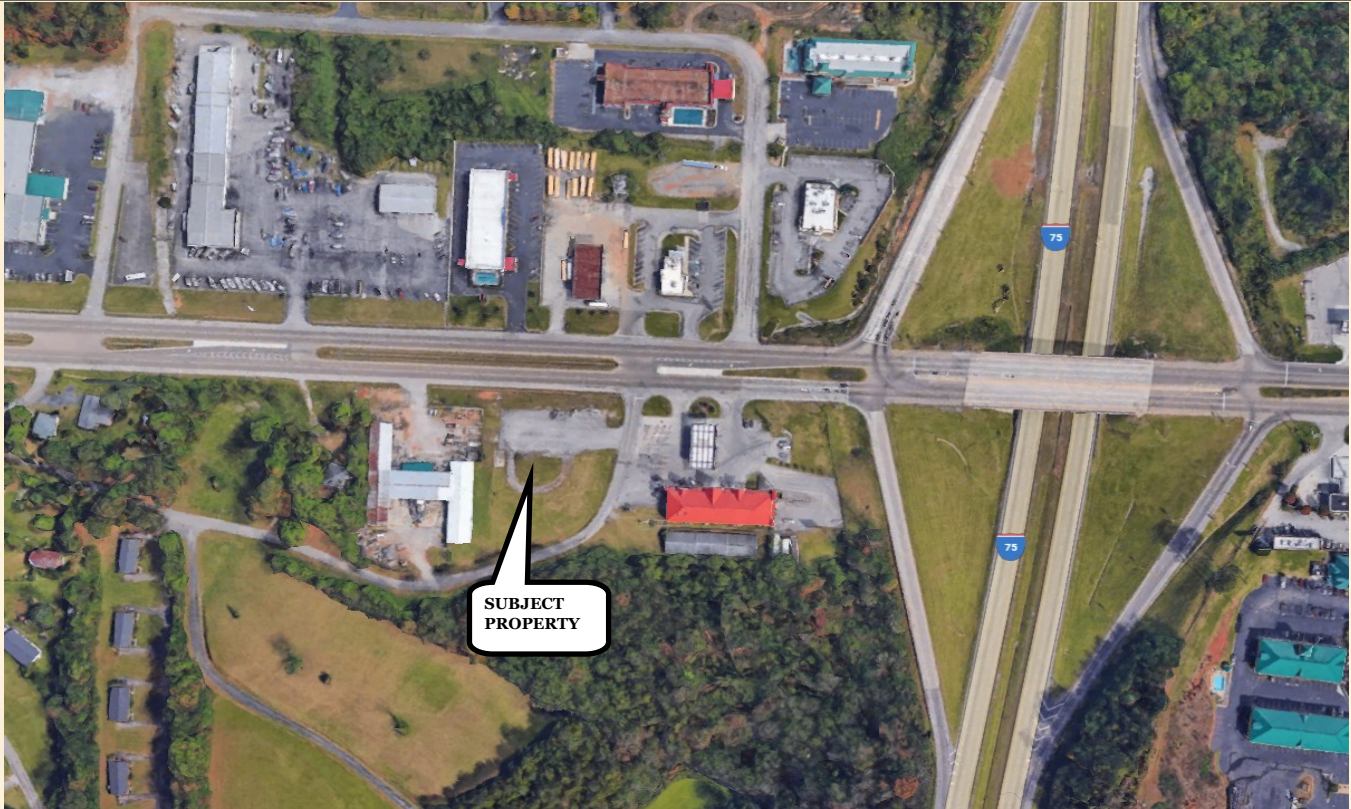


Commercial Parcel
1208 Highway 321 N
Lenoir City, TN



GROUND LEASE or BUILD-TO-SUIT OPPORTUNITY

Property Information

- ◆ +/- .83 acres
- ◆ Ground Lease: \$85,000 per year or Build-To-Suit Opportunity
- ◆ Zoning: C-4; Interchange Commercial District
- ◆ 220 ft of road frontage on Hwy 321; Full Access; Great visibility
- ◆ Traffic Count— 24,559 on Hwy 321; 58,302 on I-75

◆ Demographics	<u>3-Mile</u>	<u>5-Mile</u>	<u>10-Mile</u>
Population:	21,404	34,941	99,563
Average Household Income:	\$79,844	\$105,789	\$117,990

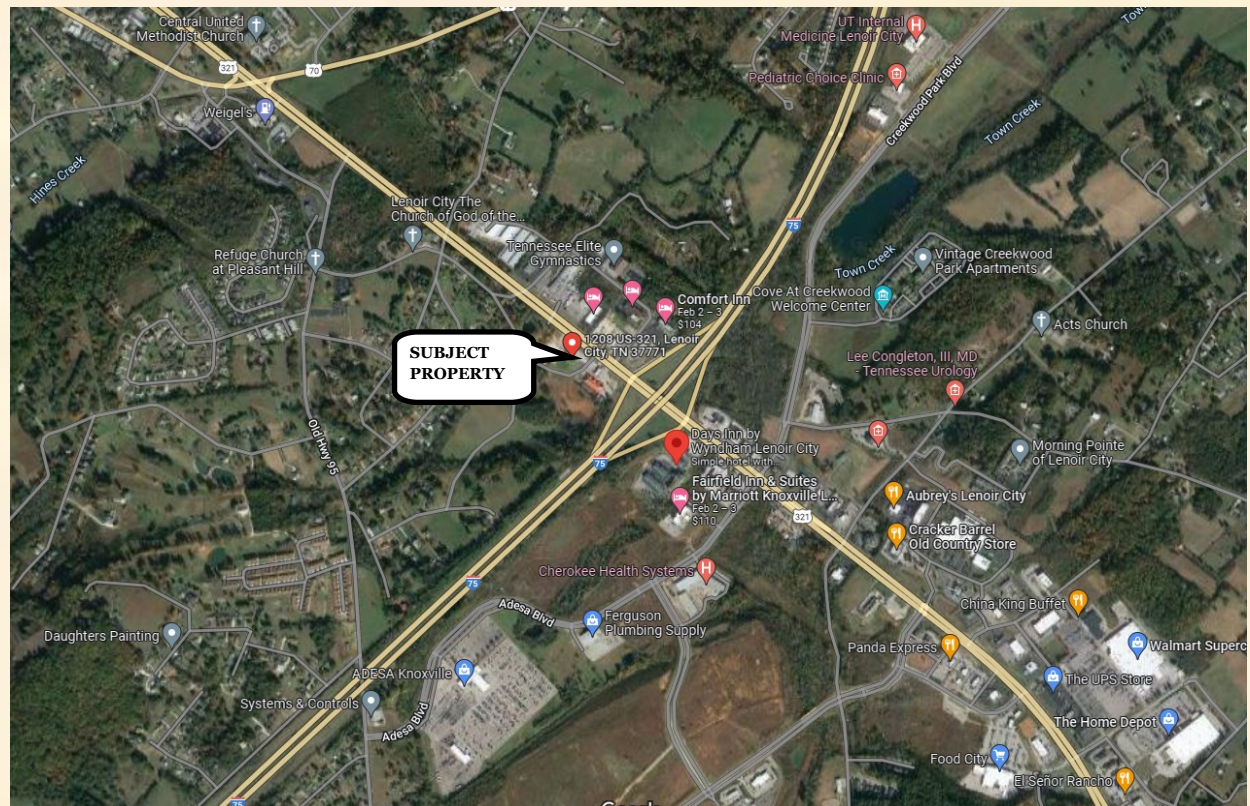
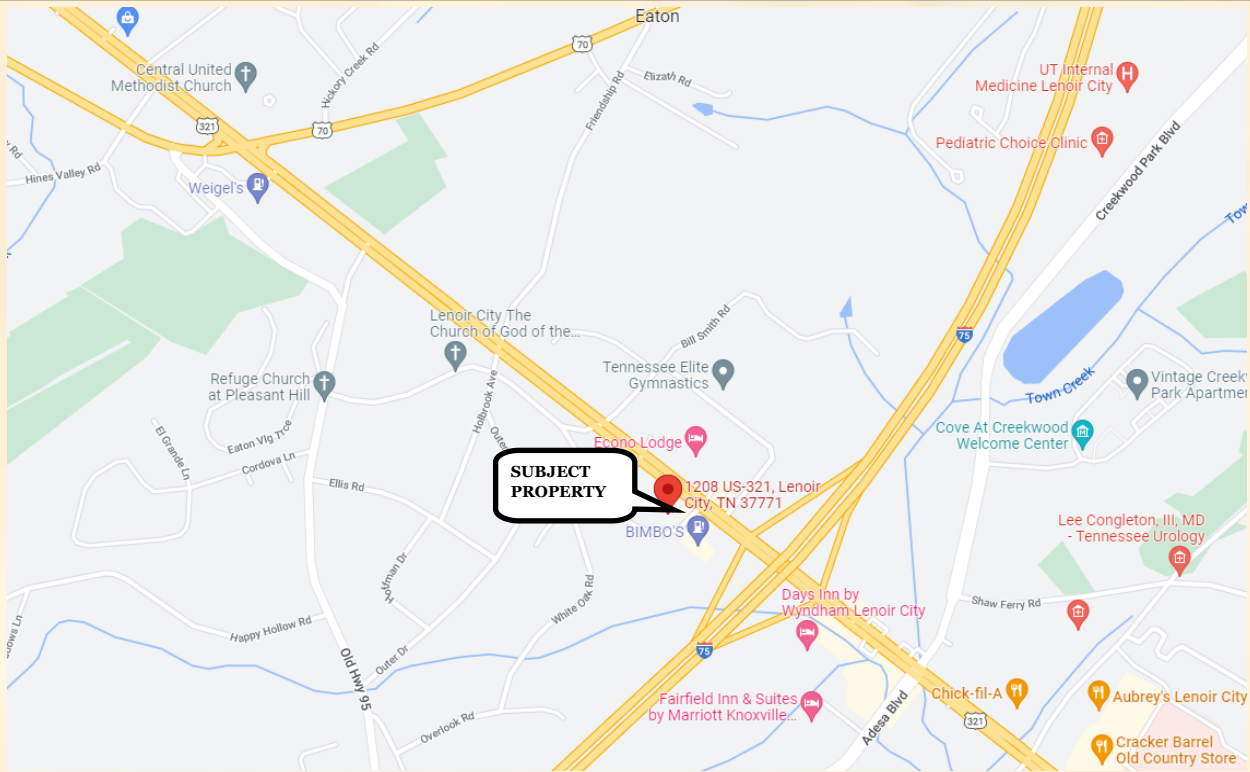
Will Sims

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Regional Map



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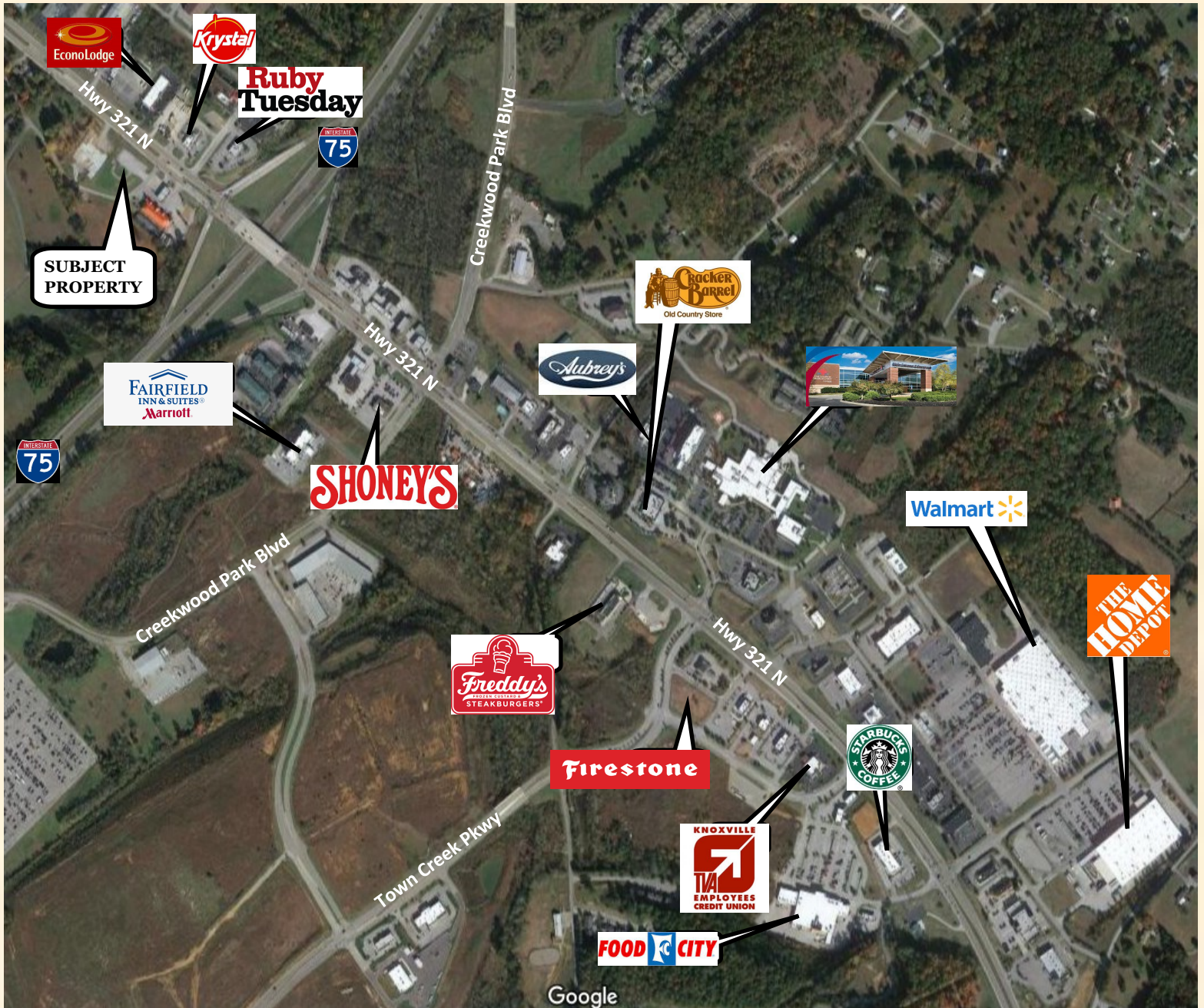
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Trade Area Aerial



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Aerial



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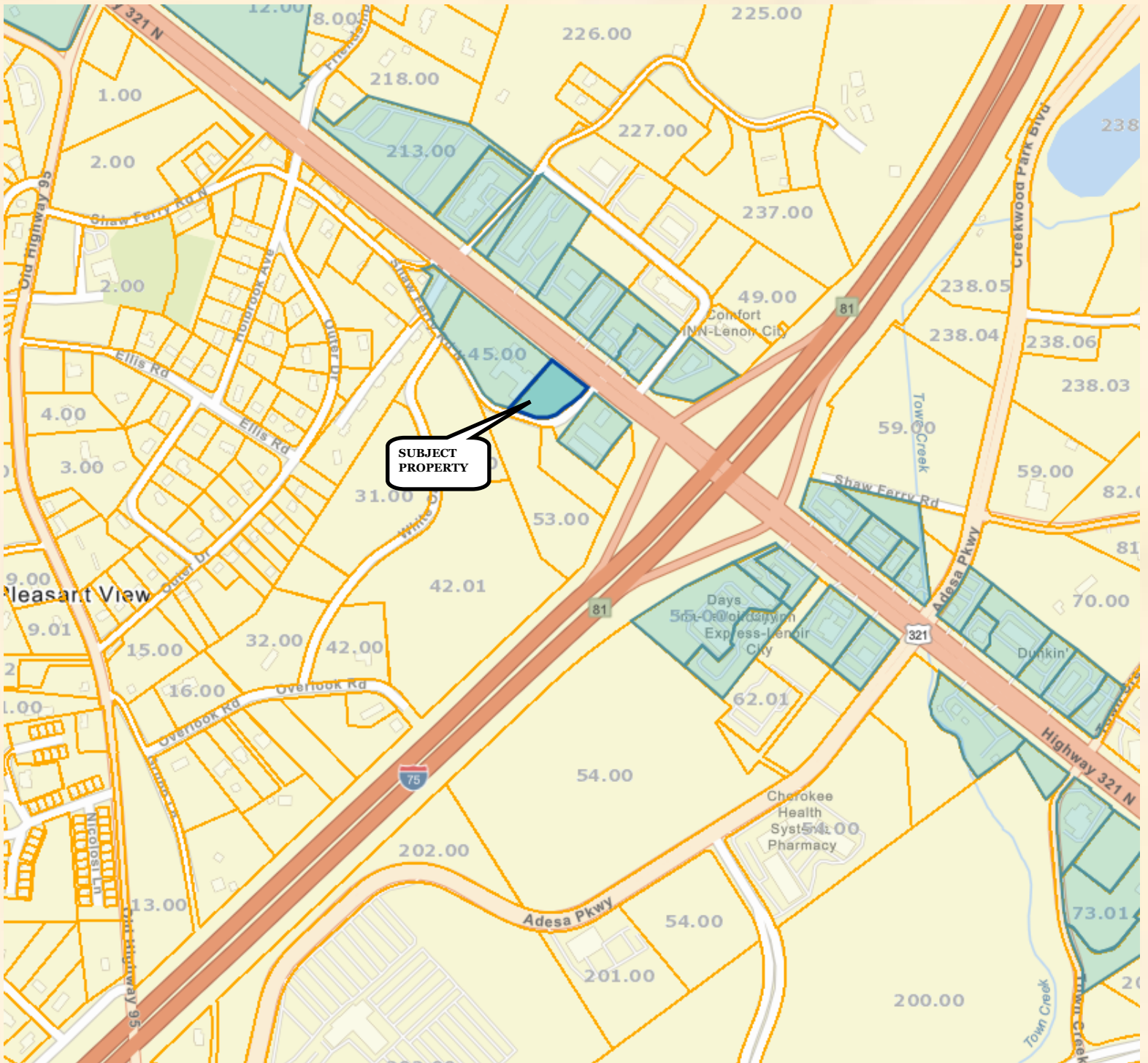
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Tax Map



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MLS Tax Suite Map



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C-4 Zoning

C-4; INTERCHANGE COMMERCIAL DISTRICT.

The purpose of this district is to provide for a commercial district relative to the needs which exist at Interstate interchanges, and to control development in order to preserve the integrity and safety of the area.

1. Permitted uses and structures.

- a. All uses permitted in the C-1, Central Business District.
- b. All uses permitted in the C-2, Highway Business District.
- c. Tourist related activities - all those permitted in the C-1 and C-2 districts.

2. Prohibited uses and structures. Any use or structure not specifically permitted is prohibited.

- a. The sale, storage, distribution or manufacturing of any pyrotechnics devices.
- b. Mobile homes, manufactured homes or other temporary structures.

(Amended by Loudon City Council 2/9/04.)

- c. Truck stops

3. Area regulations.

- a. Minimum lot width at building line.....50 ft.
- b. Minimum depth of front yard.....40 ft.
- c. Minimum depth of rear yard.....20 ft.
 - 1-story building.....15 ft.
 - 2-story building.....20 ft.
 - 3-story building.....25 ft.

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Demographics

11/17/22, 10:33 AM

Executive Summary

;



EASI Updated Site Selection Reports & Analysis Executive Summary

Address: 1208 N Hwy 321 Lenoir City, TN

Latitude: 35° : 49' : 46"

Longitude: -84° : 16' : 56"



Description	3 Miles	5 Miles	10 Miles
POPULATION BY YEAR			
Population (4/1/1990)	14,236	20,969	53,255
Population (4/1/2000)	15,271	24,621	73,373
Population (4/1/2010)	18,800	31,048	89,092
Population (1/1/2021)	21,404	34,941	99,563
Population (1/1/2026)	21,658	35,343	100,466
Percent Growth (2021/2010)	13.85	12.54	11.75
Percent Forecast (2026/2021)	1.19	1.15	0.91
HOUSEHOLDS BY YEAR			
Households (4/1/1990)	5,617	7,968	19,928
Households (4/1/2000)	6,228	9,567	28,692
Households (4/1/2010)	7,503	11,841	35,065
Households (1/1/2021)	8,633	13,466	39,457
Households (1/1/2026)	8,739	13,619	39,759
Percent Growth (2021/2010)	15.06	13.72	12.53
Percent Forecast (2026/2021)	1.23	1.14	0.77
GENERAL POPULATION CHARACTERISTICS			
Median Age	42.0	43.5	46.9
Male	10,555	17,388	49,403
Female	10,849	17,553	50,160
Density	433.6	441.6	327.5
Urban	17,540	26,828	72,029
Rural	3,864	8,113	27,534
GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2021)	8,633	13,466	39,457
Families	5,133	8,889	28,026
Non-Family Households	3,500	4,577	11,431
Average Size of Household	2.46	2.57	2.50

<https://www.easidemographics.com/cgi-bin/site.exe>

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Demographics

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Executive Summary

Median Age of Householder	55.3	55.0	56.9
Median Value Owner Occupied (\$)	148,297	185,246	232,742
Median Rent (\$)	447	486	639
Median Vehicles Per Household	2.3	2.4	2.5

GENERAL HOUSING CHARACTERISTICS

Housing, Units	9,416	14,619	43,325
Housing, Owner Occupied	6,830	11,309	33,679
Housing, Renter Occupied	1,803	2,157	5,778
Housing, Vacant	783	1,153	3,868

POPULATION BY RACE

White Alone	18,741	30,820	89,048
Black Alone	173	441	1,638
Asian Alone	319	1,005	3,314
American Indian and Alaska Native Alone	135	161	341
Other Race Alone	1,558	1,830	3,624
Two or More Races	478	684	1,598

POPULATION BY ETHNICITY

Hispanic	2,792	3,402	6,357
White Non-Hispanic	17,646	29,428	86,432

GENERAL INCOME CHARACTERISTICS

Total Personal Income (\$)	695,033,875	1,439,003,686	4,680,090,817
Total Household Income (\$)	689,293,438	1,424,556,991	4,655,512,437
Median Household Income (\$)	61,820	77,771	88,849
Average Household Income (\$)	79,844	105,789	117,990
Per Capita Income (\$)	32,472	41,184	47,006

RETAIL SALES

Total Retail Sales (including Food Services) (\$)	608,588	847,287	3,934,782
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CONSUMER EXPENDITURES

Total Annual Expenditures (\$000)	571,040.8	978,500.5	2,990,855.5
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EMPLOYMENT BY PLACE OF BUSINESS

Employees, Total (by Place of Work)	6,463	11,009	42,796
Establishments, Total (by Place of Work)	463	788	2,595

EASI QUALITY OF LIFE

EASI Quality of Life Index (US Avg=100)	108	109	108
EASI Total Crime Index (US Avg=100; A=High)	104	81	66
EASI Weather Index (US Avg=100)	114	113	113

BLOCK GROUP COUNT	13	18	51
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Footnotes:

© 2021 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 1/1/2021 unless otherwise stated.

Easy Analytic Software, Inc.
101 Haag Avenue, Bellmawr, NJ 08031

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DISCLOSURE

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