Hamilton Crossing | 203 Hamilton Crossing Drive, Alcoa, TN 37701

For Lease | Power Center



Brian Forrester, CCIM
Principal & Executive Vice President
+1 615 850 2779
brian.forrester@colliers.com

Woody Widenhofer
Principal & Executive Vice President
+1 615 850 2795
woody.widenhofer@colliers.com

Colliers
Accelerating success.

615 3rd Avenue S, Suite 500
Nashville, TN 37210
P: +1 615 850 2700
colliers.com



Hamilton Crossing Site Features

- Pre-leasing up to a 5,000 SF free-standing building
- 1,073 SF in-line shop space available
- Strong power center anchored by Dick's Sporting Goods, Ross Dress for Less and Michael's
- Excellent signalized access on Louisville Road and W Bessemer Street
- Great location within the trade area
- Area retailers include: Walmart Supercenter, Lowe's Home Improvement, Chick-Fil-A, American Family Care, Aldi, Planet Fitness, Office Depot, Mattress Firm, Target, ULTA, Kroger and many more
- Average daily traffic counts (TDOT 2025):
  SR-115 Alcoa Highway: 37,332
  SR-035: 26,265
  N Calderwood Street: 19,875

Lease Rate: Contact Agent

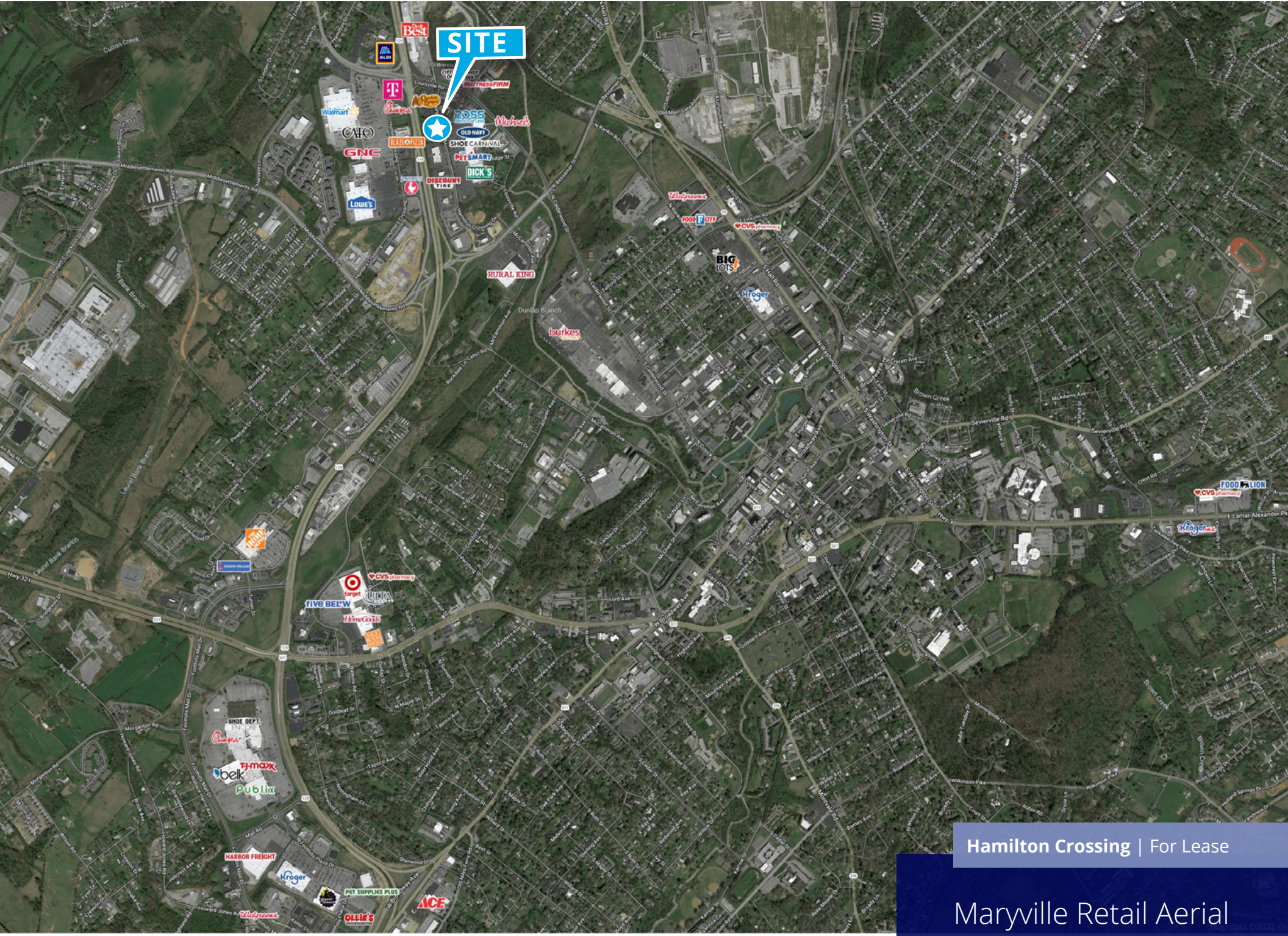
Demographics (2026)

Population
3 Miles: 43,611
5 Miles: 77,076
7 Miles: 104,477

Households
3 Miles: 18,246
5 Miles: 32,035
7 Miles: 43,663

Proj. 5-Year Growth
3 Miles: 1.5%
5 Miles: 1.4%
7 Miles: 1.4%

Average HH Income
3 Miles: $102,245
5 Miles: $111,480
7 Miles: $114,043



Hamilton Crossing | For Lease

Maryville Retail Aerial

Tenants

SUITE	TENANT	SF
001	Michael's	20,463
002	Ross Dress for Less	30,187
003	Old Navy	15,000
004	Shoe Carnival	8,329
005	Johnson & Sons Flooring	8,278
007	PetSmart	20,087
008	Dick's Sporting Goods	50,000
001A	Five Guys Famous Burgers	3,850
002A	Sage Dental of Alcoa	3,211
003A	Batteries Plus Bulbs	1,511
004A	Salon Azure	3,525
005A	AVAILABLE	1,073
006A	Falafel House	2,057
007A	Buffalo Wild Wings	5,934
008A	AT&T	3,500
PAD	Potential Pad Site	5,000

LEGEND

- Leased
- Available
- Not a Part



Accelerating success.

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.

Hamilton Crossing | 203 Hamilton Crossing Drive, Alcoa, TN 37701

For Lease | Power Center



Brian Forrester, CCIM
Principal & Executive Vice President
+1 615 850 2779
brian.forrester@colliers.com

Woody Widenhofer
Principal & Executive Vice President
+1 615 850 2795
woody.widenhofer@colliers.com

Colliers
Accelerating success.

615 3rd Avenue S, Suite 500
Nashville, TN 37210
P: +1 615 850 2700
colliers.com