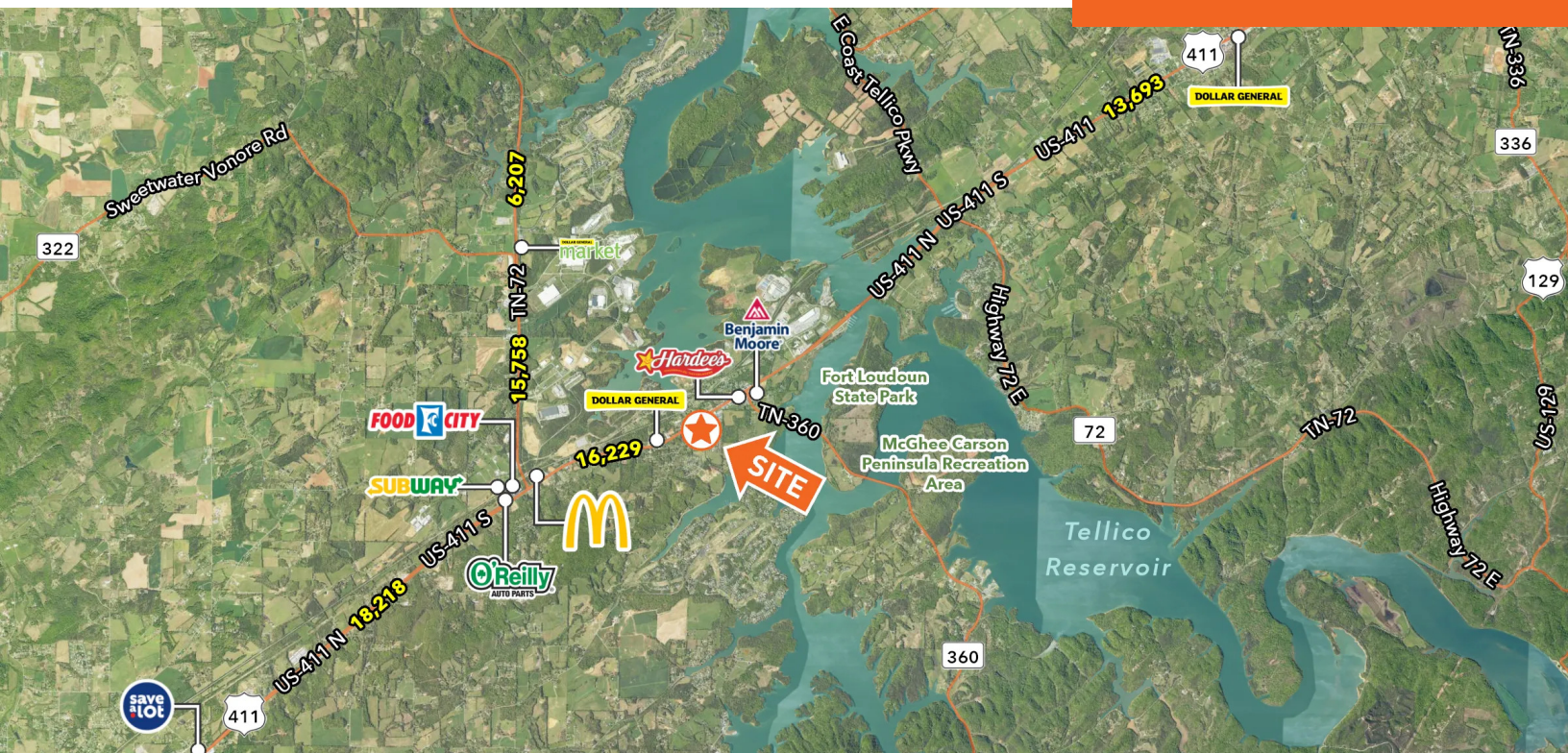


DERBY DOWNS PLAZA

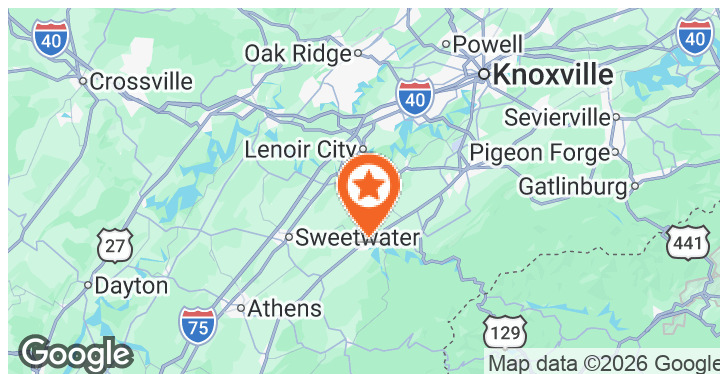
1266 U.S. 411, VONORE, TN 37885

FOR LEASE



LOCATION DESCRIPTION

Vonore, TN, 31 miles south-west of Knoxville is located in Monroe county (population 50,000+), and offers a small-town charm. The center is strategically positioned with direct road frontage to Highway 411 (16,513 VPD). It is one of Vonore's premier shopping centers flanked by established national tenants including Food City, McDonald's, Dollar General, Simmons Bank, Hardee's, and O'Reilly.



PROPERTY HIGHLIGHTS

- +/-16,000SF available with 116 ft of frontage
- Market's largest employers include JTEKT Automotive (+/-1,000 employees), Sea Ray Boats (500+ employees), Carlex Glass (500+ employees) and Genera (100+)
- The Food City located 1.81 miles west of the premises is ranked 34th out of 88 in the state (Placer.ai)
- Two points of ingress/egress onto Highway 411



DEMOGRAPHICS

5 MILES 7 MILES 10 MILE

2025 Total Population	9,311	20,046	43,708
2025 Total Households	4,215	8,991	18,938
2025 Average Household Income	\$103,474	\$104,983	\$100,830



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SUITE	TENANT NAME	SPACE SIZE
1	Ya Rona	1,150 SF
2	Vonore Tobacco & Beverage	2,360 SF
3	Victory Bar & Grill	2,832 SF
4	Cielito Lindo Mexican Grill	4,071 SF
11	Available	14,154 SF
12	Monroe Wine & Spirit Depot	5,500 SF



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