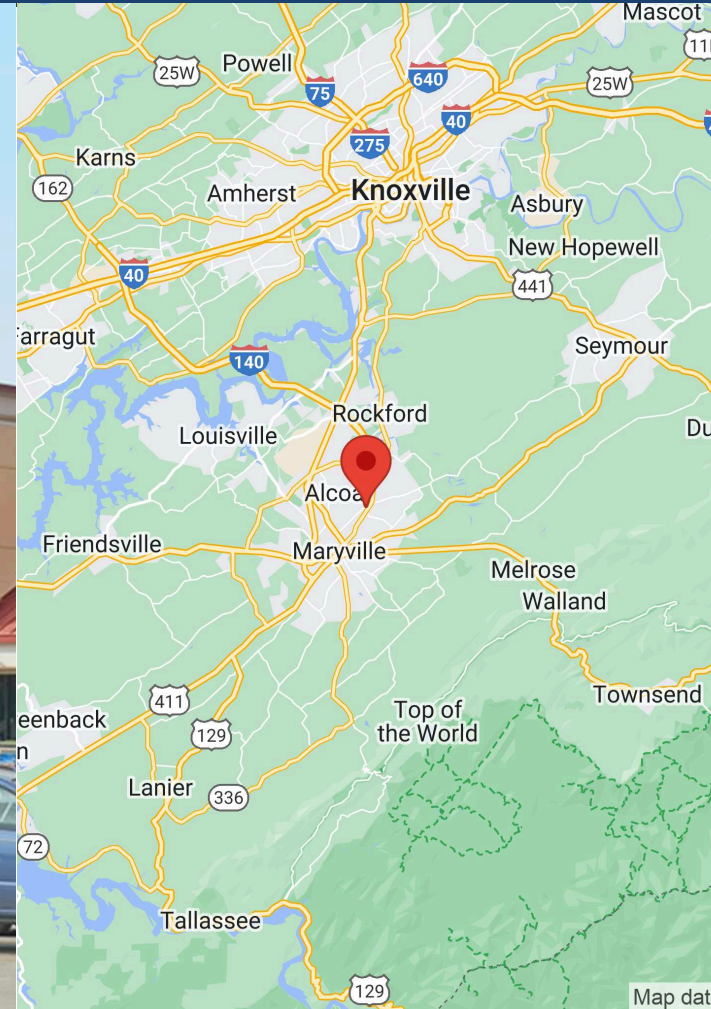


MARYVILLE FOOD CITY CENTER

2135 E. BROADWAY AVE // MARYVILLE, TN 37804



OWNED GLA
56,489 SF

TRAFFIC COUNTS
HWY 33 : 14,000 VPD

DEMOGRAPHICS
Population
Avg Income

	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, MAE Shoes & Boots



**ZIFF
REAL ESTATE
PARTNERS**

FOR LEASING INFORMATION
Josh Owens
843.724.3505
jowens@ziffcre.com
www.ziffcre.com

MARYVILLE FOOD CITY CENTER

2135 E. BROADWAY AVE // MARYVILLE, TN 37804

Available
 Coming Available
 Occupied
 Non-Controlled



SUITE#	Tenant Name	GLA(SF)
2123	AVAILABLE	1,105 SF

SUITE#	Tenant Name	GLA(SF)
OP	FOOD CITY GAS 'N GO	
2119	METROPCS	1,950 SF
2121	MOBILITY MATTERS	1,170 SF
2125	BENCHMARK PT	2,275 SF
2129	MARGARITA'S	3,331 SF
2135	FOOD CITY	40,008 SF
2137	MAE SHOES & BOOTS	6,000 SF
2139	LIBERTY TAX SERVICE	650 SF

Tenant names on this plan represent leases which are executed, in negotiation, or proposed. All square footages and dimensions are approximate and subject to field verification.



**ZIFF
REAL ESTATE
PARTNERS**

FOR LEASING INFORMATION
 Josh Owens
 843.724.3505
 jowens@ziffcre.com
 www.ziffcre.com