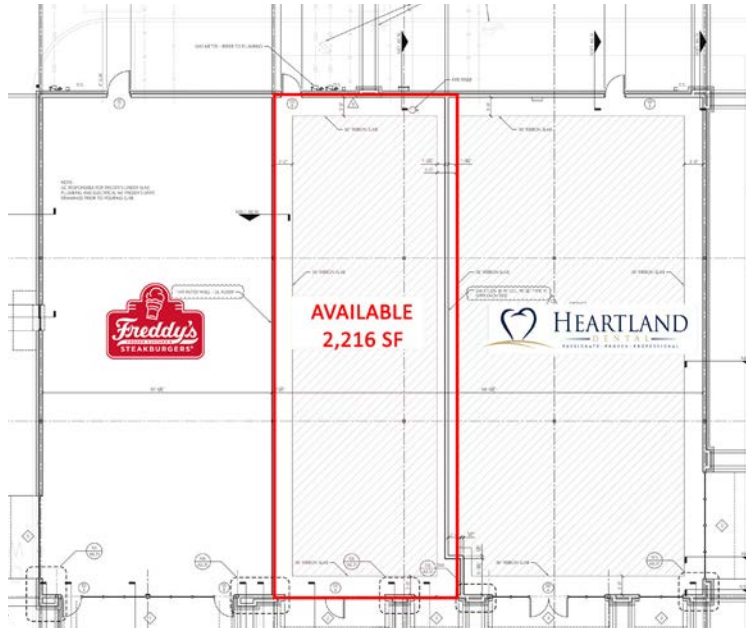




# OAK RIDGE MALL REDEVELOPMENT OUTPARCEL OPPORTUNITY

13445 Main Street  
Oak Ridge, TN 37830

LEASING | Cortney Carter  
direct: 864.752.0302  
ccarter@collettre.com



## DEMOGRAPHIC SNAPSHOT (2018)

	5 mile	7 mile	10 mile
Population	35,553	54,022	114,131
Projected Pop. (2023)	36,375	55,239	117,117
Avg. Household Income	\$72,558	\$75,388	\$81,121

## DAYTIME POPULATION

Total Business	1,956	2,225	4,979
Total Employees	33,331	36,257	68,496

## TRAFFIC COUNTS

S. Illinois Avenue	30,201
Oak Ridge Turnpike	28,449

## PROPERTY DETAILS

- Retail mixed use redevelopment - outparcel opportunity available on the corner of Tulane Avenue and Illinois Avenue with 2,216 SF available for lease
- Estimated delivery: Phase I - up to 4,997 SF available now, Phase II - Fall 2018
- Traffic counts exceeding 28,000 VPD on both sides of the property
- Located only 24 miles from Knoxville, TN
- Co-tenants include: Belk, JC Penney, Dick's, TJ Maxx, PetSmart, Ulta, maurices, World Finance, Noire Nail Salon

220 N MAIN STREET, STE 315  
GREENVILLE, SC 29601  
864.752.0300 | WWW.COLLETTRE.COM

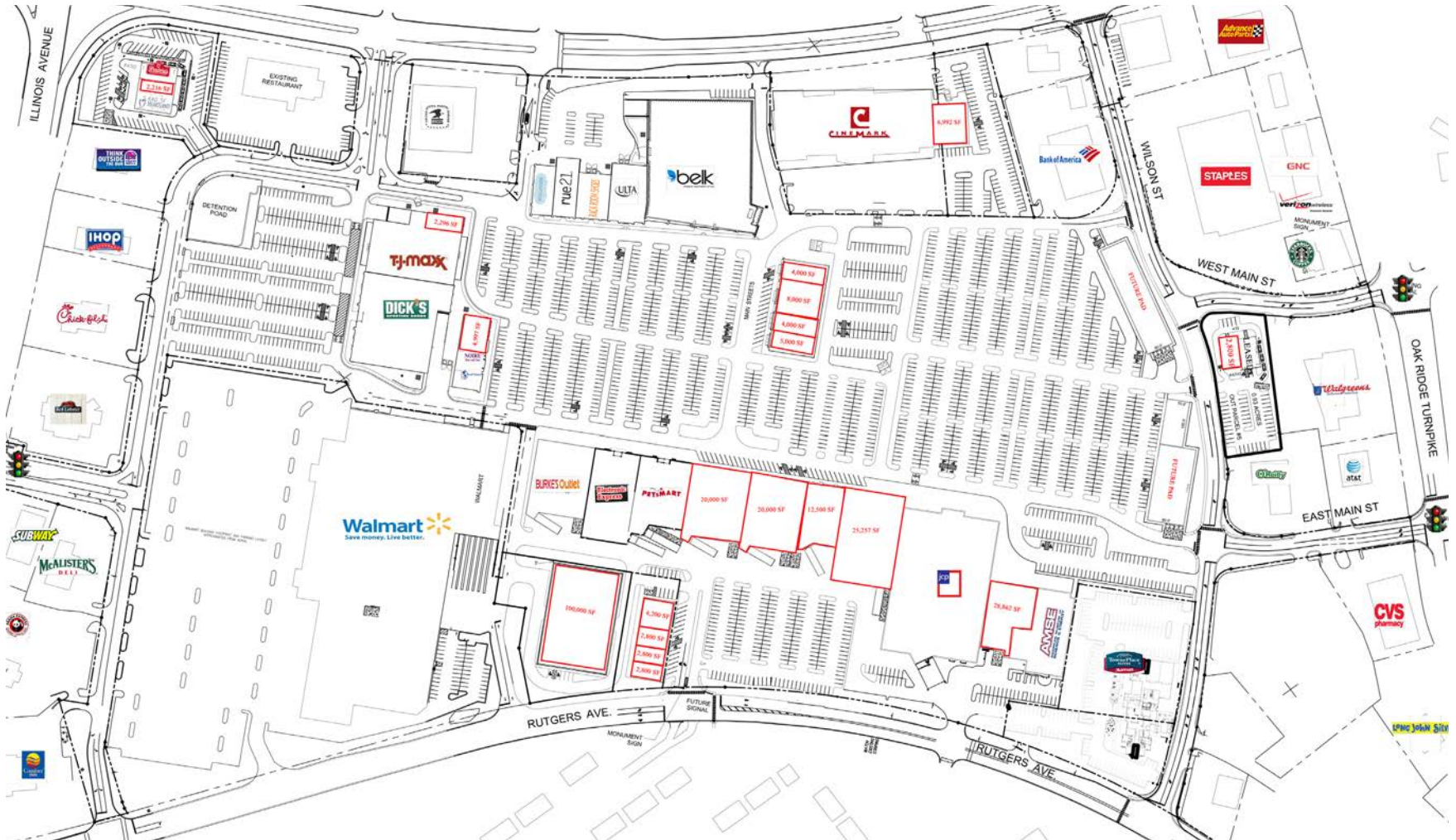




# OAK RIDGE MALL REDEVELOPMENT

## SITE PLAN

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# OAK RIDGE MALL REDEVELOPMENT PHOTOS

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REALTYLINK<sup>U.C.</sup> Collett





# OAK RIDGE MALL REDEVELOPMENT

## AERIAL

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 direct: 864.752.0302  
 ccarter@collettre.com



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