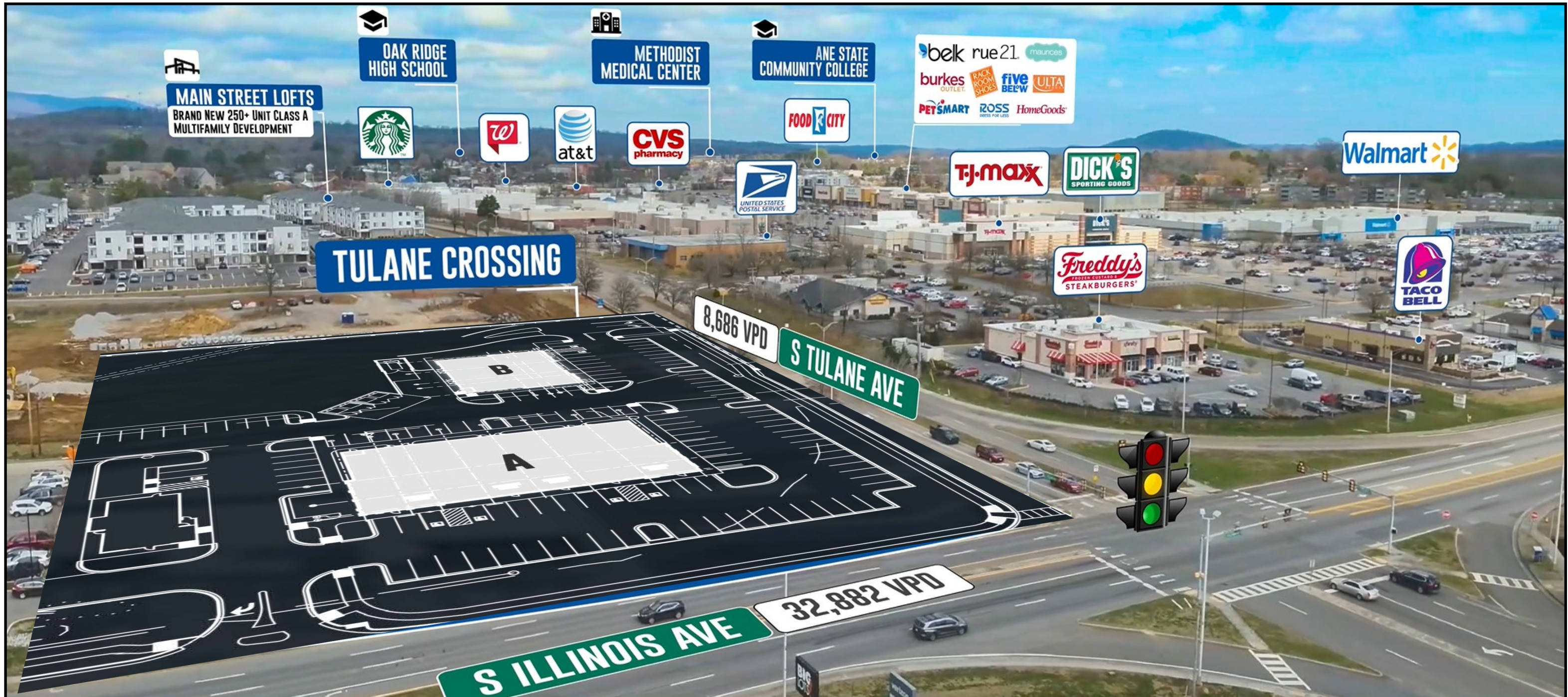




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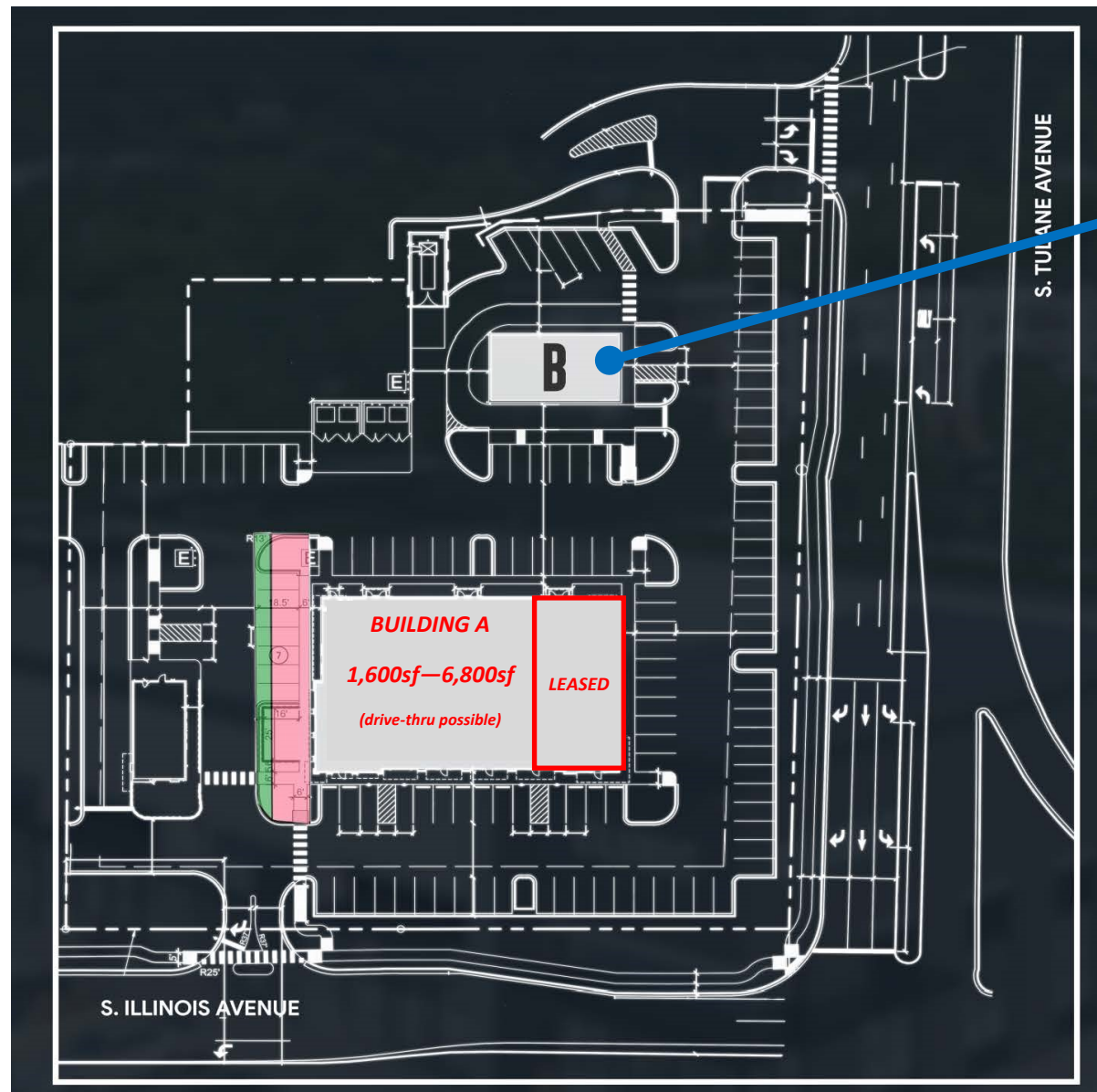
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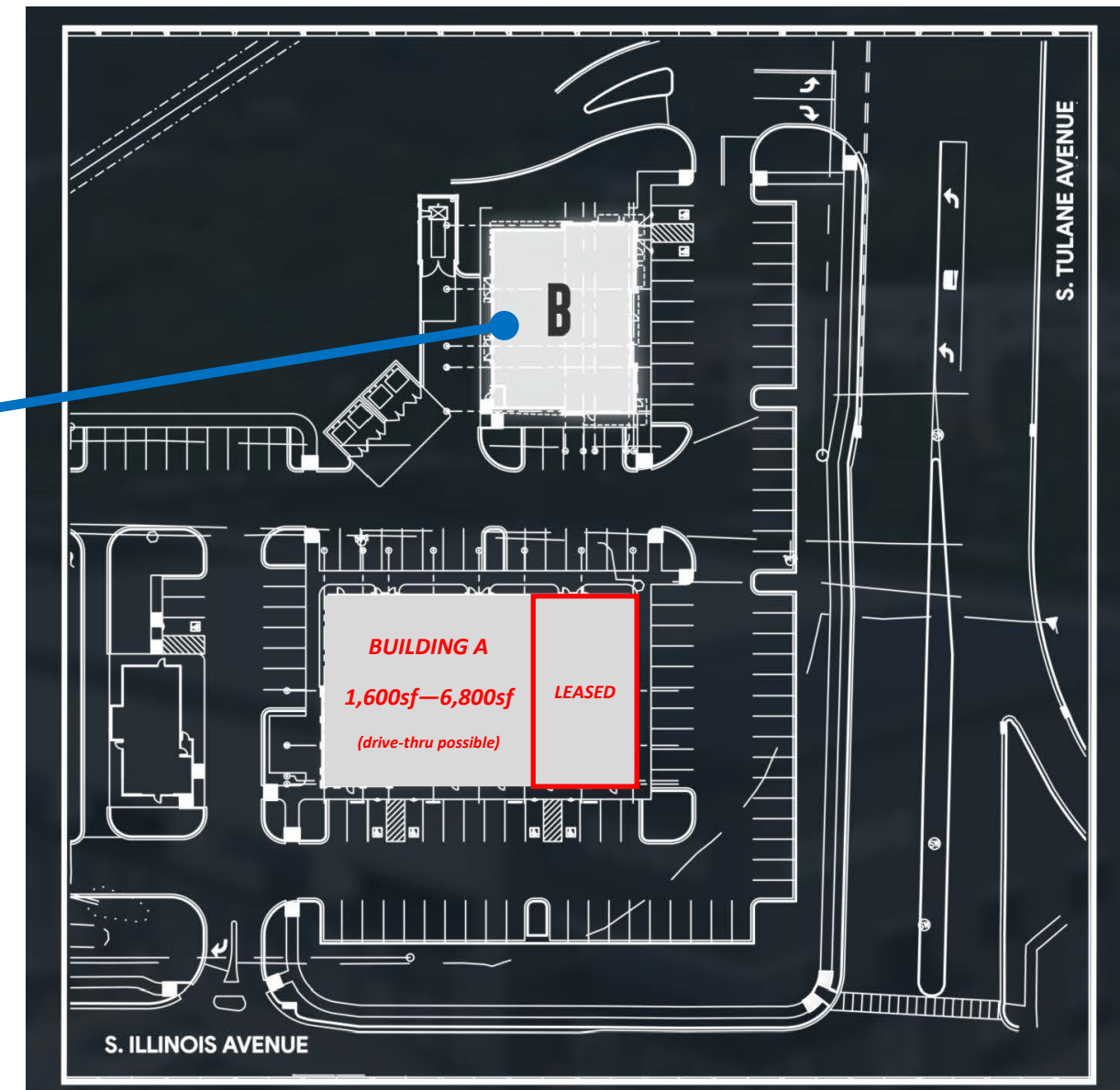
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- Up to 12,000+ SF available in new Class-A retail development
 - Construction underway (estimated delivery 1stQ 2024)
- Situated at signalized intersection (undergoing improvements in 2023 further benefiting site's visibility and access)
- Inline space \$32.00 NNN / Endcap space \$34.00 NNN / Freestanding drive-thru pricing separate—inquire for details



Building B: Option 1: 1,960 SF as freestanding drive-thru

Building B: Option 2: Up to 5,800 SF available





Main Street Lofts is a brand new 250+ unit class-A multifamily development. Oak Ridge is a mecca for outdoor enthusiasts boasting plenty of parks, 100 miles of trails, 1.25 acre spring feed city pool, public championship golf course and beautiful Melton Lake, home of some of the best rowing and kayaking courses in the nation.



With 180 physicians in 33 specialties, Methodist has the expertise, experience and scope of service to meet your needs. A 283-bed regional medical center, Methodist is one of the first hospitals in East Tennessee to offer cutting-edge treatments and technologies that benefit people with life-threatening aneurysms; severely damaged knee, hip and shoulder joints; sudden heart failure; and non-healing wounds.



Main Street Oak Ridge Mall redevelopment includes major retailers such as JCPenny, Belk, Walmart Super Center, TJ Maxx, Dick's Sporting Goods, PetSmart, Ulta Beauty, and Cinemark Theatre.



The Y-12 National Security Complex is a premier manufacturing facility dedicated to making our nation and the world a safer place and plays a vital role in the Department of Energy's Nuclear Security Enterprise. Since 1943, Y-12 has played a key role in strengthening our country's national security and reducing the global threat from weapons of mass destruction.

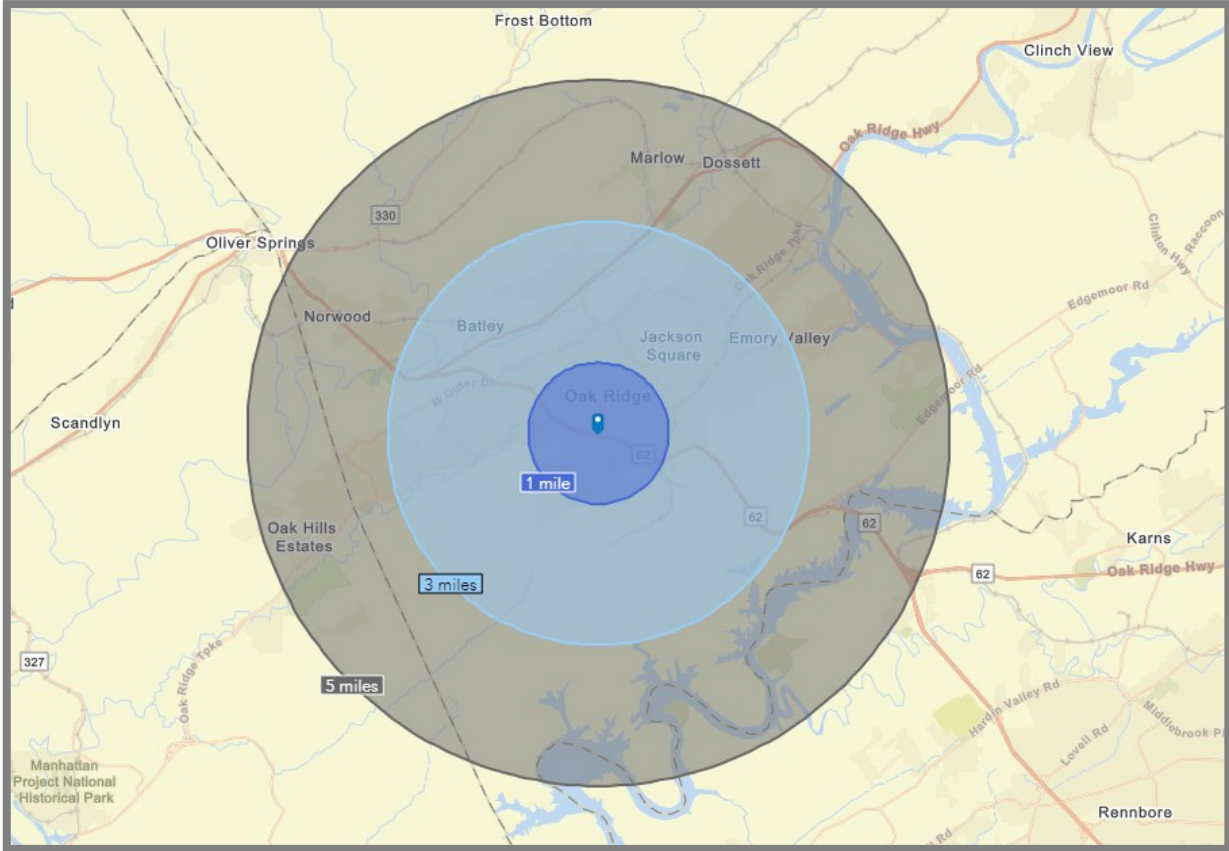


Oak Ridge High School is a 4-year public high school, established in 1943, with an enrollment of approximately 1,550 students in grades 9 through 12. Accredited by AdvancED and the Tennessee Department of Education, Oak Ridge maintains its status as a comprehensive public school while functioning as a resource and a support system for the individual student.

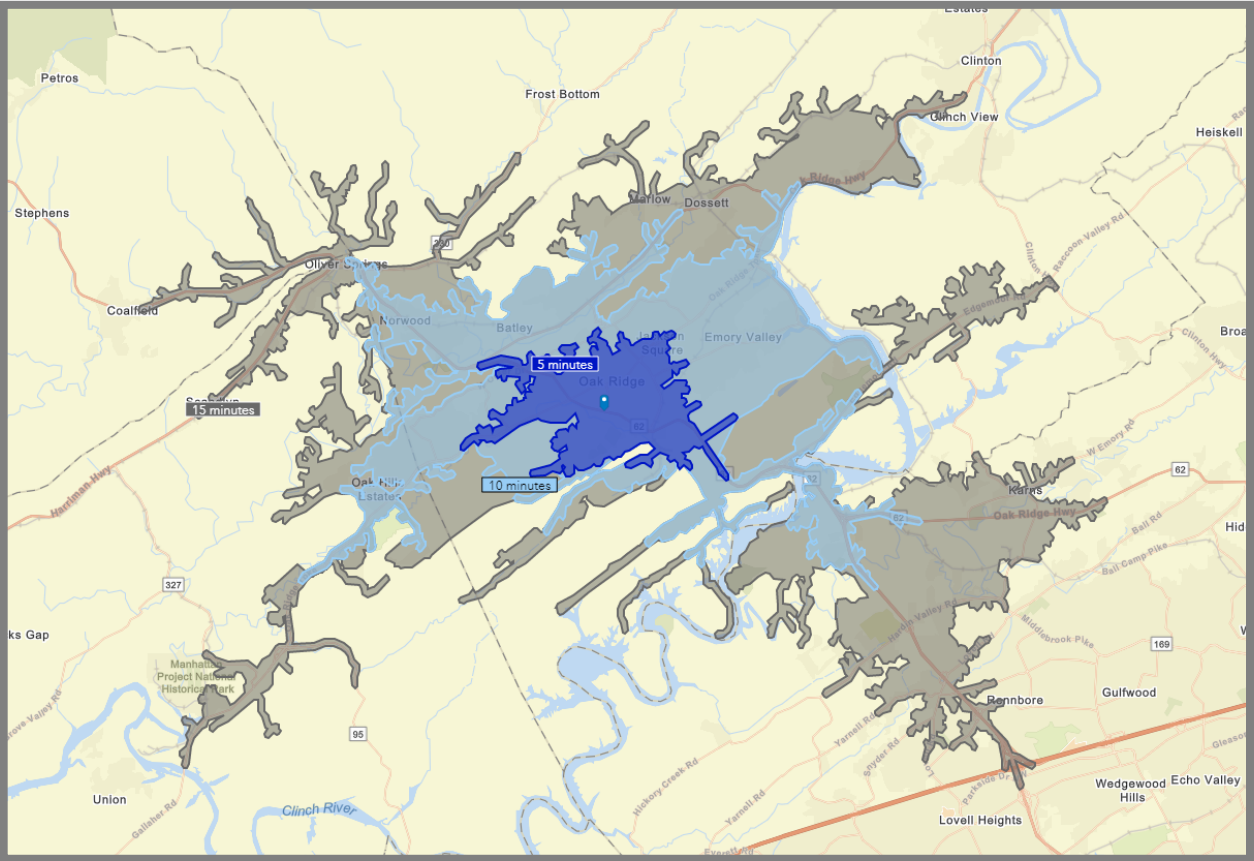


A member of Tennessee's Community Colleges, Roane State is one of the leading providers of health sciences education in Tennessee. The college has a nursing program and 15 allied health sciences programs. The college excels at offering programs with a job placement rate that has been over 95%.

DEMOGRAPHICS



2022 SUMMARY	1 MILE	3 MILE	5 MILE
Population	4,893	23,161	38,217
Daytime Population	9,446	44,822	55,602
Average Household Income	57,521	73,420	86,218
Total Employees	6,950	33,491	36,089
Median Age	39.9	43	45.1



2022 SUMMARY	5 MINUTES	10 MINUTES	15 MINUTES
Population	8,608	31,267	54,289
Daytime Population	17,384	37,027	63,178
Average Household Income	62,777	82,537	93,042
Total Households	3,820	13,179	22,662
Median Age	41	44.6	44.6