

TELLICO PLAZA

785 HIGHWAY 321 NORTH LENOIR CITY, TN 37771



TELLICO PLAZA - LENOIR CITY, TENNESSE



PROPERTY OVERVIEW

- » 114,192 SF neighborhood shopping center
- » Anchored by Tractor Supply Company, Goodwill, Dollar General, and the Rush Fitness Complex
- » Outparcels available for lease
- » More than 28,000 VPD along US 321
- » Within Knoxville MSA
- » Adjacent to the 87,000 SF Fort Loudoun Medical Center which houses 50 beds and over 400 full time employees

DEMOGRAPHICS BY MILE	3	5
Total Population	19,936	34,475
Average HH Income	\$68,897	\$90,231

DAILY TRAFFIC

Highway 321	28,000 VPD
Interstate 75	47,000 VPD

AREA RETAILERS

ALDI	Domino's	Subway
AT&T	Edward Jones	SuperCuts
CATO	Gamestop	Taco Bell
Cracker Barrel	Home Depot	The UPS Store
CVS	Starbucks	Walmart

PROPERTY RETAILERS

Autozone	Gold's Gym	Papa John's
Dollar General Market	Goodwill Industries	Premier Salon
Foothills Boots	H & R Block	Tractor Supply



JOHN GEDDIS

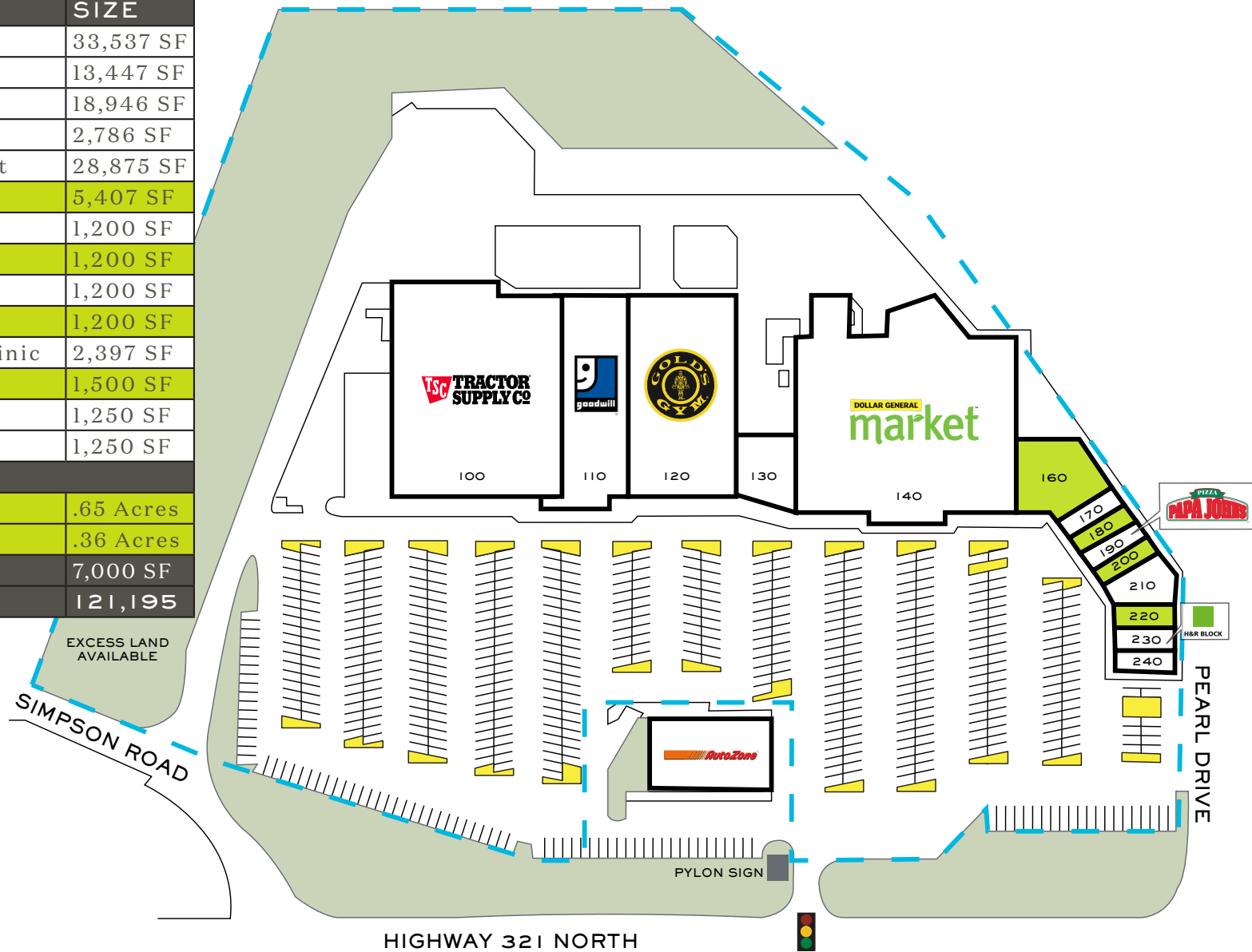
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SITE	TENANT	SIZE
100	Tractor Supply	33,537 SF
110	Goodwill Industries	13,447 SF
120	Gold's Gym	18,946 SF
130	Premier Salon	2,786 SF
140	Dollar General Market	28,875 SF
160	Available	5,407 SF
170	Tobacco King	1,200 SF
180	Available	1,200 SF
190	Papa John's	1,200 SF
200	Available	1,200 SF
210	Wells Chiropractic Clinic	2,397 SF
220	Available	1,500 SF
230	H & R Block	1,250 SF
240	Foothills Boots	1,250 SF
OUTPARCEL		
A	Available	.65 Acres
B	Available	.36 Acres
783	Autozone	7,000 SF
TOTAL		121,195

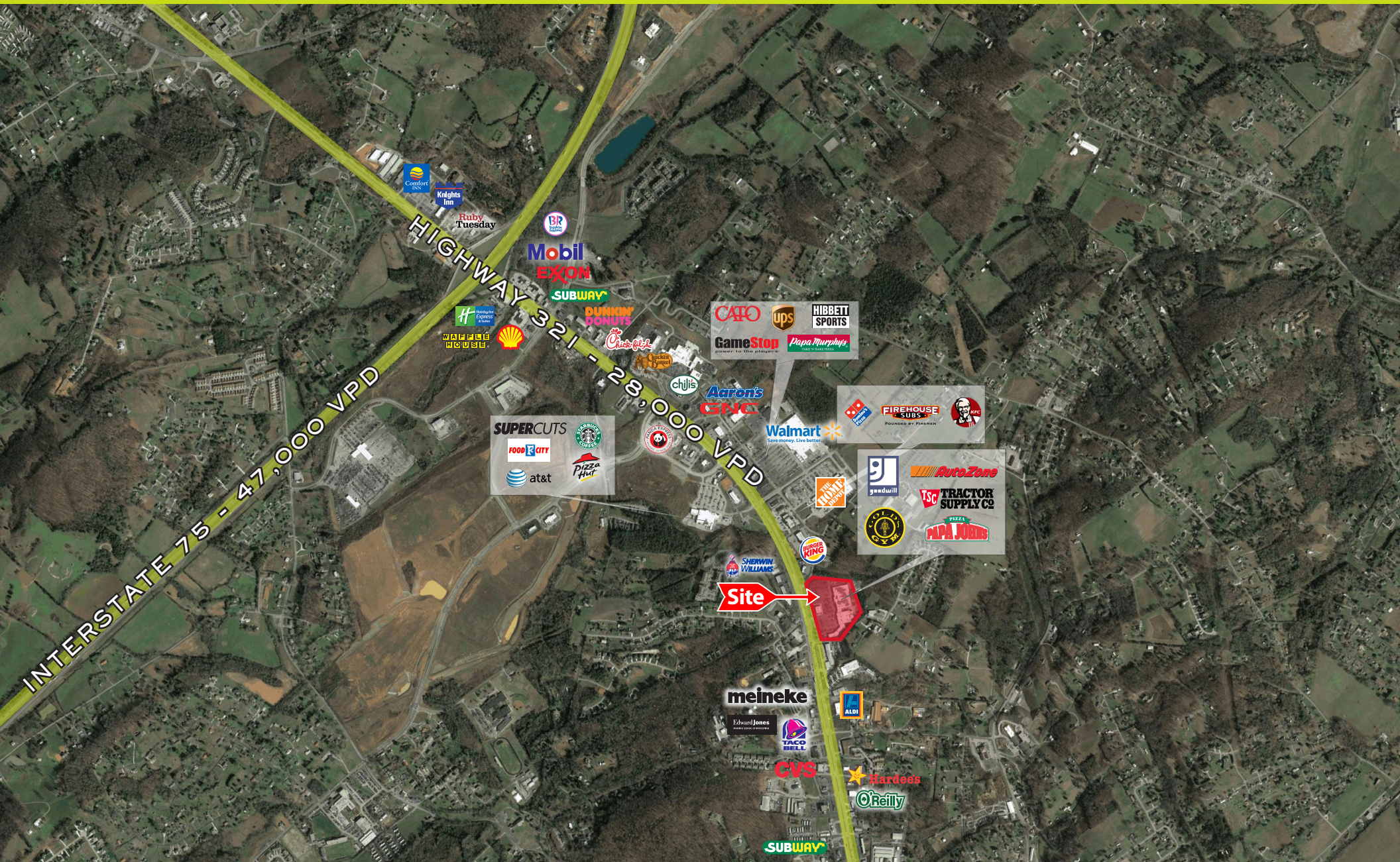


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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials		Date	