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The Shops at Hardin Valley
10810 Hardin Valley Road, Knoxville



Retail & Restaurant Space Available

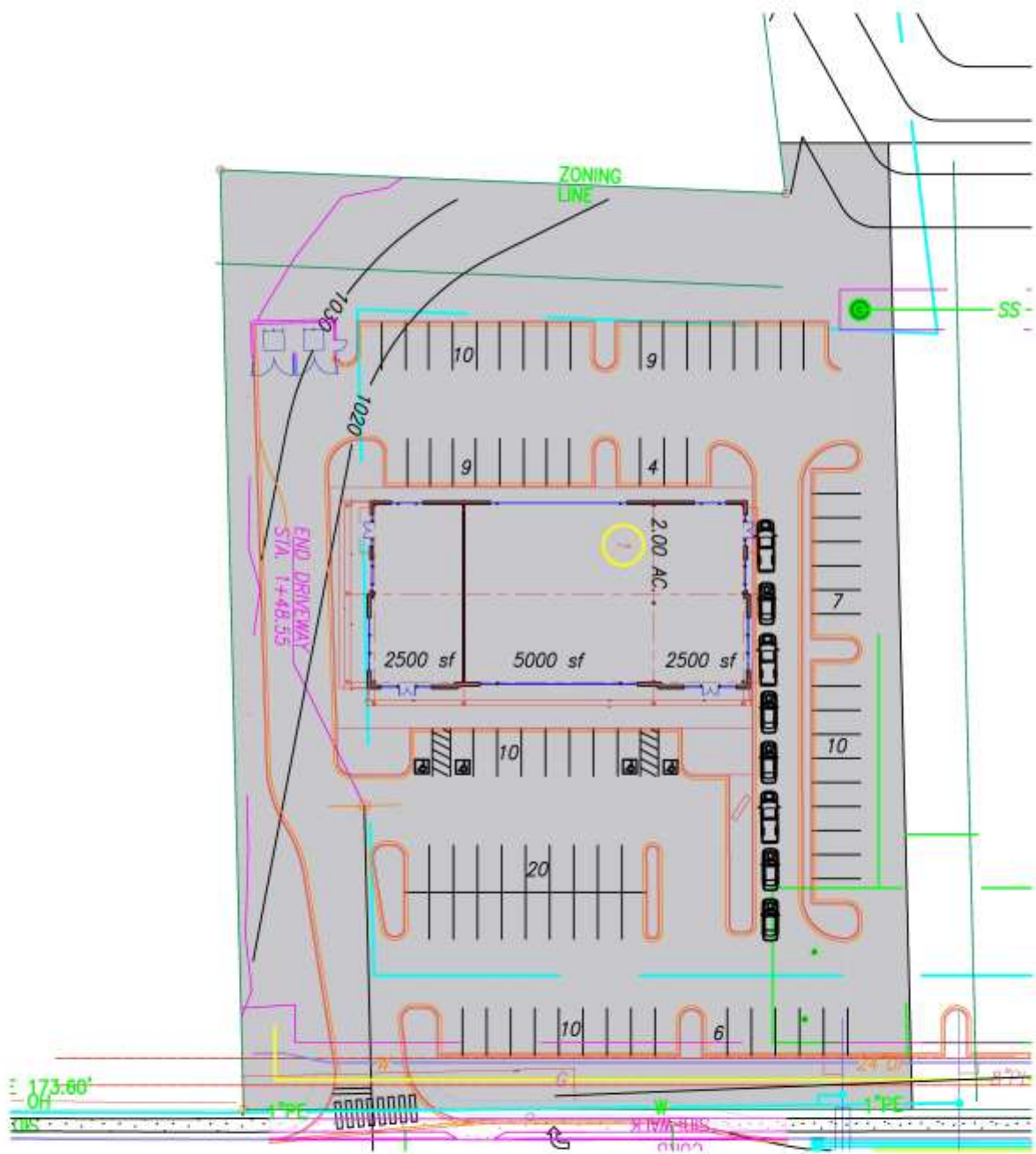
PROPERTY INFORMATION

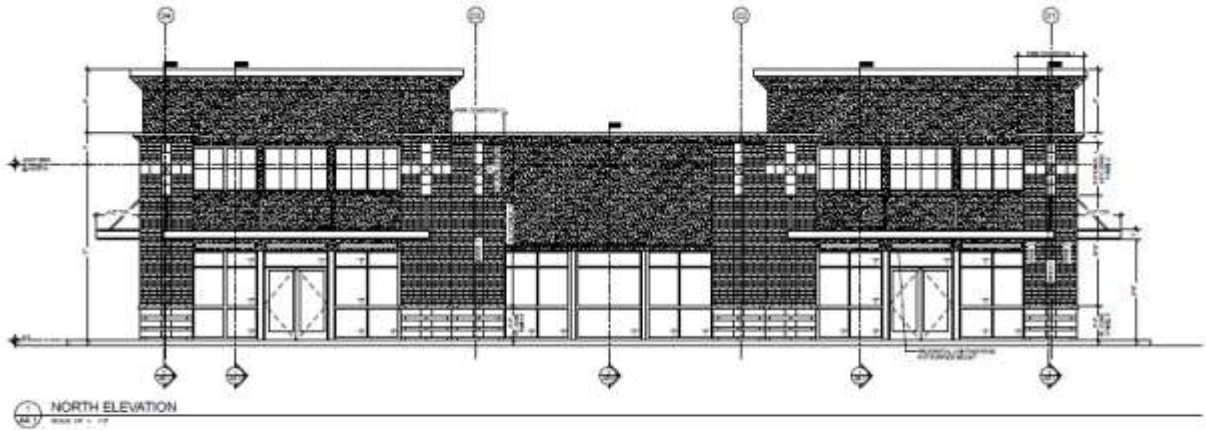
- ◆ Prime development pads and small shop space in West Knoxville's fastest growing residential markets
 - ◆ Immediately across from Pellissippi State with 8,000 students on campus daily
 - ◆ Between 1,200 sq. ft. to 6,000 sq. ft. available
 - ◆ Restaurant space with outdoor patios
 - ◆ Superb visibility and access from Hardin Valley Road
 - ◆ Less than 1 minute from Pellissippi Parkway, which connects to I-40/I-75
 - ◆ **Demographics:**
- | | | | |
|---------------------------------|---------------|---------------|----------------|
| | <u>3 mile</u> | <u>5 mile</u> | <u>10 mile</u> |
| ◆ <u>Population</u> | 22,755 | 64,077 | 252,888 |
| ◆ <u>Avg. Household Income:</u> | \$105,653 | \$107,440 | \$99,407 |

Chad Turner and Will Sims

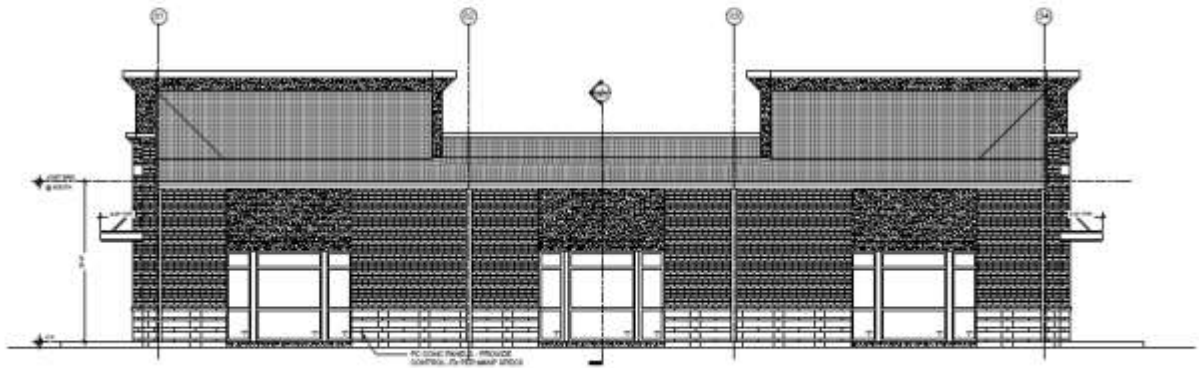
7216 Wellington Drive, Suite One
Knoxville, Tennessee 37919
(865) 584-2000







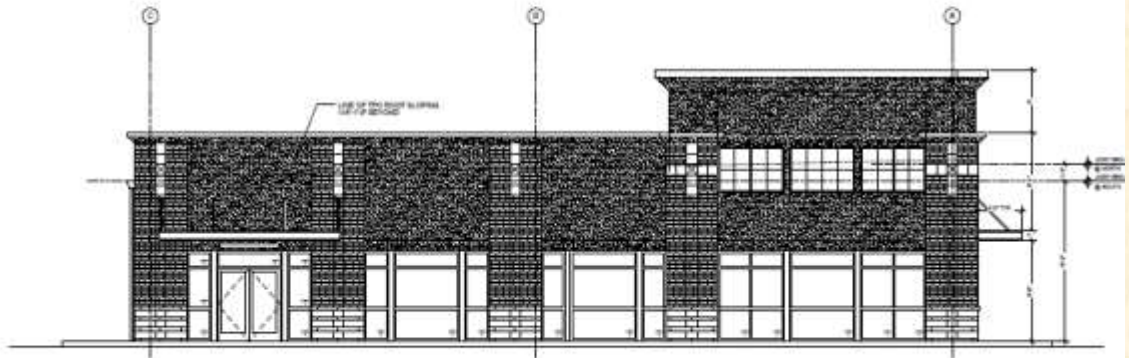
1 NORTH ELEVATION
Sheet No. 1-10



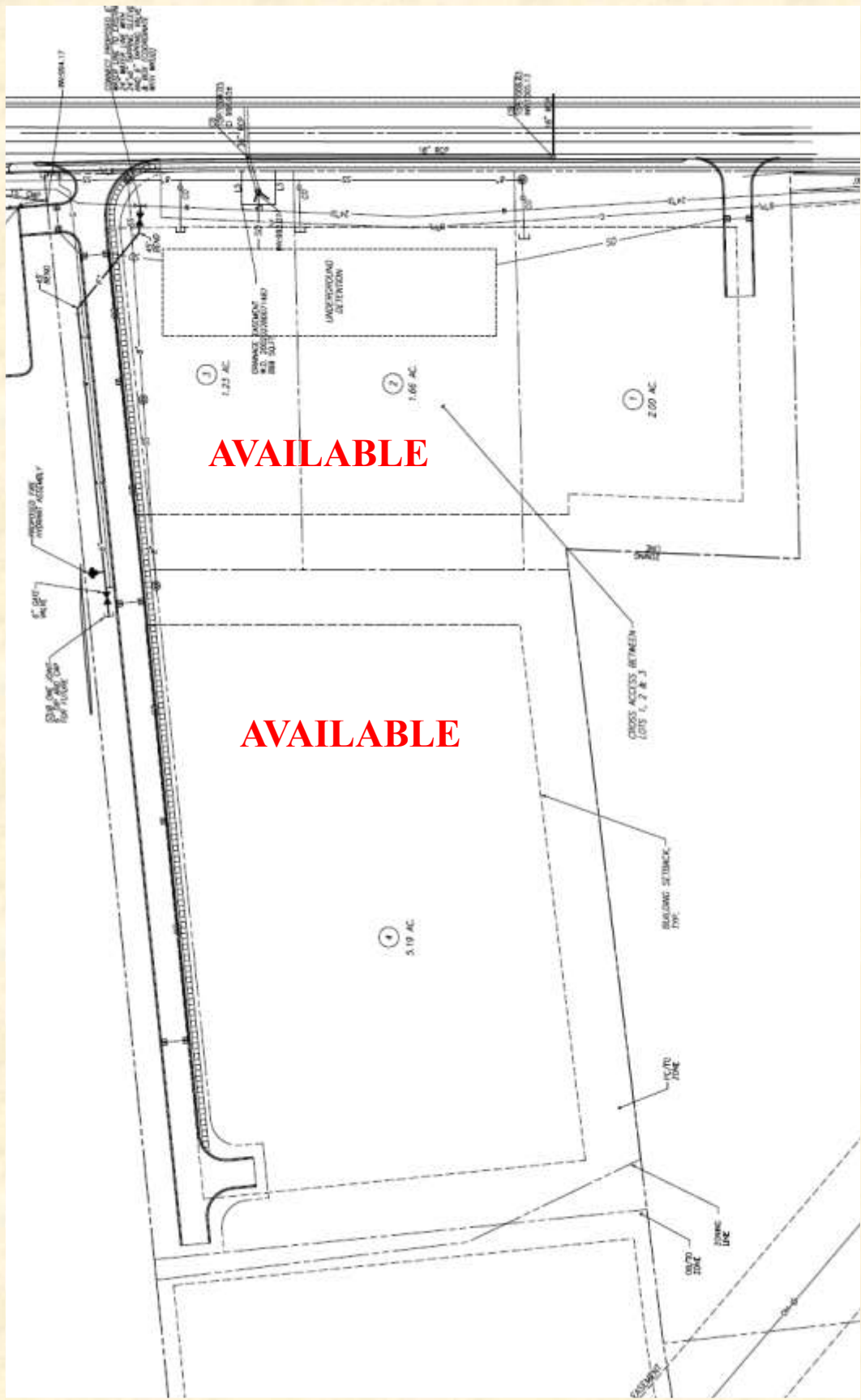
2 SOUTH ELEVATION
Sheet No. 1-10



3 WEST ELEVATION
Sheet No. 1-10



4 EAST ELEVATION
Sheet No. 1-10



AVAILABLE

AVAILABLE

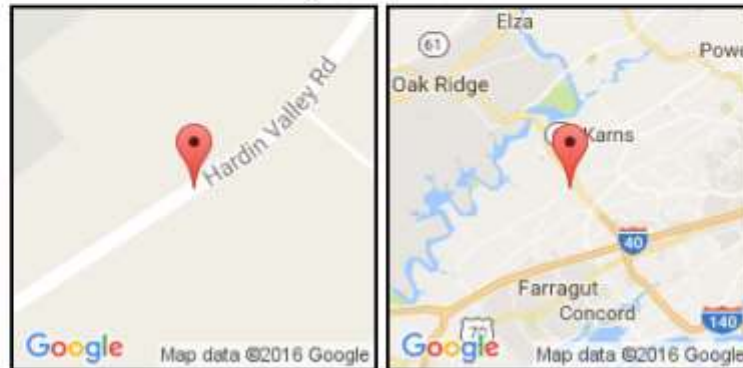


EASI Demographics on Demand Updated Site Selection Reports & Analysis Executive Summary

Address: 10810 Hardin Valley Road, Knoxville TN

Latitude: 35° : 56' : 44"

Longitude: -84° : 09' : 44"



Description	3 Miles	5 Miles	10 Miles
POPULATION BY YEAR			
Population (4/1/1990)	11,102	35,893	169,632
Population (4/1/2000)	15,205	50,524	206,704
Population (4/1/2010)	21,792	61,101	242,459
Population (1/1/2016)	22,755	64,077	252,888
Population (1/1/2021)	23,571	66,387	261,584
Percent Growth (2016/2010)	4.42	4.87	4.30
Percent Forecast (2021/2016)	3.59	3.61	3.44
HOUSEHOLDS BY YEAR			
Households (4/1/1990)	4,094	13,603	67,964
Households (4/1/2000)	5,901	20,057	85,115
Households (4/1/2010)	8,574	24,543	99,995
Households (1/1/2016)	8,812	25,331	102,798
Households (1/1/2021)	9,090	26,133	106,020
Percent Growth (2016/2010)	2.78	3.21	2.80
Percent Forecast (2021/2016)	3.15	3.17	3.13
GENERAL POPULATION CHARACTERISTICS			
Median Age	38.8	40.4	40.0
Male	11,261	31,535	123,076
Female	11,494	32,542	129,812
Density	751.0	951.2	901.3
Urban	19,426	58,566	234,090
Rural	3,329	5,511	18,798
GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2016)	8,812	25,331	102,798

Families	6,280	17,661	67,762
Non-Family Households	2,532	7,670	35,036
Average Size of Household	2.56	2.52	2.44
Median Age of Householder	50.2	51.6	51.4
Median Value Owner Occupied (\$)	210,290	215,374	194,071
Median Rent (\$)	862	769	674
Median Vehicles Per Household	2.5	2.4	2.3
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	9,609	27,302	112,165
Housing, Owner Occupied	6,720	18,303	70,808
Housing, Renter Occupied	2,092	7,028	31,990
Housing, Vacant	797	1,971	9,367
POPULATION BY RACE			
White Alone	20,309	56,590	219,953
Black Alone	978	2,798	13,211
Asian Alone	607	2,169	8,435
American Indian and Alaska Native Alone	61	177	814
Other Race Alone	272	946	4,316
Two or More Races	528	1,397	6,159
POPULATION BY ETHNICITY			
Hispanic	931	2,637	10,419
White Non-Hispanic	19,709	55,043	214,467
GENERAL INCOME CHARACTERISTICS			
Total Household Income (\$)	931,017,702	2,721,560,975	10,218,831,725
Median Household Income (\$)	90,932	85,187	75,374
Average Household Income (\$)	105,653	107,440	99,407
Per Capita Income (\$)	41,483	42,715	40,723
RETAIL SALES			
Total Retail Sales (Including Food Services) (\$)	1,154,234	1,604,478	7,223,865
CONSUMER EXPENDITURES			
Total Annual Expenditures (\$000)	607,630.4	1,709,454.3	6,603,555.6
EMPLOYMENT BY PLACE OF BUSINESS			
Employees, Total (by Place of Work)	35,487	43,798	144,911
Establishments, Total (by Place of Work)	1,417	1,992	7,257
EASI QUALITY OF LIFE			
EASI Quality of Life Index (US Avg=100)	114	111	112
EASI Total Crime Index (US Avg=100; A-High)	31	39	64
EASI Weather Index (US Avg=100)	106	106	109
BLOCK GROUP COUNT	10	29	131

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.

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