

OLIVER SMITH REALTY & DEVELOPMENT CO., INC.

www.oliversmithrealty.com

**2218 N. Charles G. Seivers Blvd.
Clinton, TN**



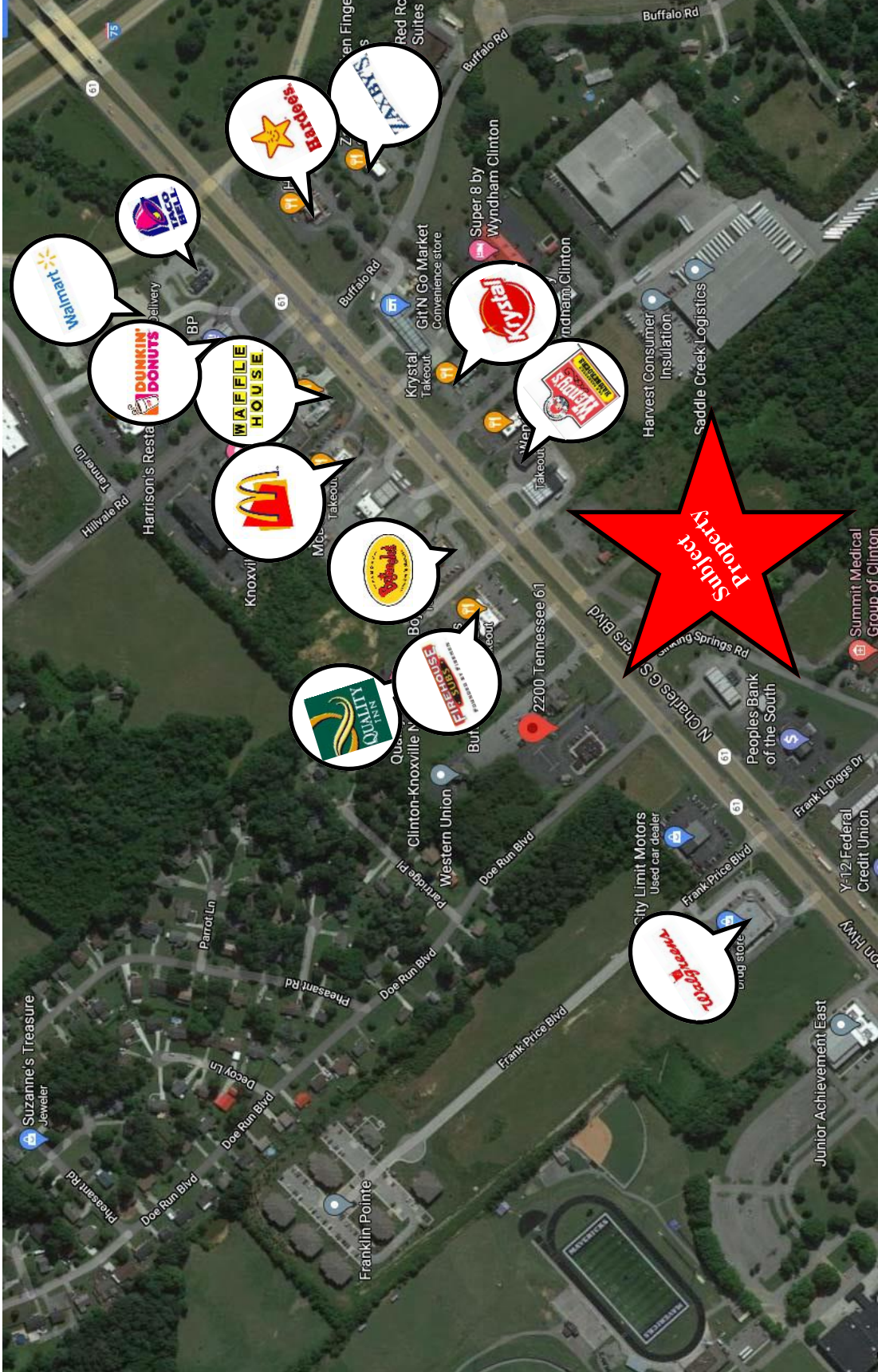
FOR LEASE

Property Information

- ◆ End Cap Drive Thru 2,500 S.F. \$32 S.F. NNN
- ◆ End Cap Retail 2,500 S.F. \$29.50 S.F. NNN
- ◆ 85 parking spaces
- ◆ Less than 1 mile from I-75
- ◆ Neighboring Clinton Industrial Park employing 6,500
- ◆ Traffic count: 31,000+ VPD

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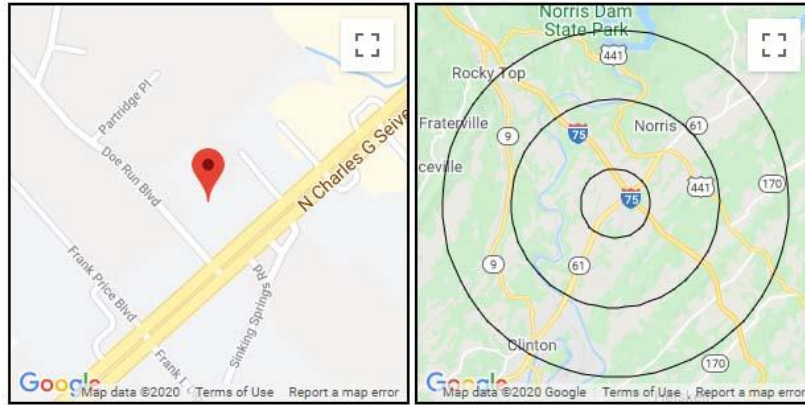


EASI Demographics on Demand Updated Site Selection Reports & Analysis Executive Summary

Address: 2200 N. Charles G. Seivers Blvd. Clinton, TN

Latitude: 36° : 09' : 46"

Longitude: -84° : 05' : 19"



Description	1 Miles	3 Miles	5 Miles
POPULATION BY YEAR			
Population (4/1/1990)	2,074	4,105	17,476
Population (4/1/2000)	2,426	5,421	19,380
Population (4/1/2010)	2,448	5,974	20,490
Population (1/1/2020)	2,543	6,192	21,146
Population (1/1/2025)	2,579	6,271	21,415
Percent Growth (2020/2010)	3.88	3.65	3.20
Percent Forecast (2025/2020)	1.42	1.28	1.27
HOUSEHOLDS BY YEAR			
Households (4/1/1990)	720	1,577	6,709
Households (4/1/2000)	944	2,204	7,936
Households (4/1/2010)	974	2,461	8,369
Households (1/1/2020)	1,019	2,569	8,692
Households (1/1/2025)	1,035	2,607	8,816
Percent Growth (2020/2010)	4.62	4.39	3.86
Percent Forecast (2025/2020)	1.57	1.48	1.43
GENERAL POPULATION CHARACTERISTICS			
Median Age	45.1	46.6	45.0
Male	1,246	3,000	10,343
Female	1,297	3,192	10,803
Density	286.5	245.3	247.8
Urban	1,282	2,804	10,194
Rural	1,261	3,388	10,952
GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2020)	1,019	2,569	8,692
Families	754	1,798	5,794
Non-Family Households	265	771	2,898
Average Size of Household	2.50	2.40	2.36
Median Age of Householder	55.1	56.7	55.6
Median Value Owner Occupied (\$)	130,048	136,538	119,589
Median Rent (\$)	615	579	492
Median Vehicles Per Household	2.3	2.4	2.1
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	1,138	2,907	9,811
Housing, Owner Occupied	788	1,824	5,209
Housing, Renter Occupied	231	745	3,483
Housing, Vacant	119	338	1,119

GENERAL INCOME CHARACTERISTICS			
Total Household Income (\$)	82,949,136	218,556,479	606,855,953
Median Household Income (\$)	66,459	67,821	54,115
Average Household Income (\$)	81,402	85,075	69,818
Per Capita Income (\$)	32,619	35,407	29,234
RETAIL SALES			
Total Retail Sales (including Food Services) (\$)	4,980	15,624	309,127
CONSUMER EXPENDITURES			
Total Annual Expenditures (\$000)	69,472.2	173,563.4	541,354.0
EMPLOYMENT BY PLACE OF BUSINESS			
Employees, Total (by Place of Work)	723	1,242	4,002
Establishments, Total (by Place of Work)	53	87	292
EASI QUALITY OF LIFE			
EASI Quality of Life Index (US Avg=100)	109	109	108
EASI Total Crime Index (US Avg=100; A=High)	114	88	101
EASI Weather Index (US Avg=100)	114	114	114
BLOCK GROUP COUNT	1	4	14

Footnotes:

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All estimates are as of 1/1/2020 unless otherwise stated.

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