CRAWFORD SQUARE
REAL ESTATE ADVISORS

PINNACLE AT TURKEY CREEK

11251 Parkside Drive · Knoxville , TN 37934

FEATURED TENANTS

PGA TOUR SUPERSTORE · SITKA · J.CREW FACTORY · Total Wine & More · ULTA BEAUTY · carhartt · ATHLETA

DIRECTOR I LEASING
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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

DEMOGRAPHICS

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

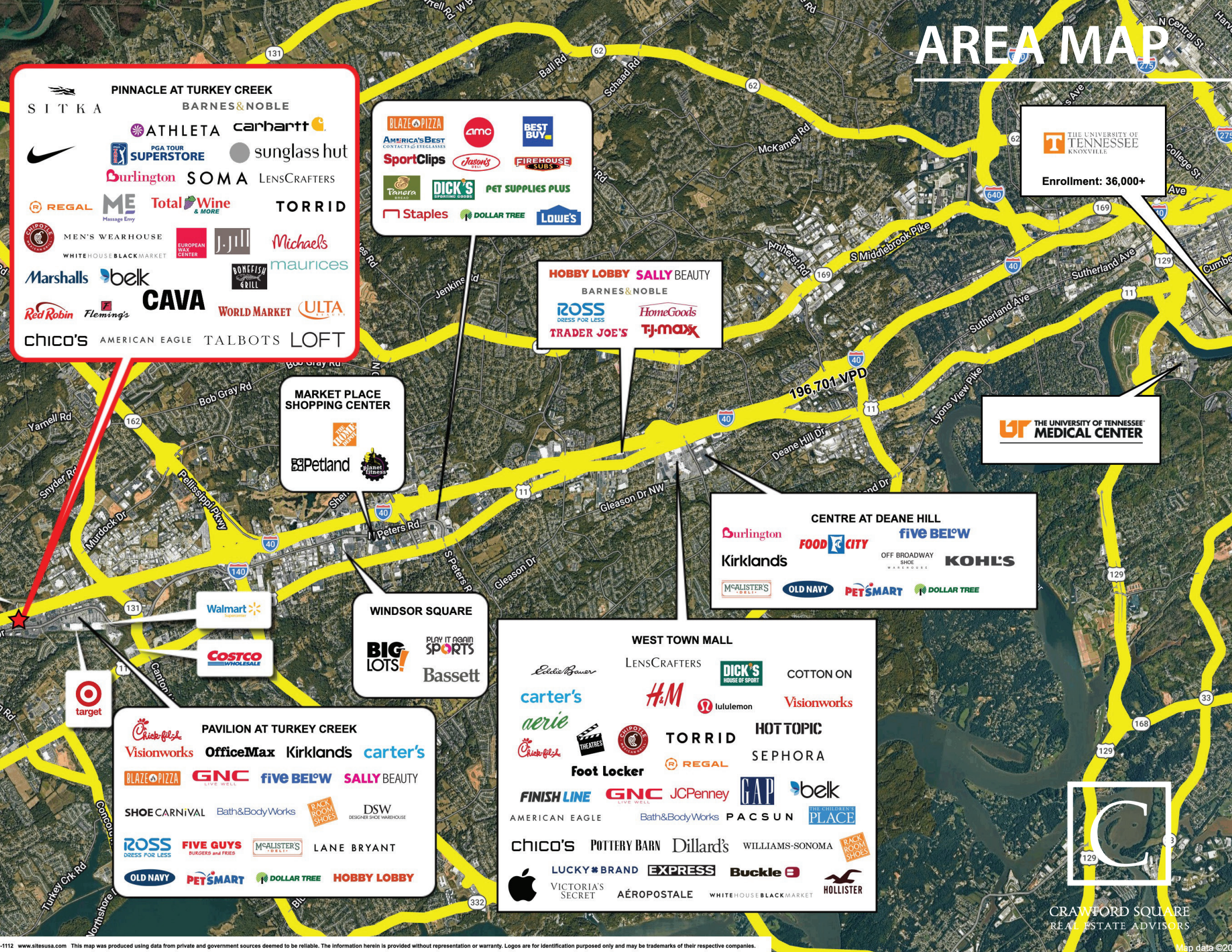
HOUSEHOLDS	
3 mile	15,042
5 mile	37,981
10 mile	106,496

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
JOYNER
OLIVER SPRINGS
MARLOW
ELZA
HEISKELL
CLAXTON
HALLS CROSSROADS
131
25W
61
COALFIELD
62
95
OAK RIDGE
POWELL
75
FOUNTAIN CITY
411
KALIDA
WINSLOW
BLAIR
SOLWAY
SCARBORO
KARNS
640
NORTH KNOXVILLE
EAST KNOXVILLE
275
KNOXVILLE
AMHERST
40
169
WEST HILLS
UNIVERSITY OF TENNESSEE
HARDIN VALLEY
162
CEDAR BLUFF
TWIN SPRINGS
129
11
58
FARRAGUT
CONCORD
332
140
NORTHSHORE TOWN CENTER
CEDAR GROVE
70
EATON
ROCKFORD
LOUISVILLE
MCGHEE TYSON AIRPORT
321
MT VERNON
335
WILDWOOD
LENOIR CITY
EAGLETON VILLAGE
ALCOA
SPRINGFIELD
FRIENDSVILLE
MARYVILLE
72
LOUDON
336
BINFIELD
TELLICO VILLAGE
N

AREA MAP



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AREA MAP

Snyder Rd
Lovell Rd
Turkey Creek
FAIRWAYS AND GREENS
GOLF CENTER
Blue Spring
Murdock Dr
INTERSTATE
40
Parkside Dr
TOPGOLF
MERLE NORMAN
BRADEN'S
crumbl cookies
COOK-OUT
TEXAS ROADHOUSE
ASHLEY
noodles
131
Snyder Rd
Turkey Creek
Parkside Dr
PINNACLE AT
TURKEY CREEK
Pavilion of Turkey Creek
Walmart
ROSS
DRESS FOR LESS
OfficeMax
HOBBY LOBBY
OLD NAVY
carter's
five BELOW
TARGET
LANE BRYANT
DSW
JCPenney
N Campbell Station Rd
Parkside Dr
LONGHORN STEAKHOUSE
ZAXBY'S
CLEAN JUICE
Publix
orangetheory
FIRST WATCH
Farragut
Middle School
Students: 1,409
Students: 2,067
Herron Spring
Canton Cr
COSTCO
WHOLESALE
Lovell Rd
11
Canton Hollow Rd
Turkey Creek
Kingston Pike
Concord Rd
N Campbell Station Rd
Spectrum
MLILY
MATTRESS
CRAWFORD SQUARE
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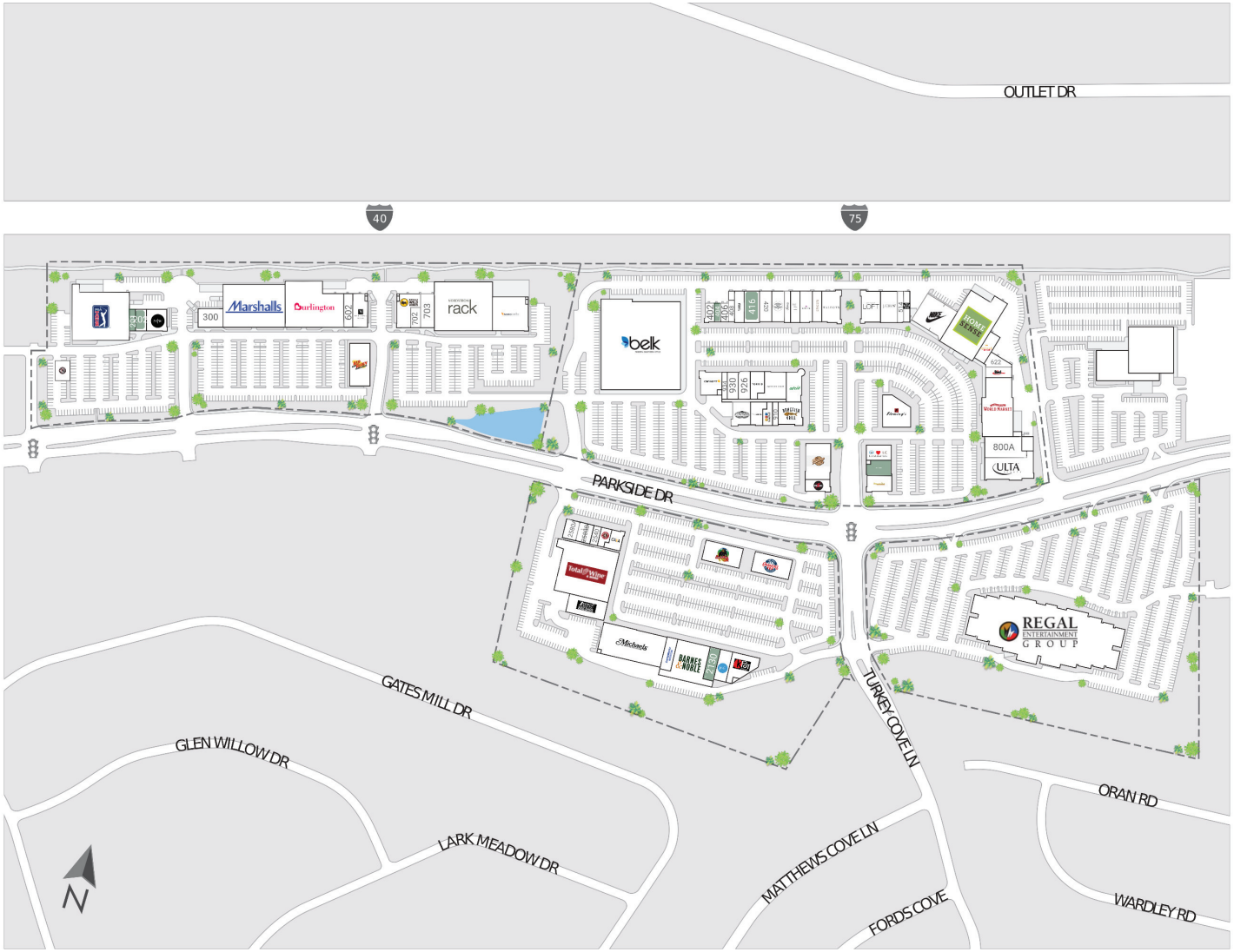

OP	7 Brew	550 SF	428	Soma Intimates	2,040 SF	740	Cost Plus World Market	18,300 SF	1108	Lenscrafters	3,948 SF
OP1	Red Robin	5,818 SF	432	J. Jill	3,054 SF	800	Nordstrom Rack	30,000 SF	1200	Pei Wei Asian Diner	3,277 SF
OP2	Belk	74,349 SF	436	Athleta	4,063 SF	800A	Lamon Jewelers	8,633 SF	1208	Alumni Hall	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	JETSET Pilates	3,091 SF	2580A	Love Sac	2,540 SF
408	Engels & Volkers	1,408 SF	622	Mall 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			