



INTERSTATE REALTY

Property Management & Development



AVAILABLE FOR LEASE

Roane County Plaza
Rockwood, TN



Interstate Realty Advisors

2151 Volunteer Parkway, Bristol, Tennessee 37620, Phone: 423-968-5971,

Toll Free: 888-683-7788, Website: www.ira-realty.com

Contact: Jason Nidiffer, jason@ira-realty.com, Cell: 423-341-5541

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Roane County Plaza

Rockwood, TN

160,000 s.f. Shopping Center

Details

- Roane County Plaza is strategically located on North Gateway Avenue (US 27) and Delozier Lane in the heart of Rockwood, TN less than 5 miles from I-40.
- Roane County Plaza is anchored by a thriving discount store, Flea World, and we have also added a local barbeque restaurant.
- The average daily traffic count by the shopping center is over 16,000.
- The shopping center is in excellent condition despite the vacancy, and we have garnered much interest from national tenants due to the aggressive deals that we can offer.
- Captain D's restaurant currently occupies the hard corner outparcel.

Availability

- Shoppes at Roane County Plaza:
Size: 1,200 s.f. - 35,000 s.f.
Rental Rate: TBD
- Outparcels:
Size: 0.5 - 1.0 acres
Ground Lease or BTS



About Rockwood, TN (Roane County)

- Rockwood, TN is a growing tourist attraction area located near the flourishing business district of Knoxville, TN.
- Roane County is home to the nation's largest science project, the Spallation Neutron Source, and offers some of the most highly sophisticated facilities in the world.
- To employ these facilities there are over 45,000 IT professionals, 9,000 science students, and 2,000 PhDs in the surrounding area.
- Roane County is located within minutes of both Interstate 75 and 40, and is within a day's drive of 75 percent of the U.S. Population thus giving a steady flow of traffic in the area.
- Roane County is the location of two prestigious higher education facilities in Roane State Community College and the Tennessee Technology Center at Harriman. Also, Rockwood is less than 30 miles from the nationally recognized University of Tennessee.
- Several high-end residential communities are being developed that are expected to bring thousands of new residents to the area as the "baby boomers" move north from Florida looking for a change in scenery.

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Location



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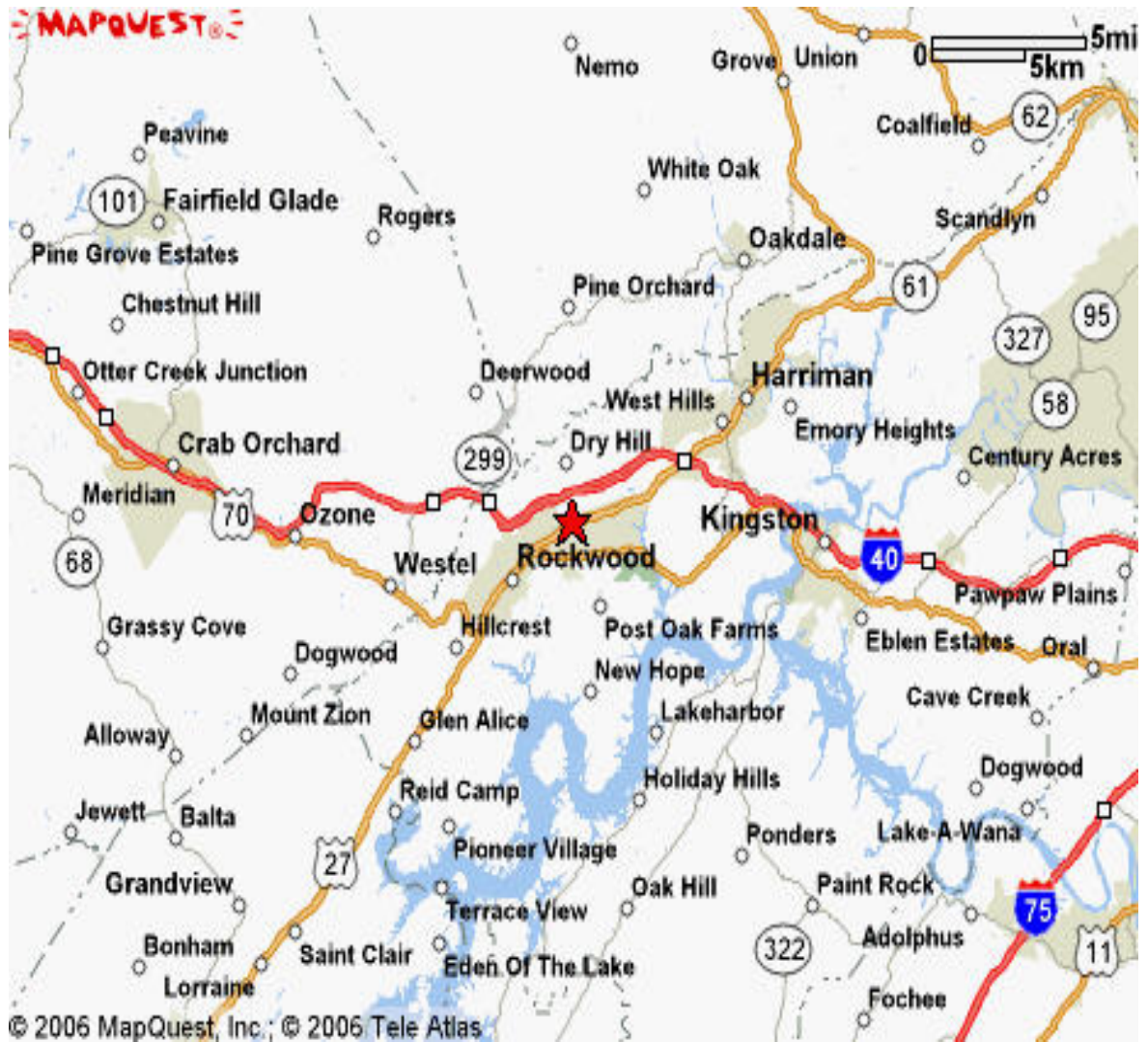
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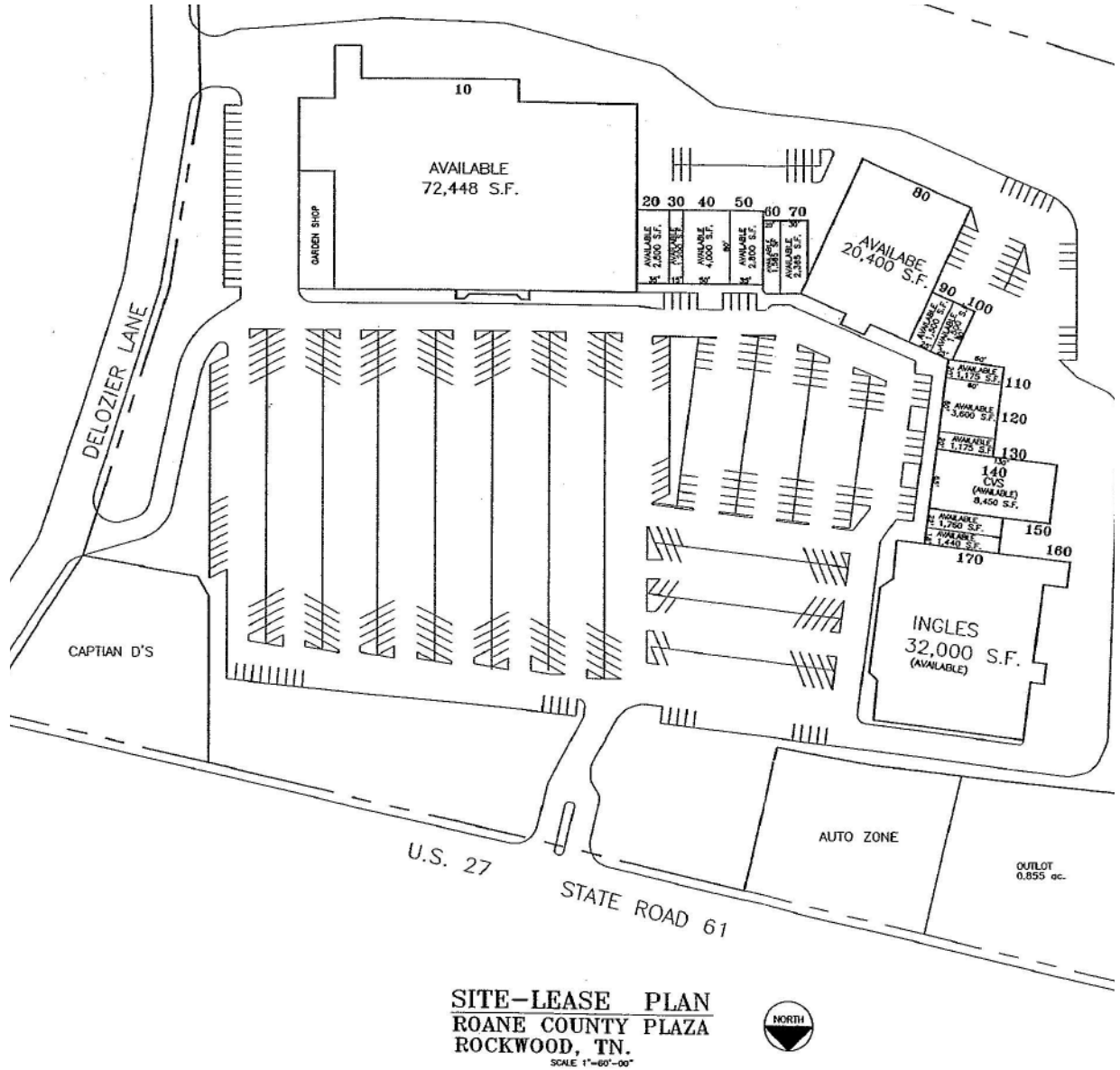
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Site Plan



SITE-LEASE PLAN
ROANE COUNTY PLAZA
ROCKWOOD, TN.
 SCALE 1"=60'-00"



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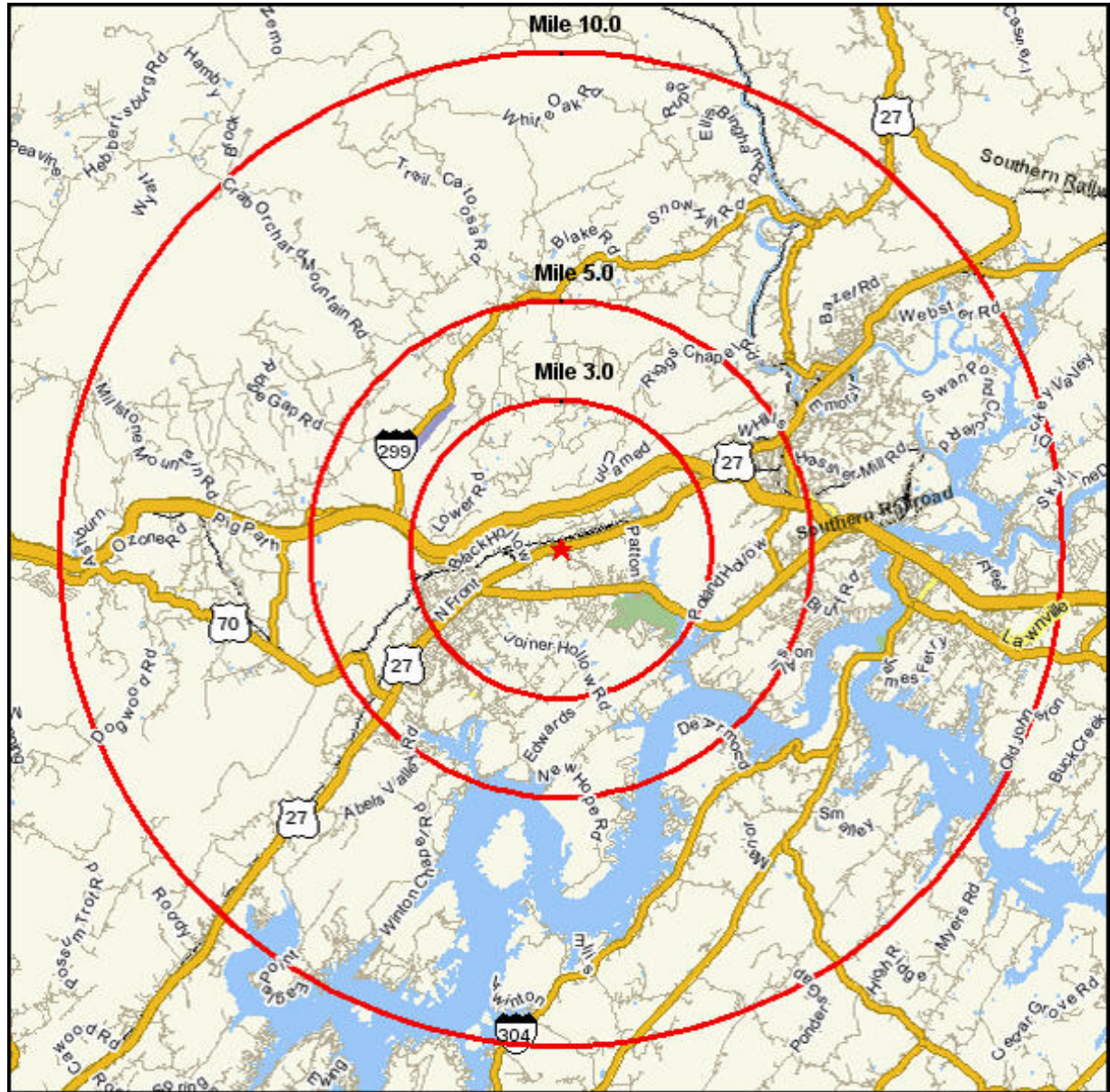
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Pop-Facts: Population Quick Facts Report

Radius:1200 N GATEWAY AVE, ROCKWOOD, TN 37854-4014, aggregate

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Description	0.00 - 3.00 miles		0.00 - 5.00 miles		0.00 - 10.00 miles	
	Radius	%	Radius	%	Radius	%
Population						
2012 Projection	5,993		13,007		39,867	
2007 Estimate	6,026		12,985		39,219	
2000 Census	6,169		13,101		38,308	
1990 Census	5,951		12,560		35,832	
Growth 2007 - 2012	-0.55%		0.17%		1.65%	
Growth 2000 - 2007	-2.32%		-0.89%		2.38%	
Growth 1990 - 2000	3.66%		4.31%		6.91%	
2007 Est. Population by Age						
	6,026		12,985		39,219	
Age 0 - 4	328	5.44	717	5.52	2,062	5.26
Age 5 - 9	353	5.86	773	5.95	2,226	5.68
Age 10 - 14	352	5.84	778	5.99	2,268	5.78
Age 15 - 17	209	3.47	453	3.49	1,399	3.57
Age 18 - 20	222	3.68	466	3.59	1,346	3.43
Age 21 - 24	240	3.98	530	4.08	1,715	4.37
Age 25 - 34	717	11.90	1,581	12.18	4,843	12.35
Age 35 - 44	764	12.68	1,749	13.47	5,319	13.56
Age 45 - 49	421	6.99	912	7.02	2,819	7.19
Age 50 - 54	395	6.55	881	6.78	2,844	7.25
Age 55 - 59	427	7.09	926	7.13	2,877	7.34
Age 60 - 64	387	6.42	815	6.28	2,453	6.25
Age 65 - 74	581	9.64	1,252	9.64	3,726	9.50
Age 75 - 84	435	7.22	839	6.46	2,492	6.35
Age 85 and over	196	3.25	315	2.43	830	2.12
Age 16 and over	4,922	81.68	10,563	81.35	32,194	82.09
Age 18 and over	4,783	79.37	10,265	79.05	31,264	79.72
Age 21 and over	4,562	75.71	9,799	75.46	29,917	76.28
Age 65 and over	1,212	20.11	2,406	18.53	7,048	17.97
2007 Est. Median Age						
	42.75		41.83		42.05	
2007 Est. Average Age						
	42.39		41.56		41.62	



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Description	0.00 - 3.00 miles		0.00 - 5.00 miles		0.00 - 10.00 miles	
	Radius	%	Radius	%	Radius	%
2007 Est. Population by Single Race Classification	6,026		12,985		39,219	
White Alone	5,575	92.52	12,179	93.79	37,152	94.73
Black or African American Alone	322	5.34	528	4.07	1,307	3.33
American Indian and Alaska Native Alone	21	0.35	35	0.27	86	0.22
Asian Alone	26	0.43	45	0.35	124	0.32
Native Hawaiian and Other Pacific Islander Alone	0	0.00	2	0.02	6	0.02
Some Other Race Alone	13	0.22	37	0.28	86	0.22
Two or More Races	69	1.15	159	1.22	458	1.17
2007 Est. Population Hispanic or Latino	6,026		12,985		39,219	
Hispanic or Latino	44	0.73	101	0.78	339	0.86
Not Hispanic or Latino	5,983	99.29	12,885	99.23	38,880	99.14
2007 Est. Population by Sex	6,026		12,985		39,219	
Male	2,875	47.71	6,188	47.65	18,915	48.23
Female	3,151	52.29	6,798	52.35	20,304	51.77
Male/Female Ratio	0.91		0.91		0.93	

