



CRAWFORD SQUARE
REAL ESTATE ADVISORS



PINNACLE AT TURKEY CREEK

11251 Parkside Drive · Knoxville , TN 37934



LEASING MANAGER
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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, 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

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SITKA BARNES & NOBLE
ALTAR'D STATE ATHLETA carhartt
NIKE PGA TOUR SUPERSTORE sunglass hut
Burlington SOMA LENS CRAFTERS
REGAL ME Total Wine TORRID
MEN'S WEARHOUSE EUROPEAN WALK CENTER J. JILL Michaels
WHITEHOUSE BLACK MARKET maurices
Marshall's belk CAVA
Red Robin Fleming's WORLD MARKET ULTA
chico's AMERICAN EAGLE TALBOTS LOFT

BLAZE PIZZA
AMERICA'S BEST CONTACTS & EYEGLASSES
Sport Clips
Staples
DICK'S SPORTS & OUTDOORS
PET SUPPLIES PLUS
DOLLAR TREE
LOWE'S
amc
BEST BUY
FIREHOUSE SUBS

HOBBY LOBBY SALLY BEAUTY
BARNES & NOBLE
ROSS DRESS FOR LESS
TRADER JOE'S
HomeGoods
TJ-MAXX

THE UNIVERSITY OF TENNESSEE
KNOXVILLE
Enrollment: 36,000+

MARKET PLACE SHOPPING CENTER
Petland
planet fitness

THE UNIVERSITY OF TENNESSEE
MEDICAL CENTER

CENTRE AT DEANE HILL
Burlington
Kirkland's
McALISTER'S DELI
FOOD CITY
OLD NAVY
PET SMART
DOLLAR TREE
five BELOW
OFF BROADWAY
KOHLS

Walmart
COSTCO WHOLESALE

target

WINDSOR SQUARE
BIG LOTS
PLAY IT AGAIN SPORTS
Bassett

PAVILION AT TURKEY CREEK
Chick-fil-A
Visionworks
OfficeMax
Kirkland's
carter's
BLAZE PIZZA
GNC
five BELOW
SALLY BEAUTY
SHOE CARNIVAL
Bath & Body Works
DSW
ROSS DRESS FOR LESS
FIVE GUYS
McALISTER'S DELI
LANE BRYANT
OLD NAVY
PET SMART
DOLLAR TREE
HOBBY LOBBY

WEST TOWN MALL
Eddie Bauer
carter's
aerie
Chick-fil-A
Foot Locker
FINISH LINE
AMERICAN EAGLE
chico's
Apple
LUCKY BRAND
VICTORIA'S SECRET
EXPRESS
Buckle
B HOLLISTER
H&M
lululemon
TORRID
REGAL
GNC
JCPenney
Bath & Body Works
POTTERY BARN
Dillard's
AÉROPOSTALE
WHITEHOUSE BLACK MARKET
COTTON ON
Visionworks
HOT TOPIC
SEPHORA
GAP
belk
THE CHILDREN'S PLACE
WILLIAMS-SONOMA
RACK ROOM SHOES

AREA MAP



FAIRWAYS AND GREENS
GOLF CENTER



MERLE NORMAN
BRADEN'S
LifeStyle at Turkey Creek
crumbl
COOK OUT
ASHLEY
noodles
TEXAS
noodles

TOPGOLF

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

JCPenney

LONGHORN
STEAKHOUSE
ZAKY'S

CLEAN JUICE
Publix
Orange Julius
FIRST WATCH
THE DAYTON CAFE

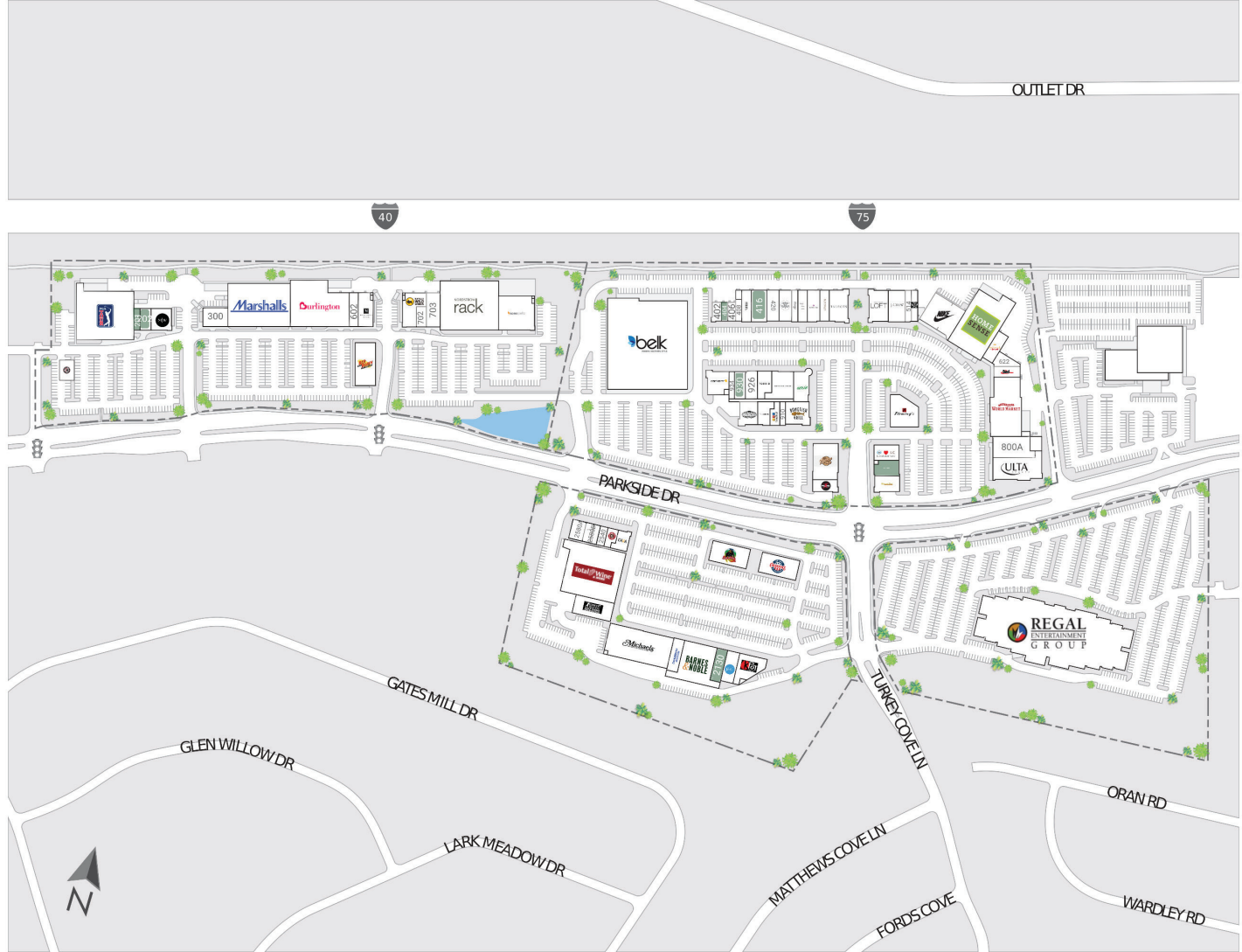
Students: 2,067

Farragut
Middle School
Students: 1,409

Spectrum
MILLY
MATTRESS
FRESH
FRESH



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OP	7 Brew	550 SF	428	Soma Intimates	2,040 SF	740	Cost Plus World Market	18,300 SF	1108	Lenscrafters	3,948 SF
OP1	Red Robin	5,818 SF	432	J. Jill	3,054 SF	800	Nordstrom Rack	30,000 SF	1200	Pei Wei Asian Diner	3,277 SF
OP2	Belk	74,349 SF	436	Athleta	4,063 SF	800A	Lamon Jewelers	8,633 SF	1208	Alumni Hall	9,032 SF
OP3	Regal Cinema	82,733 SF	440	Chico's	3,003 SF	800B	ULTA Beauty	11,810 SF	2010	KPot Korean BBQ and Hot Pot	6,488 SF
PAD A	Calhoun's Restaurant	8,500 SF	444	Talbots	6,305 SF	901	Sono Bello	12,502 SF	2040	Sola Salon	3,993 SF
PAD B	Smoky Mountain Brewery	8,500 SF	500	Burlington	25,508 SF	904	Condado Tacos	4,498 SF	2110	Dental Works	3,673 SF
100	PGA Tour Superstore	30,000 SF	502	Ann Taylor Loft	6,401 SF	908	Moda Nail Spa	3,370 SF	2120	Barnes & Noble	14,662 SF
201	Available	1,400 SF	510	J Crew	5,508 SF	909	Good Feet	2,084 SF	2130	Available	3,577 SF
202	Available	2,450 SF	514	Sunglass Hut	1,393 SF	910	European Wax Center	1,384 SF	2250	Michael's	21,127 SF
205	Men's Wearhouse	4,390 SF	516	Buff City Soap	2,690 SF	912	Bonefish Grill	5,644 SF	2300	Edwin Watts Golf	7,552 SF
300	Belleza Salon & Spa	4,653 SF	602	Ideal Image	3,240 SF	916	Aerie	5,000 SF	2400	Total Wine	30,098 SF
400	Marshall's	28,000 SF	603	Maurice's	5,000 SF	918	American Eagle Outfitters	6,698 SF	2510	Cava	2,752 SF
402	Kay Jewelers	1,880 SF	610	Nike	11,320 SF	922	Torrid	3,675 SF	2529	Chipotle Mexican Grill	1,886 SF
404	Available	1,200 SF	612	Homesense	25,000 SF	926	Mountain High Outfitters	3,428 SF	2540	D Nails	1,540 SF
406	Yankee Candle	1,500 SF	620	Amy's Hallmark	3,749 SF	930	Available	3,091 SF	2580A	Love Sac	2,540 SF
408	Engels & Volkers	1,408 SF	622	Mail Office	0 SF	934	Komma Tea	1,584 SF	2580B	H+H Bagels	1,500 SF
410	White House Black Market	3,083 SF	700	The Bed Store	2,985 SF	936	Carhartt	5,109 SF	2580C	Nothing Bundt Cakes	0 SF
416	Available	5,066 SF	701	Buffalo Wild Wings	6,118 SF	1000	Fleming's Prime Steakhouse	6,733 SF			
420	Sitka Gear	4,003 SF	702	Degree Wellness	2,072 SF	1100A	Hollywood Feed	0 SF			
424	Natural Alternatives Salon	4,003 SF	703	Noire Nail Bar	4,703 SF	1100B	Available	0 SF			