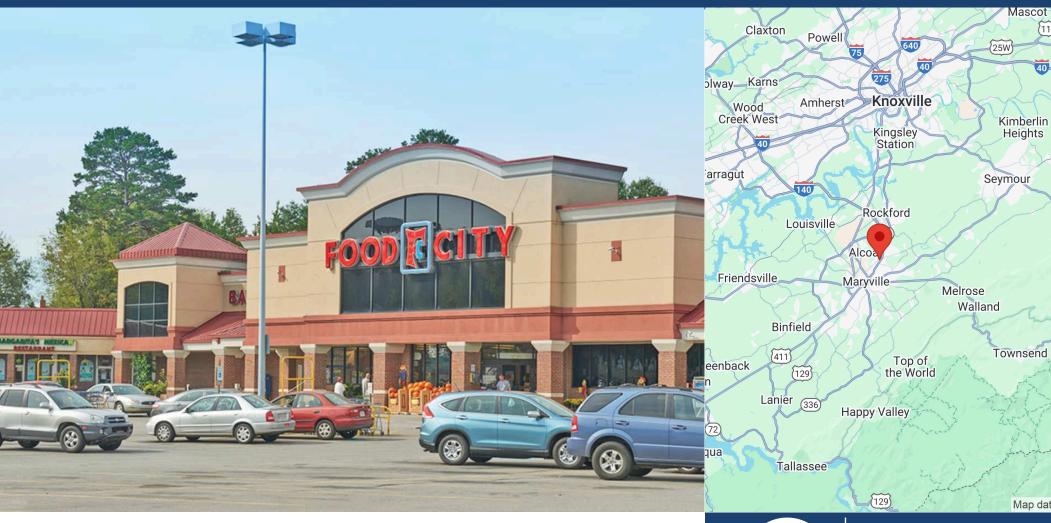
MARYVILLE FOOD CITY CENTER

2135 E. BROADWAY AVE // MARYVILLE, TN 37804





OWNED GLA 56,489 SF TRAFFIC COUNTS HWY 33: 14,000 VPD
 DEMOGRAPHICS
 3 MILE
 5 MILE
 10 MILE

 Population
 35,556
 67,398
 156,850

 Avg Income
 \$66,051
 \$71,760
 \$86,352

Food City Shopping Center consists of a unique blend of national and local tenants. Located just 14 miles South of Knoxville, the city of Maryville sits at the foothills of the Great Smoky Mountains making it a popular tourist drive through destination. Maryville combines modern day retail with old-time Appalachian charm. The center sits along busy Hwy 33 with excellent drive-by exposure.

Major Tenants: Margarita's, Mobility Matters, Liberty Tax Service, Food City, Benchmark PT

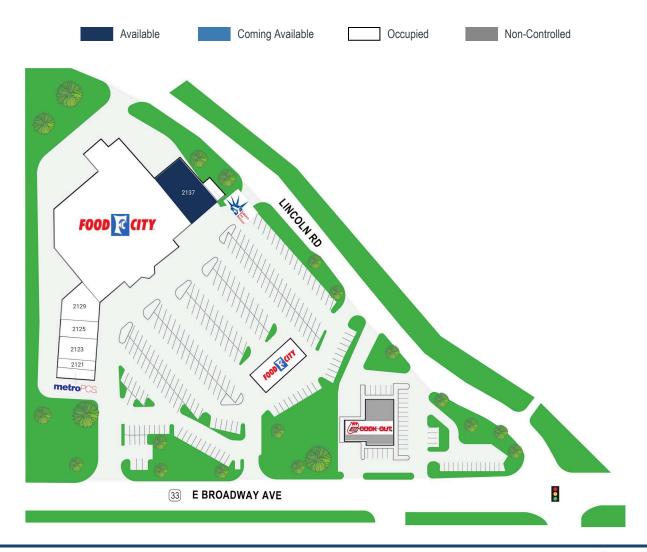


ZIFF REAL ESTATE PARTNERS

FOR LEASING INFORMATION
Culler Bennett
843.724.3485
cbennett@ziffcre.com
www.ziffcre.com

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SUITE#	Tenant Name	GLA(SF)
2137	AVAILABLE	6,000 SF
SUITE#	Tenant Name	GLA(SF)
OP	FOOD CITY	
2119	METROPCS	1,950 SF
2121	MOBILITY MATTERS	1,170 SF
2123	DEN TA NAIL BAR	1,105 SF
2125	BENCHMARK PT	2,275 SF
2129	MARGARITA'S	3,331 SF
2135	FOOD CITY	40,008 SF
2139	LIBERTY TAX SERVICE	650 SF

