

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



FOR LEASE

Property Information

- ◆ **New Construction; only one space remaining**
- ◆ Inline Retail 1,500 S.F. \$29.50 S.F. and \$4.50 CAM
- ◆ 85 parking spaces
- ◆ Less than 1 mile from I-75 with annual traffic count of 38,698 VPD
- ◆ Neighboring Clinton Industrial Park employing 6,500
- ◆ Traffic count: 31,000+ VPD

◆ Demographics	5 Miles	7 Miles	10 Miles
◆ Population	15,715	30,311	58,736
◆ Households	7,759	14,546	32,794
◆ Avg. Household Income	\$71,861	\$71,928	\$83,037

Peter Medlyn

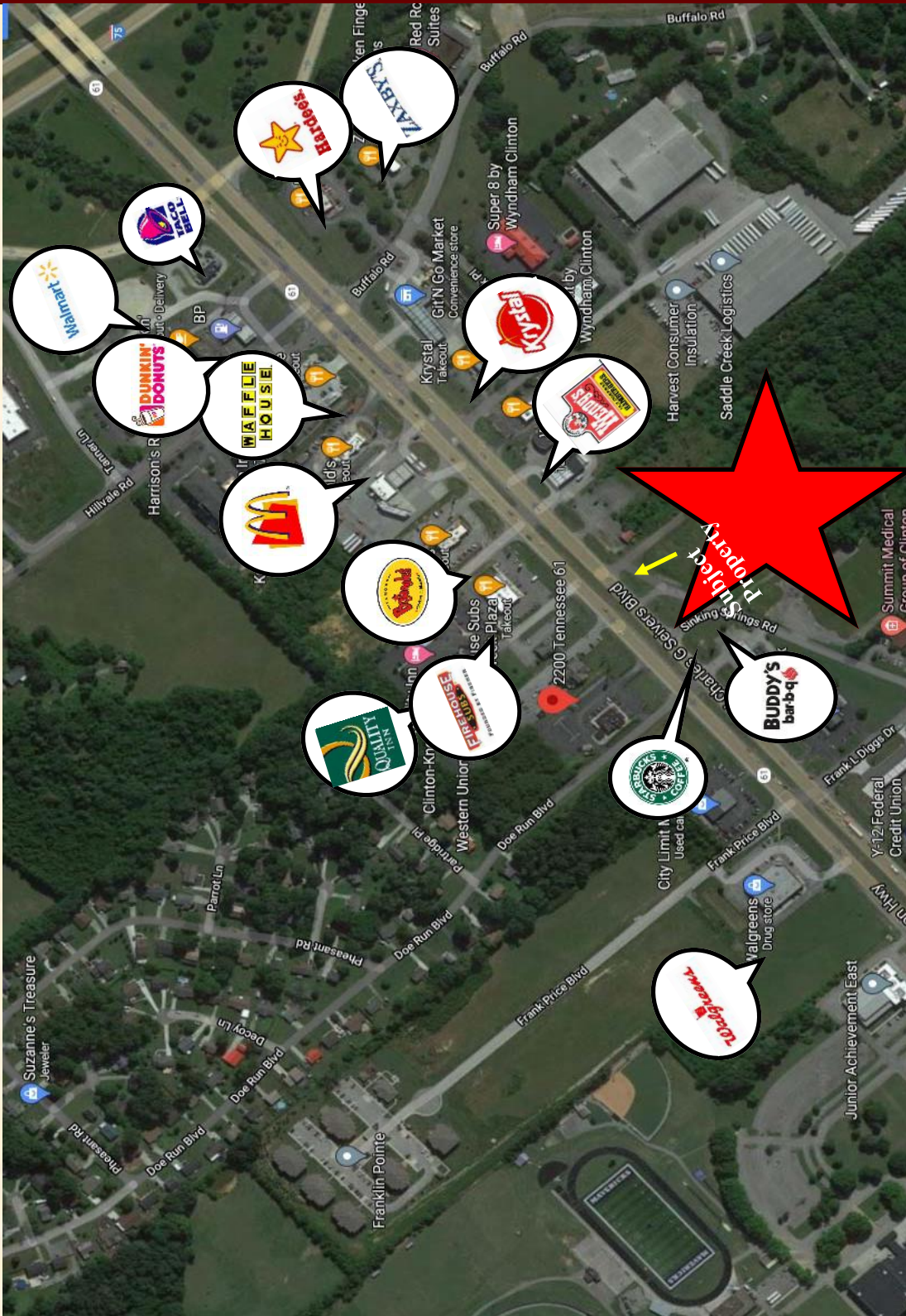
7216 Wellington Drive, Suite One
Knoxville, Tennessee 37919

(865) 599-2322

Peter@oliversmithrealty.com

OLIVER SMITH REALTY & DEVELOPMENT CO., INC.

www.oliversmithrealty.com



Peter Medlyn

7216 Wellington Drive, Suite One
Knoxville, Tennessee 37919
(865) 599-2322
Peter@oliversmithrealty.com



CONCEPTUAL SITE PLAN
SCALE: 1" = 30'

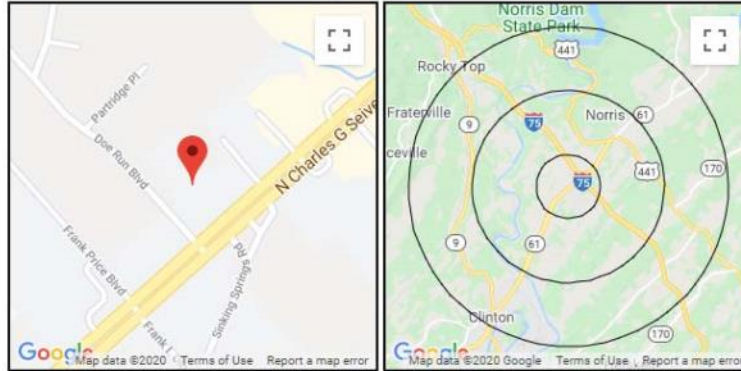
Peter Medlyn

7216 Wellington Drive, Suite One
Knoxville, Tennessee 37919
(865) 599-2322
Peter@oliversmithrealty.com



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

Peter Medlyn

7216 Wellington Drive, Suite One
Knoxville, Tennessee 37919
(865) 599-2322
Peter@oliversmithrealty.com

OLIVER SMITH REALTY & DEVELOPMENT CO., INC.

www.oliversmithrealty.com

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:

© 2020 Easy Analytic Software, Inc. 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.

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

Peter Medlyn

7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

(865) 599-2322

Peter@oliversmithrealty.com

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information contained in the following Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Oliver Smith Realty & Development Company Inc. and should not be made available to any other person or entity without the written consent of Oliver Smith Realty & Development Co. Inc. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Oliver Smith Realty & Development Co. Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Oliver Smith Realty & Development Co. Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement (s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Recipient also agrees not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Oliver Smith Realty & Development Co. Inc. The information contained in this Memorandum has been obtained from sources we believe to be reliable; however, Oliver Smith Realty & Development Co. Inc. has not verified, and will not verify, any of the information contained herein, nor has Oliver Smith Realty & Development Co. Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures and efforts to verify all the information set forth herein or provided by Oliver Smith Realty & Development Co. Inc.

