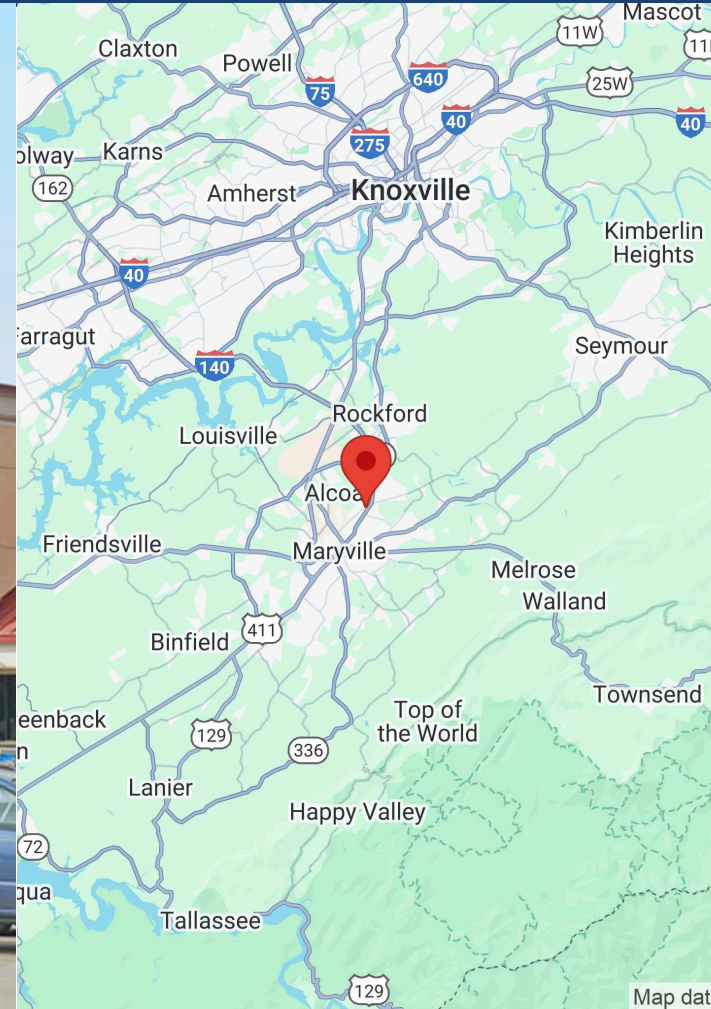


MARYVILLE FOOD CITY CENTER

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, Benchmark PT



**ZIFF
REAL ESTATE
PARTNERS**

FOR LEASING INFORMATION
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MARYVILLE FOOD CITY CENTER

2135 E. BROADWAY AVE // MARYVILLE, TN 37804

Available
 Coming Available
 Occupied
 Non-Controlled



| 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 |

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.



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