OLIVER SMITH REALTY & DEVELOPMENT CO., INC.

www.oliversmithrealty.com

Washington Market
5308 Washington Pike,Knoxville, Tennessee

7,430 sq. ft. space available

Property Information

- $8.50 sq. ft. NNN
- Per sq. ft. CAM charges: $4.02
- Tenants include: Honeybaked Hams, H&R Block, CosmoProf, US Army Recruiting Office
- High visibility
- Traffic count 2014: 15,410
- Close to Knoxville Center Mall
- Easily accessible to Interstate 640, I-40, I-75
- Demographics:

	1 mile	3 mile	5 mile
Population	2,679	38,541	105,107
Aver. Household Income	$54,752	$61,397	$57,868

Oliver A. Smith, IV
7216 Wellington Drive, Suite One
Knoxville, Tennessee 37919
(865) 584-2000

BED BATH & BEYOND
New Harvest Ln
ROSS DRESS FOR LESS
STARBUCKS COFFEE
OLD NAVY
TARGET
JO-ANN fabric and craft stores
KOHL'S expect great things
HONEYBAKED The world's best ham
SUBJECT SITE
Greenway Dr
Erma Ln
Ernestine Dr
Irola St
Valley View Dr NE
Village Crest Way
REGAL CINEMAS
jcp
EAST TOWN MALL
INTERSTATE 640
Wendy's
Applebee's
E Town Rd
N Mall Rd
Washington Pk
Centerline Dr
© 2015 Google
Google earth
Imagery Date: 10/16/2014 36°02'03.54" N 83°53'07.52" W elev 1054 ft eye alt 6231 ft

TOTAL AREA =
2.362 ACRES

TOTAL PARKING =
96 SPACES
(INCLUDING 4 HANDICAP SPACES)

PARKING REQUIREMENTS COK ZONING REGULATIONS ARTICLE V SECTION 7: MINIMUM OFF STREET PARKING

Retail sales establishment and shopping centers with over fifteen thousand (15,000) square feet of G.L.A. Four and one-half (4.5) spaces per one thousand (1,000) square feet of G.L.A.

Minimum Handicap Requirements for 76-100 parking spaces is 3 Auto, 1 Van, with a total of 4 spaces

TN GRID

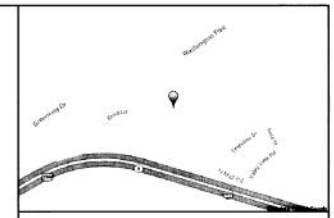
NOTES:
1. IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED.
2. CLT TAX MAP 059 00802
3. THIS PROPERTY IS ZONED C-6 (GENERAL COMMERCIAL PARK DISTRICT)
MINIMUM SETBACKS ARE AS FOLLOWS
FRONT-20'
SIDE-20'
REAR-30'
4. DEED REFERENCES: 201202160045151
5. 10' UTILITY AND DRAINAGE EASEMENTS ON AL EXTERIOR LOT LINES AND ROAD RIGHT-OF-WAYS, 5' UTILITY AND DRAINAGE EASEMENTS ON ALL INTERIOR LOT LINES.
6. GRID NORTH IS BASED ON NAD83 (NSRS2007). (DISTANCES HAVE NOT BEEN REDUCED TO GRID).
7. BY GRAPHICAL PLOTTING ONLY THIS PROPERTY DOES NOT LIE WITHIN A SFHA AS SHOWN ON FEMA FLOOD MAP No. 47093C0142F EFFECTIVE MAY 2, 2007
8. CITY BLOCK: 33074
9. WARD: 33
10. PLAT REFERENCES: P-131-B & C

(9) 9. Reciprocal Easements and Covenants and Restrictions Agreement dated March 16, 1998, of record in Deed Book 2280, page 487, in the Knox County Register's Office.[SEE SURVEY]

(10) 10. Matters depicted or disclosed by survey of David L. Hurst, RLS No. 1886, dated April 14, 2003, and bearing MB1 No. 03-187, and map of record in Map Cabinet P, Slides 131 Band 131 C, in the Knox County Register's Office. [SEE SURVEY]

(11) 11. Utility Easement dated December 19, 1997, executed by and between SW of Knoxville, L.L.C. and the City of Knoxville, acting by and through the Knoxville Utilities Board recorded in Deed Book 2272, page 259, as amended by First Amendment to Utility Easement dated March 17, 1998, of record in Deed Book 2280, page 483, in the Knox County Register's Office. [SEE SURVEY]

12. Rights of tenants in possession, as tenants only, under unrecorded leases.



LOCATION MAP NO SCALE

SYMBOL LEGEND			
	IRON PIN (SQUATTREE)		CONC. MONUMENT
	SANITARY MANHOLE		WATER VALVE
	TELEPHONE POLE		POWER/TELE. POLE
	CATCH BASIN		DRAIN INLET
	LIGHT POLE		GAS METER
	WATER METER		POWER BOX
	SIGN (TYP.)		GUY WIRE
	FIRE HYDRANT		SERVICE POLE
	CONCRETE AREA		UNDERGROUND TEL.
	HEAD WALL		BALLARD
	CABLE TELEVISION		LANDSCAPING
	VARIOUS TREES		FLARED END SECTION
	DRAINAGE FLOW DIR.		

LINE LEGEND	
G	GAS LINE
X	FENCE LINE
W	WATER LINE
SA	SEWER LINE
SF	STORM SEWER LINE
OC	POWER/TELE. LINE
UE	UNDERGROUND ELEC.

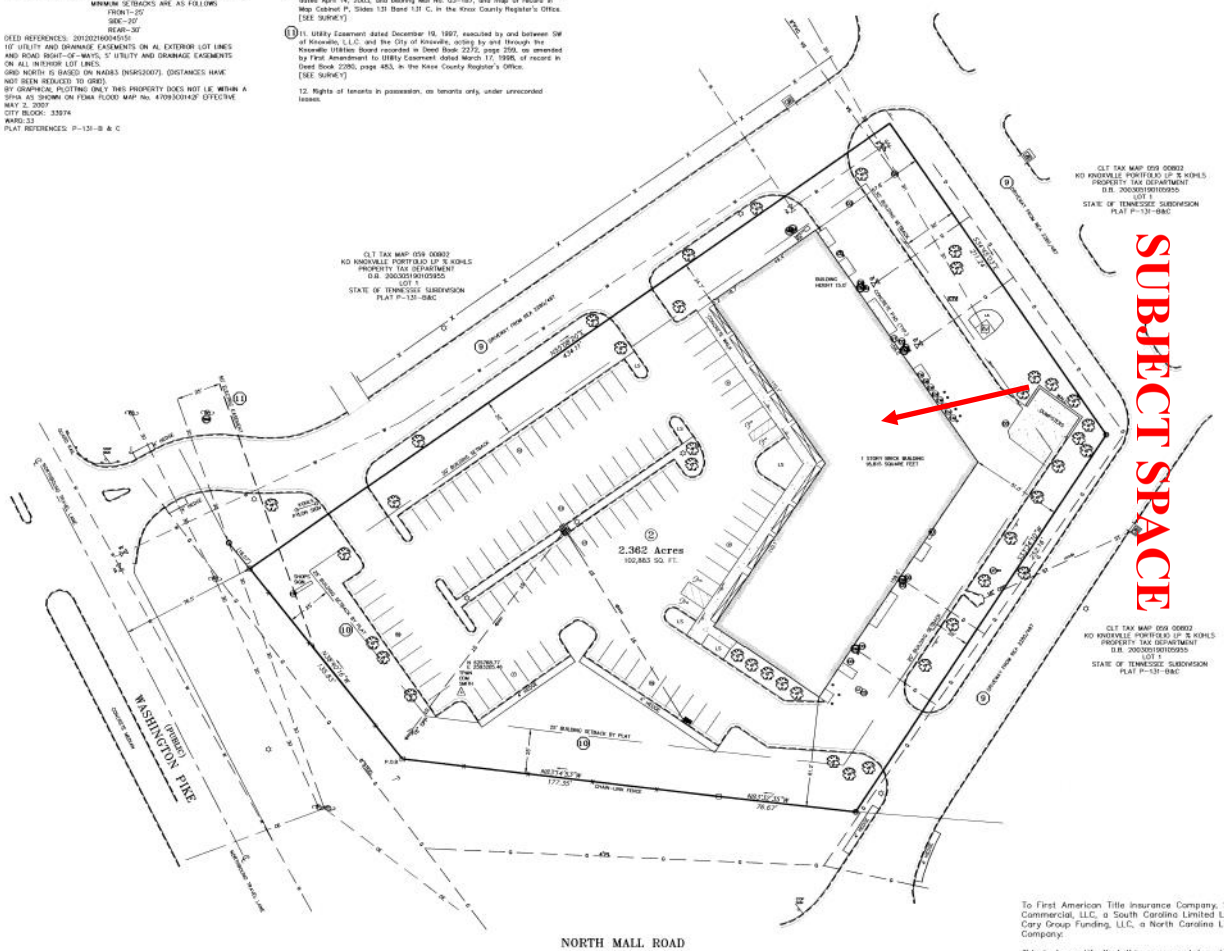
Legal Description:

SITUATED in District No. 7 of Knox County, Tennessee, and within the 33rd Ward of the City of Knoxville, Tennessee and being known as Lot 2, as shown on the plat titled "One Lot Subdivision Plat for SW of Knoxville, L.L.C." recorded in Cabinet P, Slides 131B and 131C, in the Knox County Registers Office, and being more particularly described as follows:

BEGINNING at a concrete monument at the intersection of the Eastern right-of-way of Washington Pike and Northern right-of-way of I-640 (North Mall Road), thence along the Eastern right-of-way of Washington Pike, North 38 deg. 40 min. 16 sec. West, 135.83 feet to a pin set, thence leaving said right-of-way North 55 deg. 08 min. 20 sec. East, 434.11 feet to an iron pin; thence South 34 deg. 45 min. 03 sec. East, 211.24 feet to an iron pin; thence South 33 deg. 34 min. 10 sec. West, 252.18 feet to an iron pin in the Northern right-of-way of I-640 (North Mall Road); thence with said right-of-way, North 83 deg. 32 min. 35 sec. West, 76.67 feet to a concrete monument; thence with said right-of-way North 83 deg. 14 min. 53 sec. West, 177.35 feet to a concrete monument at the point of intersection of the Northern right-of-way of I-640 (North Mall Road) and the Eastern right-of-way of Washington Pike, being the point of BEGINNING, containing 2.362 acres.

Together with the easements established by the Reciprocal Easements and Covenants and Restrictions Agreement recorded in Deed Book 2280, page 847, in the Knox County register's office.

Being the same property conveyed to Cary Group Funding, LLC, a North Carolina Limited Liability company, by Special Warranty Deed from Renaissance Investments, LLC, a North Carolina limited liability company, dated February 8, 2012, and recorded as instrument No. 201202160045151, in the Knox County Register's Office.



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

BEFORE YOU DIG
STOP
CALL
1-800-351-1111
TENNESSEE ONE CALL
IT'S THE LAW

To First American Title Insurance Company, South Coast Commercial, LLC, a South Carolina Limited Liability Company, and Cary Group Funding, LLC, a North Carolina Limited Liability Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6(a), 7(a), 7(a1), 7(c), 8, 9, 11(b), 13, 16, and 18 of Table A thereof. The field work was completed on 10/10/2014.

RYAN S. LYNCH TN RLS 2447

RYAN S. LYNCH
REGISTERED LAND SURVEYOR
AGRICULTURE
CONSTRUCTION
COMMERCE
TENNESSEE No. 2447
10/10/14

LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

	REVISIONS
DRAWN BY: Z. GOINS	1
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1"=30'	4
DATE: 10/10/2014	5
	6

SURVEY FOR:
South Coast Commercial, LLC
10 Pickney Colony Road, Suite 502
Bluffton, South Carolina 29909
Phone: (843)-290-3629

ALTA/ACSM LAND TITLE SURVEY OF:
Lot 2 - State of Tennessee Subdivision
5308 Washington Pike
City of Knoxville, Tennessee
District 7, Anderson County, Tennessee

PROJECT NO.
3742

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

Address: 5308 Washington Pike, Knoxville, TN
Latitude: 36° : 02′ : 03"
Longitude: -83° : 53′ : 10"

Description	1 Miles	3 Miles	5 Miles
POPULATION BY YEAR			
Population (4/1/1990)	2,650	33,548	89,954
Population (4/1/2000)	2,148	34,143	93,431
Population (4/1/2010)	2,556	36,818	100,710
Population (1/1/2015)	2,679	38,541	105,107
Population (1/1/2020)	2,763	39,731	108,326
Percent Growth (2015/2010)	4.81	4.68	4.37
Percent Forecast (2020/2015)	3.14	3.09	3.06
HOUSEHOLDS BY YEAR			
Households (4/1/1990)	1,171	14,188	37,955
Households (4/1/2000)	1,065	15,064	40,902
Households (4/1/2010)	1,228	16,242	43,485
Households (1/1/2015)	1,277	16,888	45,120
Households (1/1/2020)	1,311	17,330	46,304
Percent Growth (2015/2010)	3.99	3.98	3.76
Percent Forecast (2020/2015)	2.66	2.62	2.62
GENERAL POPULATION CHARACTERISTICS			
Median Age	38.4	41.5	39.3
Male	1,269	18,118	50,587
Female	1,410	20,423	54,520
Density	1,049.8	1,392.3	1,373.3
Urban	2,679	37,372	101,101
Rural	0	1,169	4,006
GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2015)	1,277	16,888	45,120

Families	664	9,806	25,923
Non-Family Households	613	7,082	19,197
Average Size of Household	2.10	2.26	2.28
Median Age of Householder	49.9	52.9	51.5
Median Value Owner Occupied ($)	117,952	119,269	119,250
Median Rent ($)	644	588	571
Median Vehicles Per Household	1.9	1.9	1.9
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	1,582	19,272	51,344
Housing, Owner Occupied	613	10,545	25,768
Housing, Renter Occupied	664	6,343	19,352
Housing, Vacant	305	2,384	6,224
POPULATION BY RACE			
White Alone	2,139	28,940	77,869
Black Alone	349	7,559	20,984
Asian Alone	90	448	920
American Indian and Alaska Native Alone	5	97	323
Other Race Alone	26	505	2,150
Two or More Races	70	992	2,861
POPULATION BY ETHNICITY			
Hispanic	104	1,291	4,425
White Non-Hispanic	2,084	28,233	75,890
GENERAL INCOME CHARACTERISTICS			
Total Household Income ($)	69,918,123	1,036,869,429	2,610,991,989
Median Household Income ($)	43,966	49,194	44,851
Average Household Income ($)	54,752	61,397	57,868
Per Capita Income ($)	26,117	27,318	25,387
RETAIL SALES			
Total Retail Sales (including Food Services) ($)	29,695	1,035,499	2,099,173
CONSUMER EXPENDITURES			
Total Annual Expenditures ($000)	62,119.6	852,593.7	2,208,536.9
EMPLOYMENT BY PLACE OF BUSINESS			
Employees, Total (by Place of Work)	547	25,045	46,183
Establishments, Total (by Place of Work)	40	1,228	2,345
EASI QUALITY OF LIFE			
EASI Quality of Life Index (US Avg=100)	100	105	104
EASI Total Crime Index (US Avg=100; A=High)	177	136	134
EASI Weather Index (US Avg=100)	106	106	106
BLOCK GROUP COUNT	2	23	62

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.

ECONOMIC OUTLOOK

The Knoxville area/ East Tennessee watershed is home to the main campus of the University of Tennessee, as well as eight additional four-year colleges, four two-year community colleges and six technology training centers.

In addition, numerous national corporations and local companies have chosen to headquarter their operations in the Knoxville area, including those listed at right.

The availability of a skilled workforce and numerous employment opportunities have resulted in low unemployment throughout the area. Knoxville's rates of unemployment are much lower than the national average.

Knoxville MSA Employment Summary	
Unemployment Rate	5.4%
Total Labor Force	377,290
Available Labor	20,270

Source: Tennessee Dept of Labor and Workforce Development, Labor Market Report, 2012

Knoxville has been consistently praised for its affordable cost of living.

- Cost of living is 12% lower than the national average
- Housing is 20% lower than the national average
- Healthcare is 9.7% lower than the national average

A low cost of living and strong employment statistics indicate a strong economic outlook for the region.

SCRIPPS TELEVISION NETWORK

OTHER COMPANIES HEADQUARTERED IN KNOXVILLE

HOSPITAL FACILITIES

- Baptist Primary and Senior Care
- East Tennessee Children's Hospital
- Fort Sanders Regional Medical Center
- Parkwest Medical Center
- Pre Admission Physicians Medical Center
- Select Specialty Hospital
- University of Tennessee Medical Center
- William C. Tallent VA Outpatient Clinic

HEALTHCARE FACILITIES

- American Cancer Society
- Baptist Sleep Institute
- Fort Sanders Women's Specialists
- Gastrointestinal Associates
- Northhaven Healthcare Center
- Physician's Surgery Center of Knoxville
- St. Mary's Ambulatory Surgery Center
- Tennessee Cancer Specialists
- Tennessee Orthopedic Clinic