

ROBBINS PROPERTIES

Leasing Opportunity at Twin Lakes Square Shopping Center
Highway 321 North, Loudon County, Lenoir City, TN



AVAILABLE SPACE FOR LEASE

**3,200 SQUARE FEET
(RESTAURANT READY)**

ANCHORED BY BIG LOTS



ROBBINS PROPERTIES

Leasing • Property Management • Investment Sales

Mark Robbins, Principal

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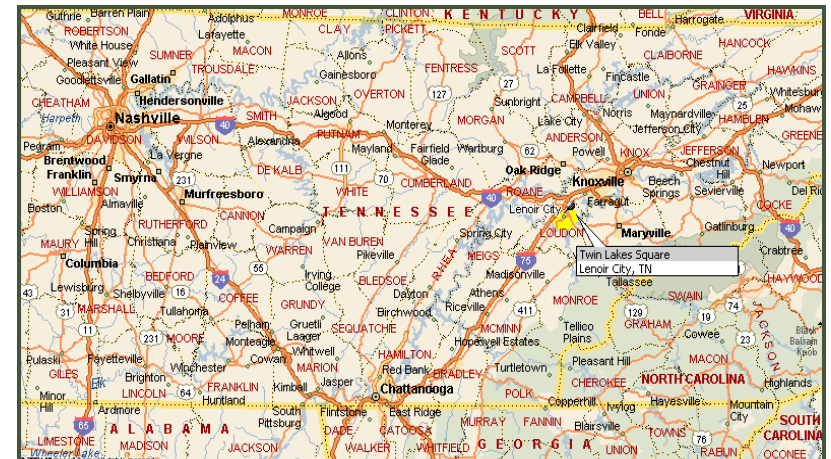
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	<u>3 MILE</u>	<u>5 MILE</u>	<u>10 MILE</u>
POPULATION	15,177	27,461	88,508

	<u>3 MILE</u>	<u>5 MILE</u>	<u>10 MILE</u>
AVG. HH INCOME	\$59,515	\$74,950	\$92,119

TRAFFIC COUNT
25,000+ CARS PER DAY



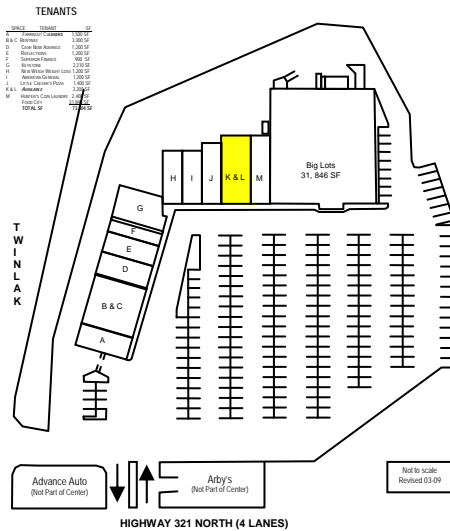
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TENANTS

SPACE	TENANT	SF
A	FARRAGUT CLEANERS	1,500 SF
B	RENTWAY	1,800 SF
C	RENTWAY	1,500 SF
D	CASH NOW ADVANCE	1,200 SF
E	REFLECTIONS	1,200 SF
F	SUPERIOR FINANCE	900 SF
G	KEYSTONE	2,310 SF
H	NEW WEIGH WEIGHT LOSS	1,200 SF
I	AMERICAN GENERAL	1,200 SF
J	LITTLE CAESAR'S PIZZA	1,400 SF
K & L	AVAILABLE	3,200 SF
M	HUNTER'S COIN LAUNDRY	2,400 SF
	Big Lots	31,846 SF
TOTAL SF		73,504 SF

TWIN LAKES SQUARE SHOPPING CENTER LENOIR CITY, TN 455 HIGHWAY 321 NORTH



- EASY ACCESS TO TWO INTERSTATE HIGHWAYS
I-75 & I-40

- LOCATED ON LENOIR CITY'S MAIN RETAIL STRIP NEAR WAL-MART SUPER CENTER, HOME DEPOT, WALGREENS, MCDONALD'S, ARBY'S, WENDY'S, CVS, AND MANY OTHERS
- LENOIR CITY, PART OF THE FASTEST GROWING AREA IN THE RAPIDLY DEVELOPING KNOXVILLE, TN MSA
- NEW ACCESS ROAD TO STOPLIGHT ON MAIN HIGHWAY

**ONLY ONE SPACE AVAILABLE
3,200 SQUARE FEET**

(DIVISIBLE TO 1,600 SF)



RESTAURANT USER READY!



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