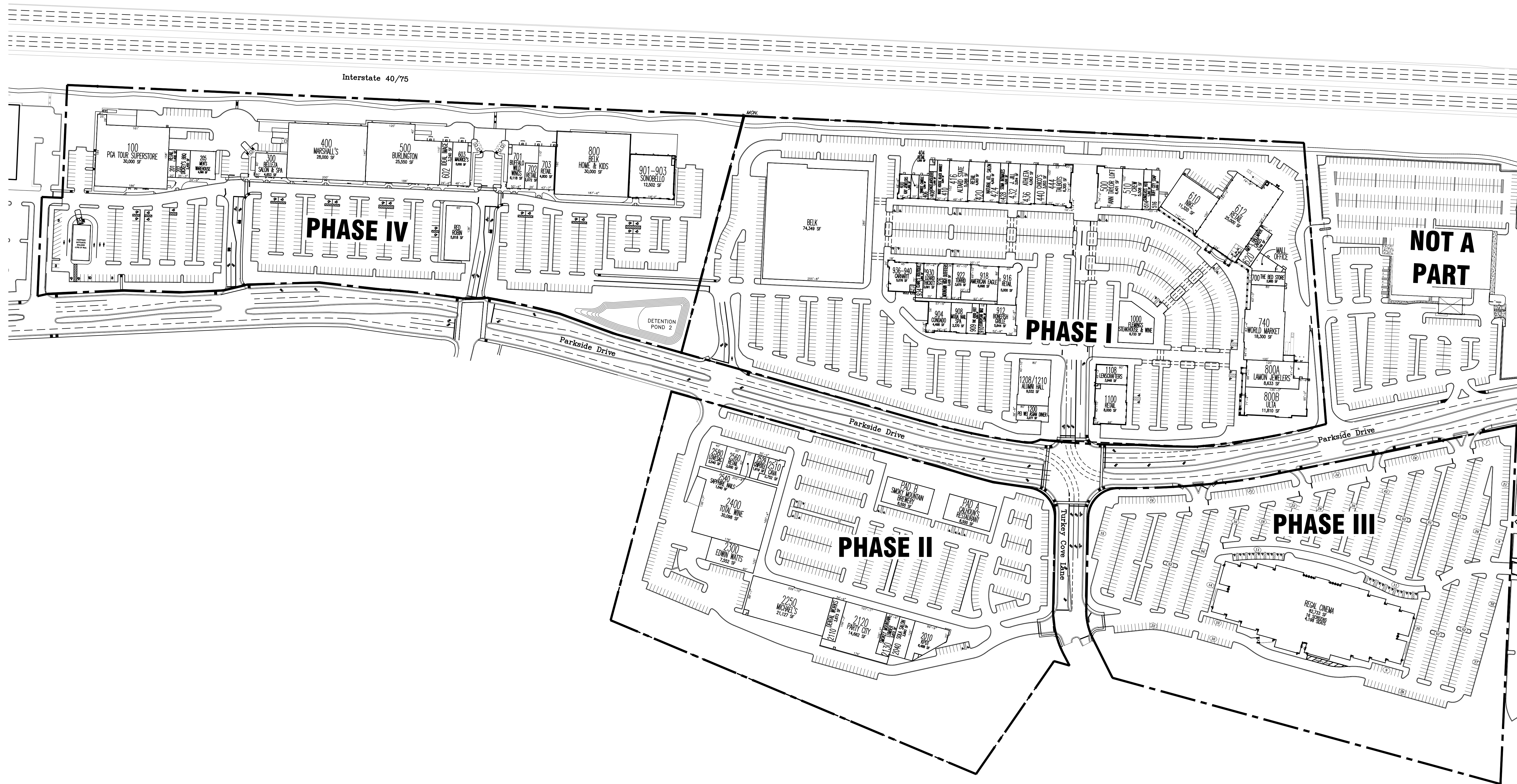
COSTCO
WHOLESALE

Farragut
Middle School
Students: 1,409

CAMPBELL STATION
Students: 2,067



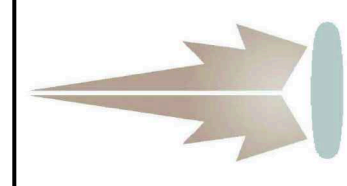
CRAWFORD SQUARE
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SITE
LEASE
PLAN

LOCATED OFF I-75
ALONG PARKSIDE DRIVE
KNOXVILLE, TN

PINNACLE
AT TURKEY CREEK



THE PINNACLE AT
TURKEY CREEK- ALL PHASES
KNOXVILLE, TN



Sheet Title

SLP

Project
Date **01/26/24**
Drawn **TEB**
Checked
Sheet

NOTE: TENANT'S ARCHITECT SHALL FIELD VERIFY SPACE LAYOUT, FEATURES, DIMENSIONS AND LOCATION AND EXISTENCE OF UTILITIES BEFORE DRAWINGS COMMENCE.

NOTE: THIS PLAN IS INTENDED FOR MARKETING PURPOSES TO SHOW THE LOCATIONS AND AREAS OF PROPOSED MERCHANTS. INFORMATION SHOWN IS SUBJECT TO CONTINUED REVISIONS. ALL DIMENSIONS SHOWN ARE APPROXIMATIONS AND MUST BE FIELD VERIFIED BY TENANT'S ARCHITECT PRIOR TO COMMENCEMENT OF DRAWINGS.