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120 E. Broadway Blvd.  
Jefferson City, TN



## FOR LEASE

### Property Information

- ◆ For Lease: Call for pricing
- ◆ Possible Drive-Thru
- ◆ Up to 7,000 sq. ft. available
- ◆ Traffic count: 27,557
- ◆ Close proximity to Carson Newman University/Fronts main thorough fare—Andrew Johnson Highway
- ◆ Owner will build to suit for right tenant
- ◆ Demographics:

	<u>5 mile</u>	<u>10 mile</u>	<u>15 mile</u>
Population	21,692	62,871	133,810
Average Household Income	\$61,621	\$63,545	\$60,203

Chad Turner and Drake Little

7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

(865) 584-2000



Google earth

Imagery Date: 10/23/2015 3:50:00 PM -83:50:22.941W elev: 1186 ft eye alt: 4415 ft

**SUBJECT  
PROPERTY**

**W. Broadway Ave.**

**BIG LOTS!**

**FOOD CITY**

**BUSSER KING**

**SONIC**

**us bank**

**CVS**

**DOLLAR GENERAL**

**GOODY'S**

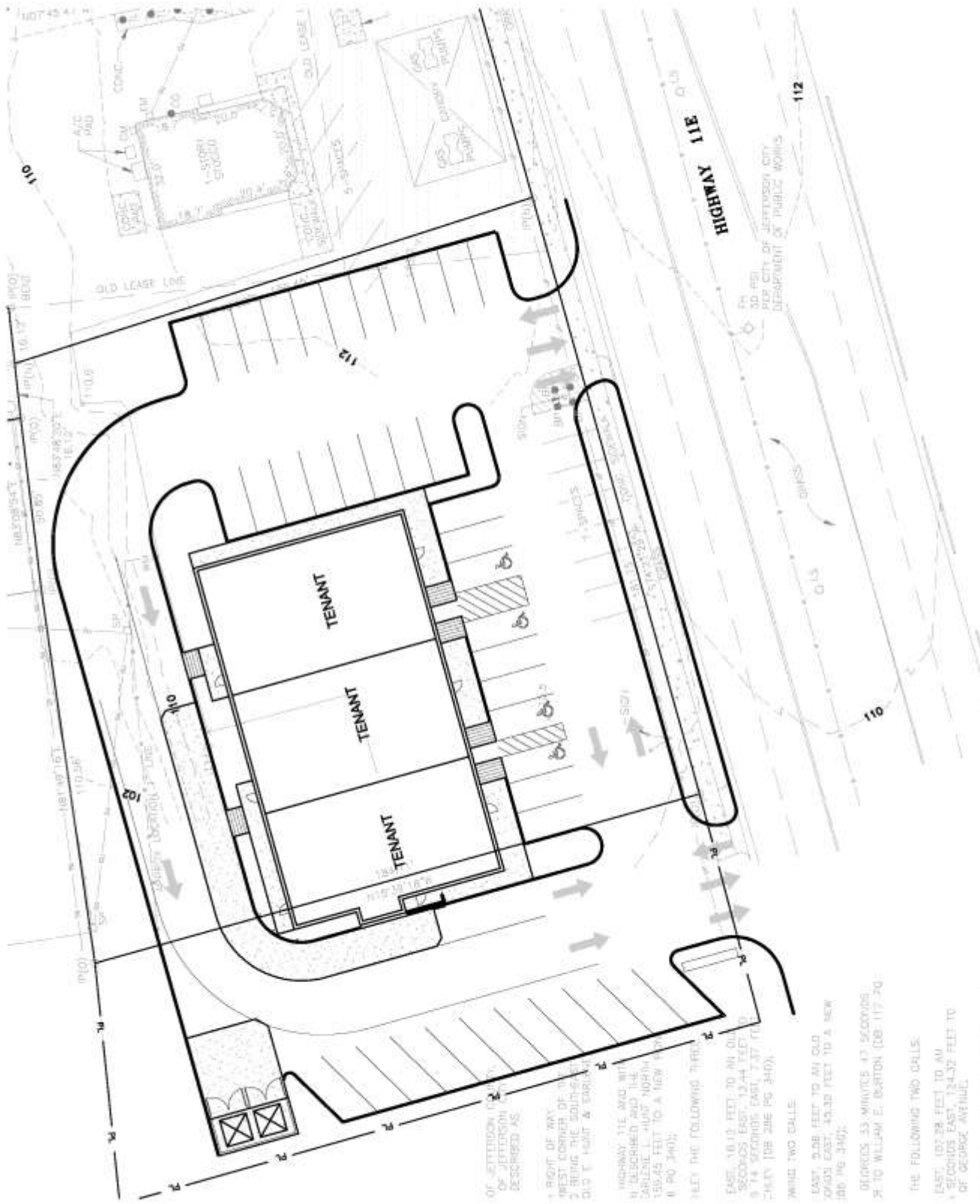
**McDonald's**

**O'Reilly**

**TELECOM**

**WALCO**





OF JEFFERSON COUNTY  
 DESCRIBED AS:

1. RIGHT OF WAY  
 WEST CORNER OF THE  
 2. BEING THE SOUTH-EAST  
 OLD E. HUNT & EARL  
 155.45 FEET TO A NEW  
 II. PO 340;

HIGHWAY 11E, AND WITH  
 N. DESCRIBED AND THE  
 CARLENE L. HUNT NORTH  
 155.45 FEET TO A NEW  
 II. PO 340;

BEY THE FOLLOWING THREE  
 EAST, 16.10 FEET TO AN OLD  
 3500X25 EAST, 13.44 FEET TO  
 8' 14" SIDINGS EAST, 7.37 FT  
 CHALKY [JOB 206 PG 340].

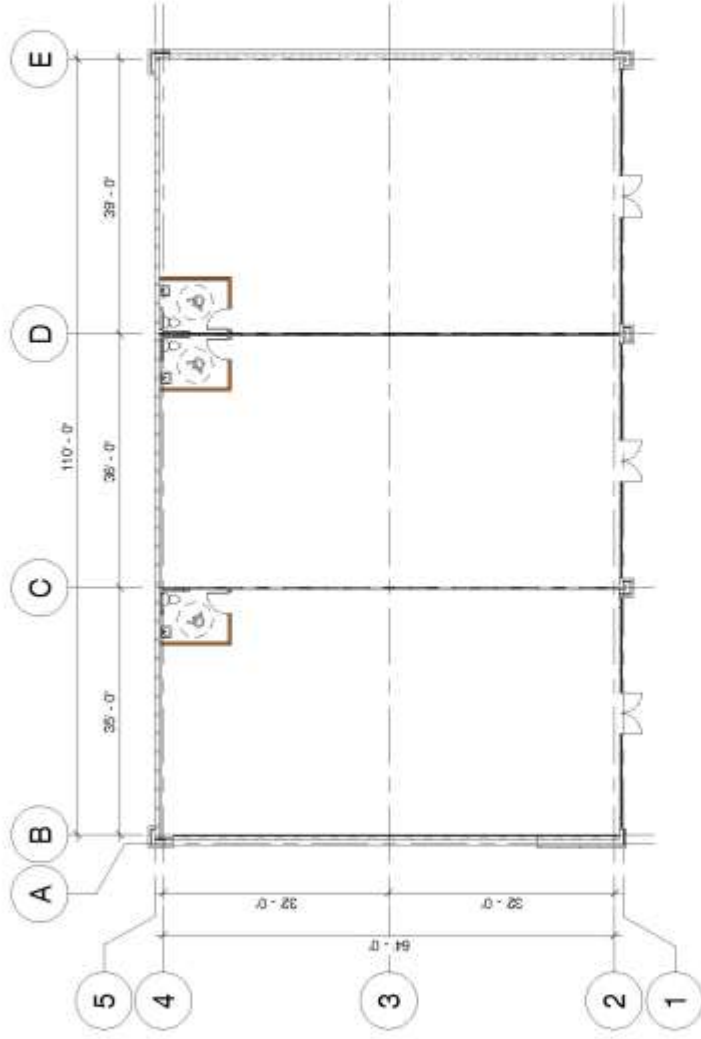
THIRD TWO CALLS:

EAST, 5.08 FEET TO AN OLD  
 20X25 EAST, 43.32 FEET TO A NEW  
 JOB. PG 340);

DEEPERS 53 MINUTES 47 SECONDS  
 3'- TO WILLIAM E. BURTON (DB-117 PG

THE FOLLOWING TWO CALLS:

EAST, 101.28 FEET TO AN  
 4' SIDINGS EAST 124.32 FEET TO  
 OF GEORGE AVENUE.



**FIRST FLOOR PLAN**

SCALE: 3/16" = 1'-0"

1

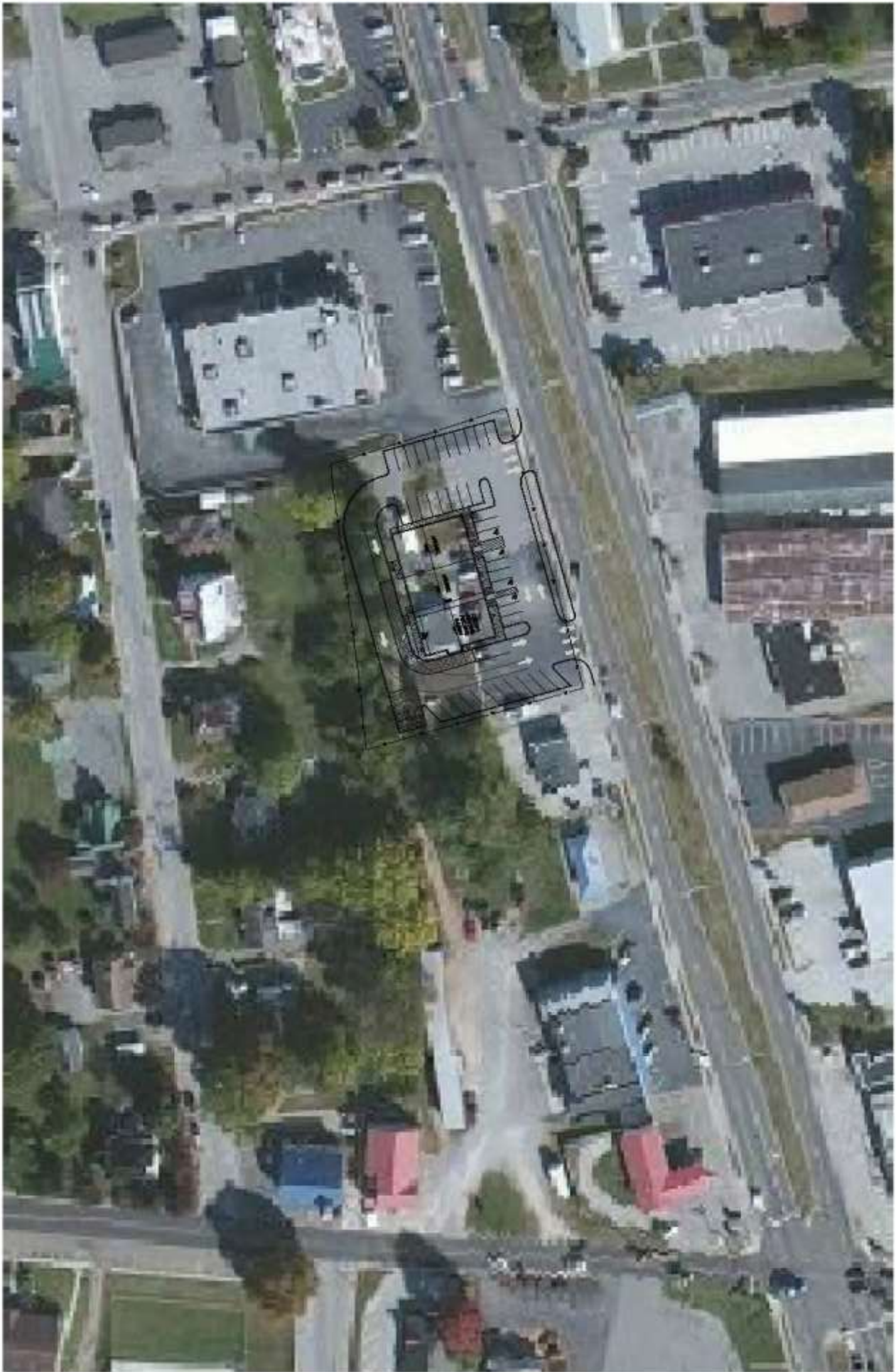


**MBI**

Michael Brady Inc.  
ARCHITECTURAL ENGINEERING ARCHITECTS

## JEFFERSON CITY RETAIL CENTER

06/11/04





# 120 E Broadway Blvd Map

- Untitled layer
- Line 1
- Line 2
- 120 E Broadway Blvd

Untitled layer

Untitled layer

Untitled layer







## EASI Demographics on Demand Updated Site Selection Reports & Analysis Executive Summary

Address: 120 E. Broadway Blvd. Jefferson City, TN

Latitude: 36° : 06' : 57"

Longitude: -83° : 29' : 27"



Description	5 Miles	10 Miles	15 Miles
<b>POPULATION BY YEAR</b>			
Population (4/1/1990)	14,994	39,643	93,567
Population (4/1/2000)	19,535	52,620	116,407
Population (4/1/2010)	21,145	61,414	130,502
Population (1/1/2015)	21,692	62,871	133,810
Population (1/1/2020)	21,955	63,776	136,362
Percent Growth (2015/2010)	2.59	2.37	2.53
Percent Forecast (2020/2015)	1.21	1.44	1.91
<b>HOUSEHOLDS BY YEAR</b>			
Households (4/1/1990)	5,361	14,588	35,500
Households (4/1/2000)	7,398	20,355	45,838
Households (4/1/2010)	8,002	23,638	50,841
Households (1/1/2015)	8,172	24,125	51,982
Households (1/1/2020)	8,271	24,447	52,885
Percent Growth (2015/2010)	2.12	2.06	2.24
Percent Forecast (2020/2015)	1.21	1.33	1.74
<b>GENERAL POPULATION CHARACTERISTICS</b>			
Median Age	39.1	41.5	41.3
Male	10,550	30,894	65,725
Female	11,142	31,977	68,085
Density	240.2	201.7	223.9
Urban	11,501	30,860	64,933
Rural	10,191	32,011	68,877
<b>GENERAL HOUSEHOLD CHARACTERISTICS</b>			
Households (1/1/2015)	8,172	24,125	51,982

Families	5,845	17,817	37,210
Non-Family Households	2,327	6,308	14,772
Average Size of Household	2.51	2.54	2.52
Median Age of Householder	53.5	53.6	53.6
Median Value Owner Occupied (\$)	126,984	125,103	119,488
Median Rent (\$)	450	462	445
Median Vehicles Per Household	2.3	2.4	2.4
<b>GENERAL HOUSING CHARACTERISTICS</b>			
Housing, Units	9,035	27,224	59,737
Housing, Owner Occupied	5,615	18,237	36,405
Housing, Renter Occupied	2,557	5,888	15,577
Housing, Vacant	863	3,099	7,755
<b>POPULATION BY RACE</b>			
White Alone	19,851	58,853	120,755
Black Alone	644	1,160	3,706
Asian Alone	175	527	936
American Indian and Alaska Native Alone	76	202	447
Other Race Alone	532	1,118	5,366
Two or More Races	414	1,011	2,600
<b>POPULATION BY ETHNICITY</b>			
Hispanic	991	2,242	9,630
White Non-Hispanic	19,384	57,780	116,962
<b>GENERAL INCOME CHARACTERISTICS</b>			
Total Household Income (\$)	503,566,938	1,533,019,705	3,129,456,811
Median Household Income (\$)	45,080	48,347	45,775
Average Household Income (\$)	61,621	63,545	60,203
Per Capita Income (\$)	23,968	24,753	23,788
<b>RETAIL SALES</b>			
Total Retail Sales (including Food Services) (\$)	360,815	944,850	2,123,930
<b>CONSUMER EXPENDITURES</b>			
Total Annual Expenditures (\$000)	431,518.7	1,309,522.1	2,741,162.1
<b>EMPLOYMENT BY PLACE OF BUSINESS</b>			
Employees, Total (by Place of Work)	5,811	21,214	37,748
Establishments, Total (by Place of Work)	326	1,041	2,182
<b>EASI QUALITY OF LIFE</b>			
EASI Quality of Life Index (US Avg=100)	103	102	103
EASI Total Crime Index (US Avg=100; A=High)	134	124	129
EASI Weather Index (US Avg=100)	106	106	106
BLOCK GROUP COUNT	13	38	81

**Footnotes:**

Easy Analytic Software, Inc. (EASI) is the source of all updated estimates. All other data are derived from the US Census and other official government sources. Consumer Expenditure data are derived from the Bureau of Labor Statistics.