

Hamilton Place Retail Center
Johnson City, TN



Up to 3,000 Sq. Ft. Available

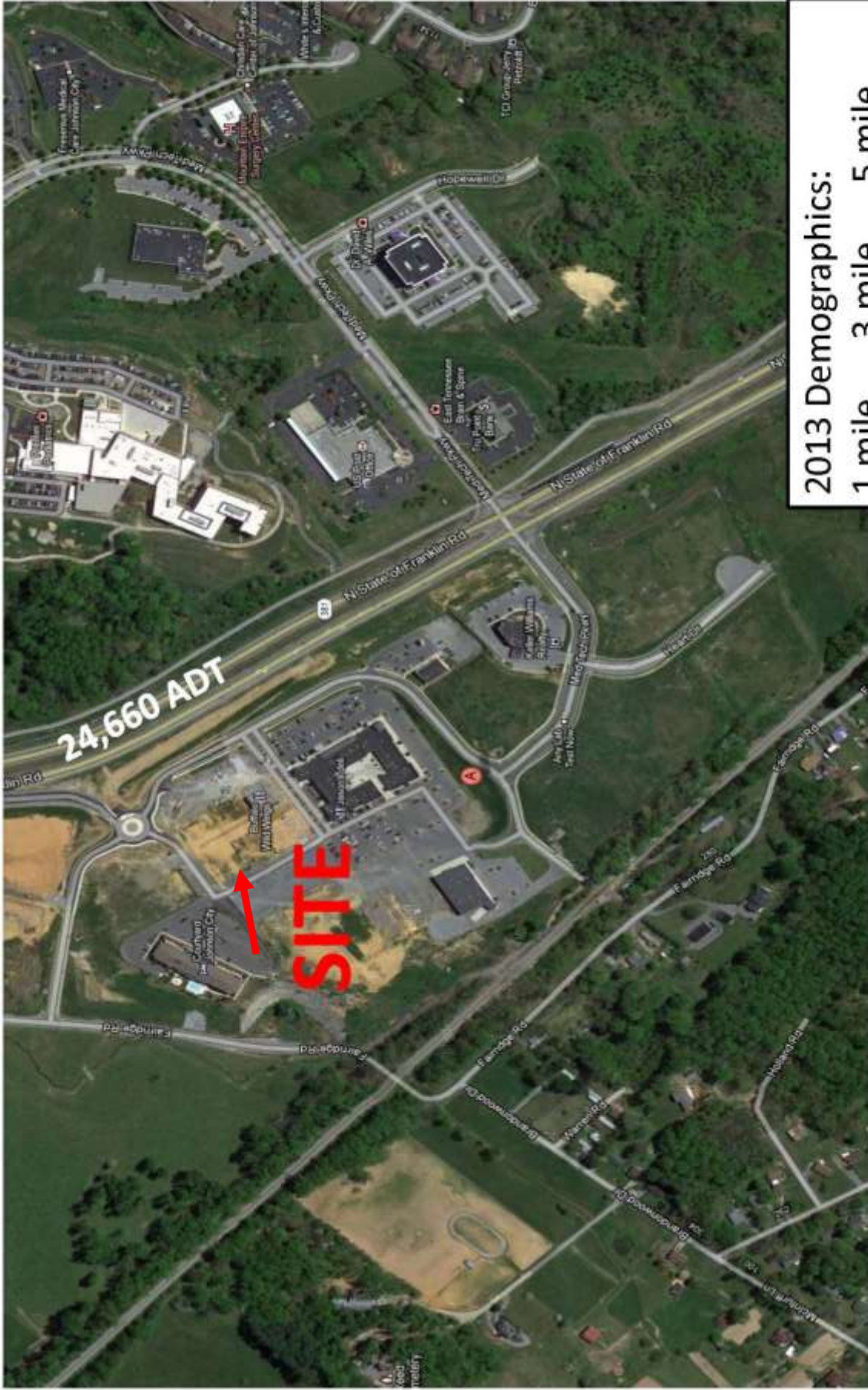
Property Information

- ◆ \$30.00 per sq. ft. NNN
- ◆ Brand new construction on retail campus
- ◆ Tenant improvement allowance available
- ◆ Traffic count at N. State of Franklin Road: 62,841
- ◆ Excellent visibility and access
- ◆ Large retail area with regional hospital
- ◆ Demographics:

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population	2,976	34,173	74,337
Aver. Household Income	\$89,053	\$68,615	\$64,391

Oliver A. Smith, IV
7216 Wellington Drive, Suite One
Knoxville, Tennessee 37919
(865) 584-2000





2013 Demographics:			
1 mile	3 mile	5 mile	
2,976	34,173	74,337	
2013 HH AVG Income:			
1 mile	3 mile	5 mile	
\$89,053	\$68,615	\$64,391	

Conceptual Aerial Plan

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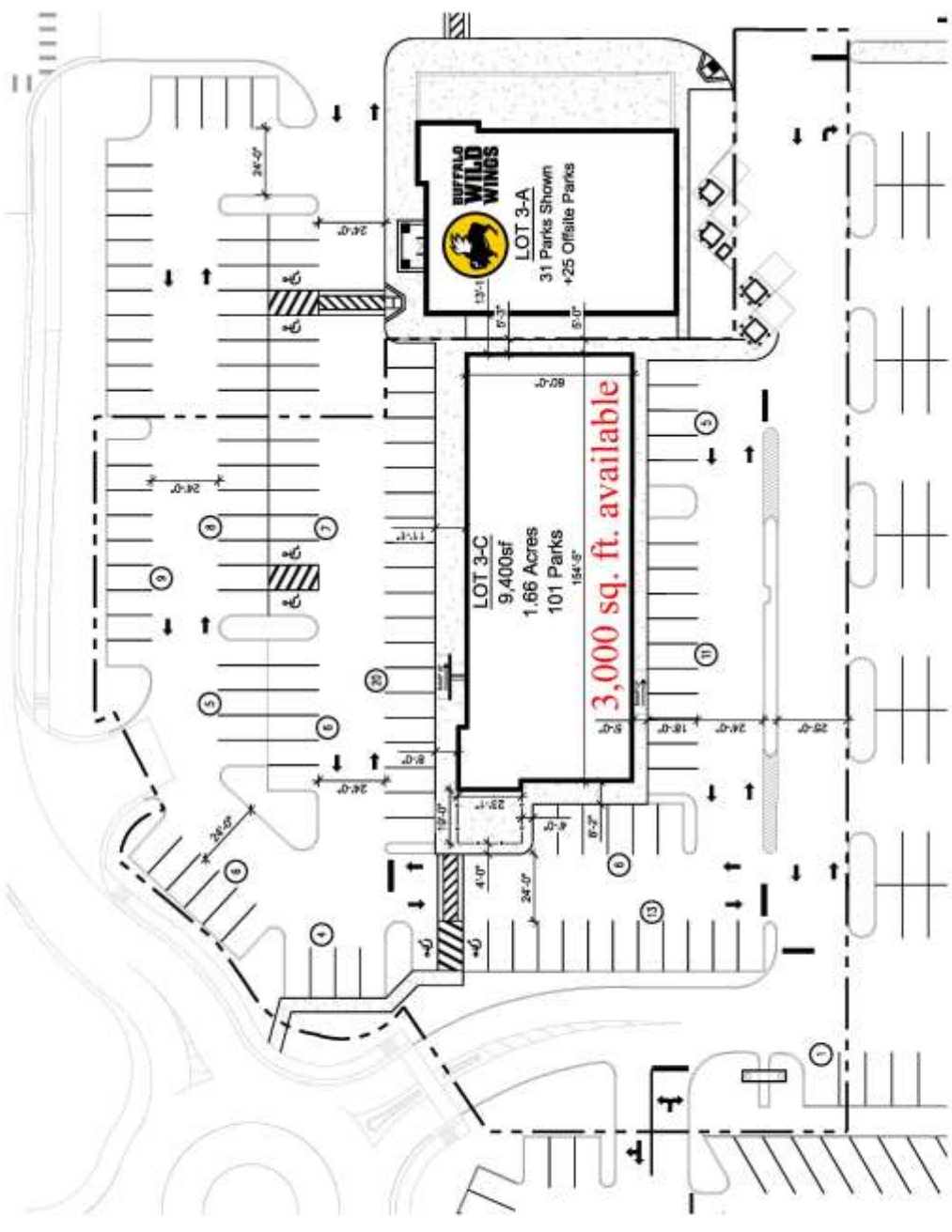
TRUE LINE CONSTRUCTION COMPANY, LLC
 1000 HIGHWAY 508 BIRMGHAM, TN 37603
 423-998-0241
 www.trueinc.com

K&M commercial properties
 1000 HIGHWAY 508 BIRMGHAM, TN 37603
 423-998-0241

A NEW DEVELOPMENT FOR:
HAMILTON PLACE VI (LOT 3-C)
 JOHNSON CITY, TN

NO.	DATE	BY	CHKD BY	DESCRIPTION
01				ISSUED FOR PERMITS
02				
03				
04				

PARKING TABULATION	
ACREAGE:	+1.66 ACRES
BUILDING DATA:	+19,400 S.F.
REQUIRED PARKING:	
RETAIL:	+17,000 S.F. (74%)
RESTAURANT:	+2,400 S.F. (26%)
5 / 1000 (6,600sf) =	35 REQUIRED
17 / 1000 (2,400sf) =	40.8 REQUIRED
TOTAL REQUIRED:	76 SPACES
HANDICAPPED REQD:	4 SPACES
TOTAL PARKING REQUIRED:	76 SPACES
TOTAL PARKING SHOWN:	76 SPACES



CIVIL
 SITE PLAN
 NOT TO SCALE

Site Plan
 (Subject to Change)

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TRUE LINE
CONSTRUCTION COMPANY, LLC
COMMERCIAL, RETAIL, RESIDENTIAL DEVELOPMENT
100 HAWKEYE BLVD, SUITE 100
MEMPHIS, TN 38117
www.true-line.com

KBM commercial properties
KEEPING YOU IN OUR AREA
MANAGING COMPANY
1000 HIGHWAY 128 WEST, TN 37087
423.686.8271

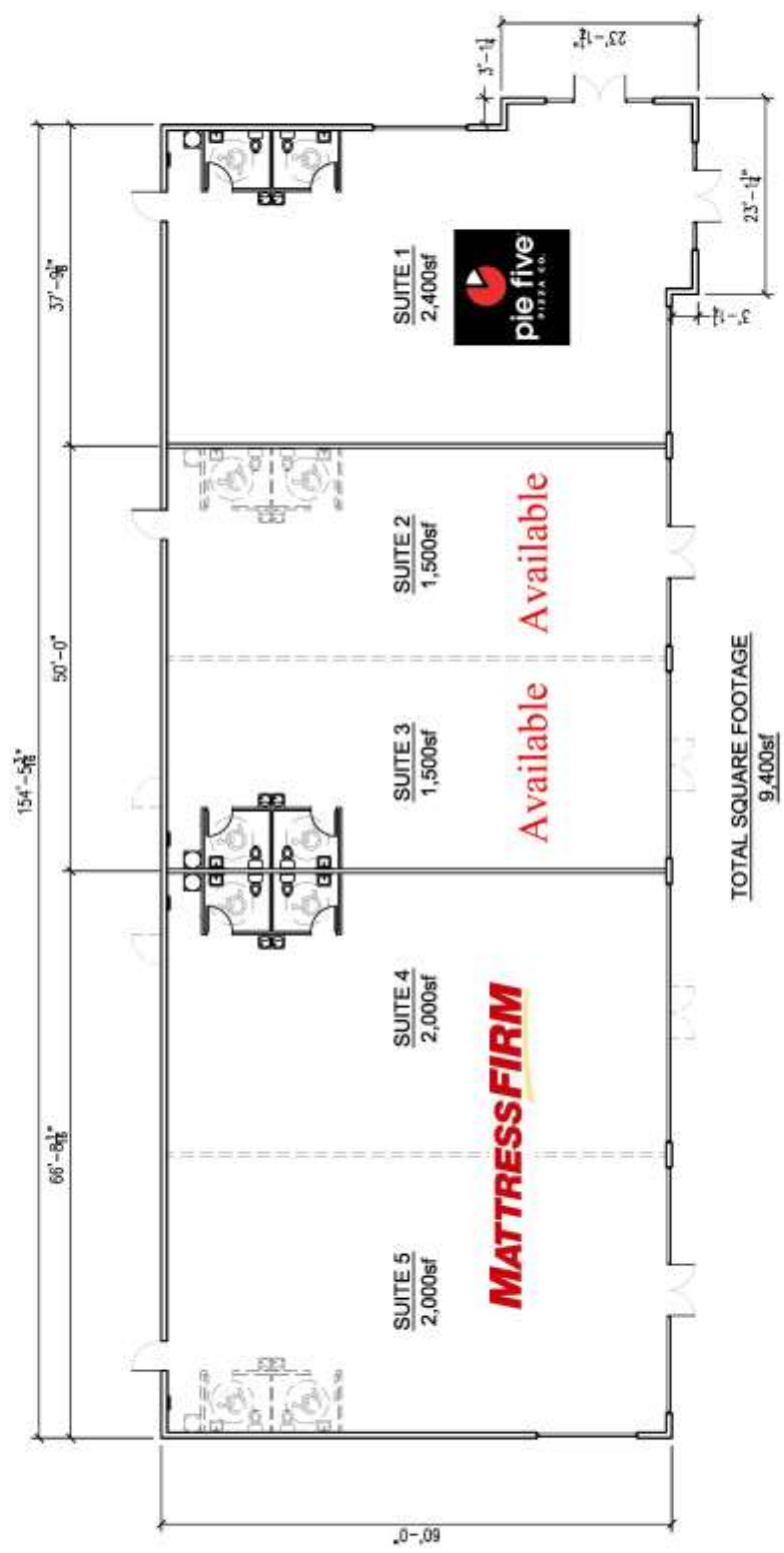
A NEW DEVELOPMENT FOR:
LOT 3C
JOHNSON CITY, TN

REVISIONS:

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

FLOOR PLAN

NO.	DATE	DESCRIPTION
1		
2		
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10		

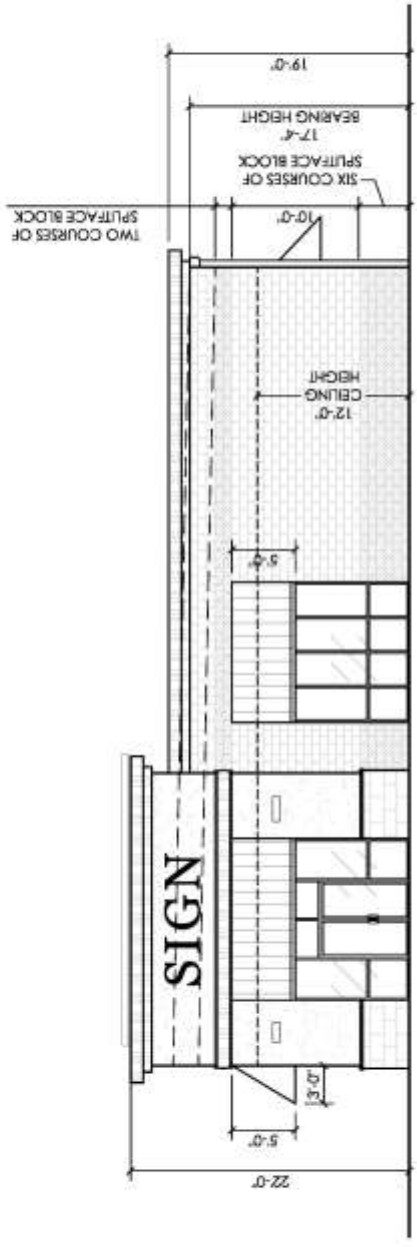


TOTAL SQUARE FOOTAGE
9,400sf

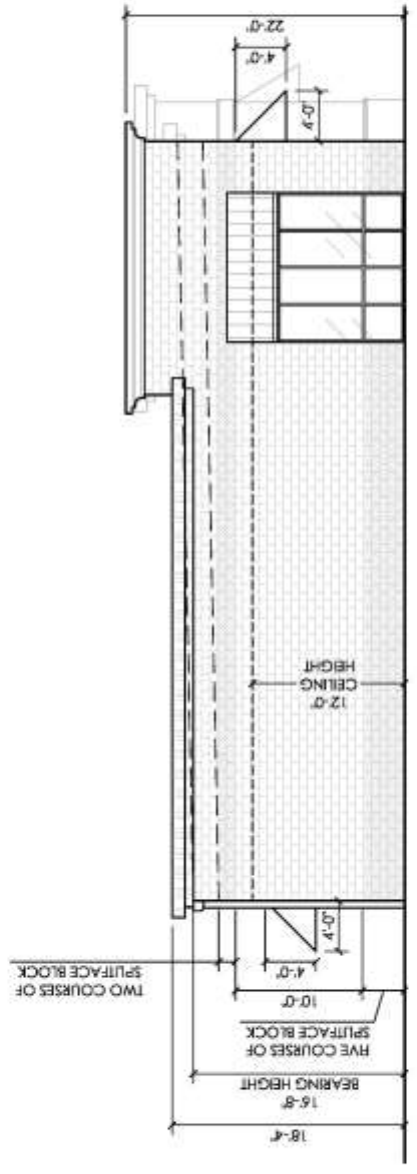
A2.1 ARCH FLOOR PLAN
NOT TO SCALE

Marketing Floor Plan
(Subject to Change)

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A2.3 ARCH RIGHT ELEVATION
NOT TO SCALE



A2.3 ARCH LEFT ELEVATION
NOT TO SCALE

Marketing Elevation
(Subject to Change)

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