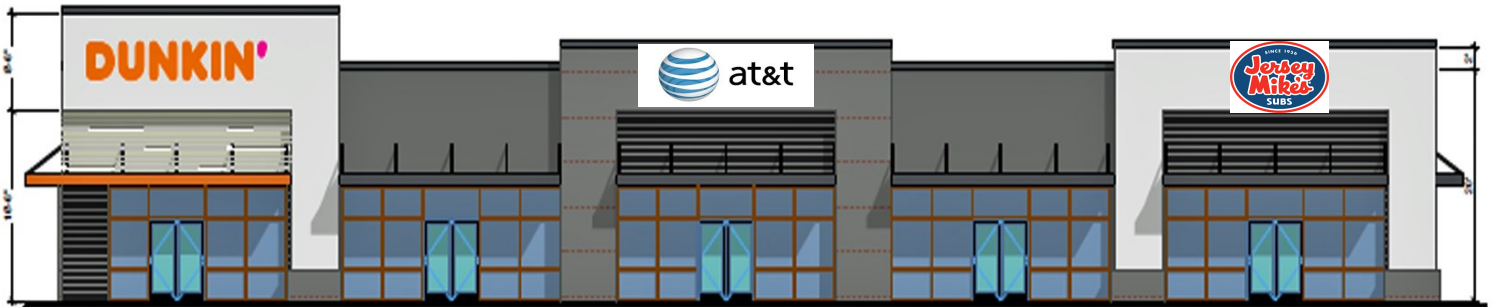


Commercial Retail Center
2230 Jacksboro Pike
Lafollette, TN



Dunkin Donuts Retail Center

Property Information

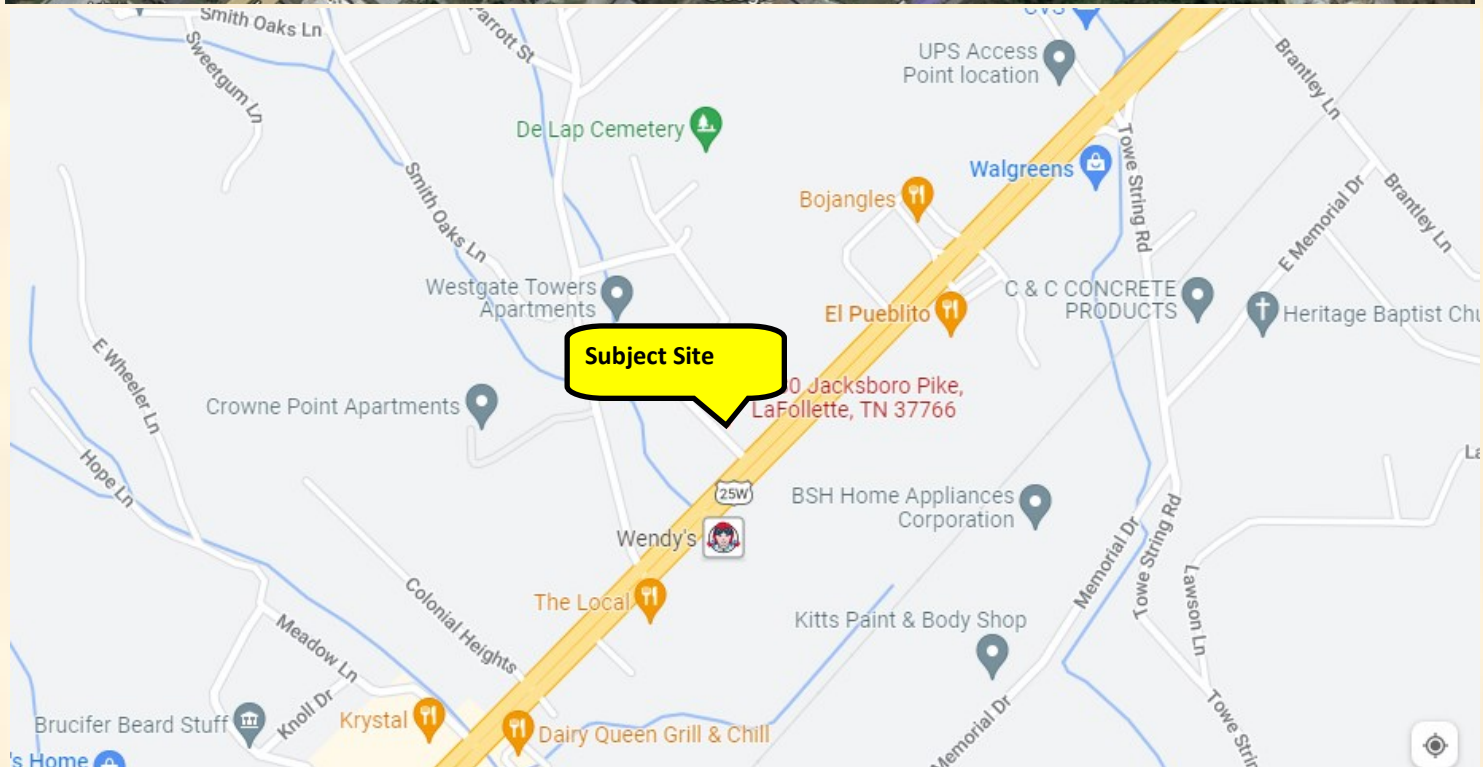
- ◆ 1,763 sq. ft.
- ◆ Triple Net Lease Rate \$28 sq. ft.
- ◆ Expenses \$5 sq. ft.
- ◆ **Traffic Counts:** 29,687 on Jacksboro Pike
- ◆ Dunkin Donuts Drive Thru, AT&T and Jersey Mike's (Co-Tenants)
- ◆ **Nearby Retailers:** Burger King, Pizza Hut, Food City and Wendy's
- ◆ **Demographics:**

	1-Mile	3-Mile	5-Mile
Population :	8,319	56,975	138,007
Average Household Income:	\$78,058	\$67,173	\$67,724

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Regional Map



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Trade Area Aerial



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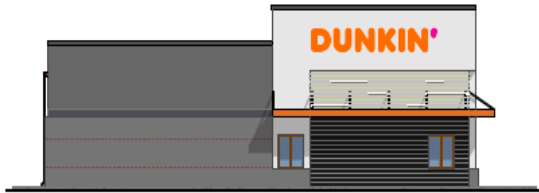
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Elevations



1 FACADE SIGNAGE ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

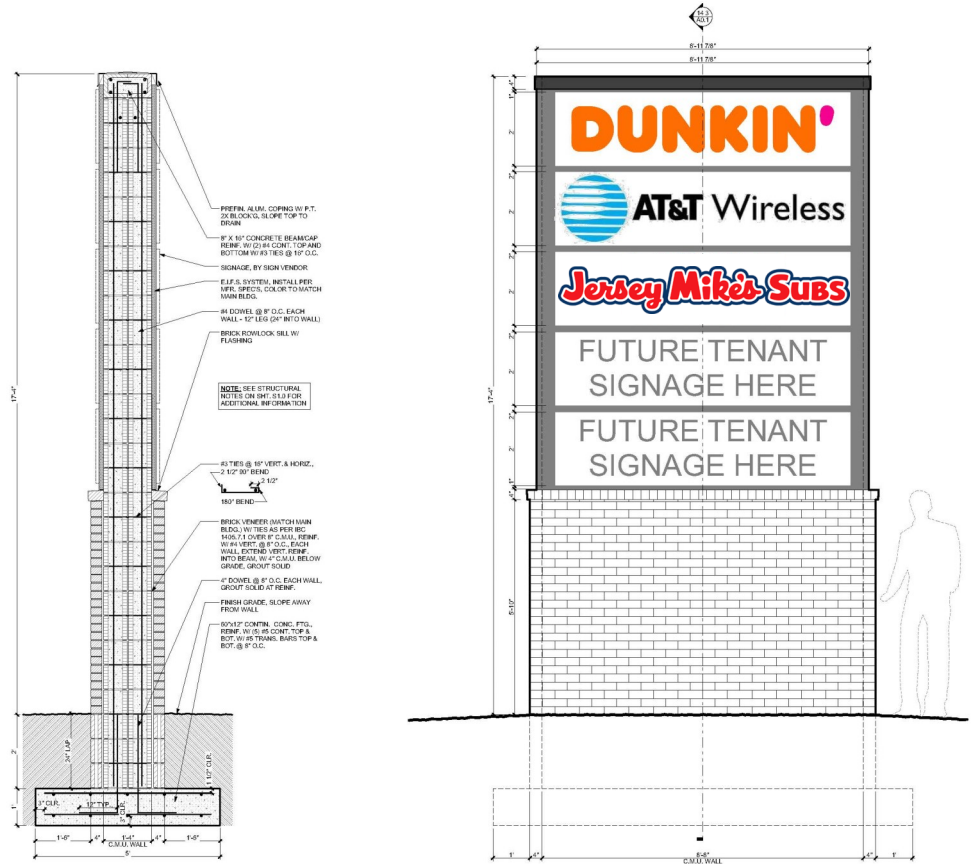
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Signage



1 SITE SIGNAGE DETAILS
SCALE: 3/8" = 1'-0"

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Demographics

Description	1 Miles	3 Miles	5 Miles
POPULATION BY YEAR			
Population (4/1/1990)	7,554	45,462	109,255
Population (4/1/2000)	8,016	47,878	112,985
Population (4/1/2010)	7,591	51,655	124,945
Population (1/1/2021)	8,319	56,975	138,007
Population (1/1/2026)	8,403	57,540	139,346
Percent Growth (2021/2010)	9.59	10.30	10.45
Percent Forecast (2026/2021)	1.01	0.99	0.97
HOUSEHOLDS BY YEAR			
Households (4/1/1990)	3,264	19,691	45,235
Households (4/1/2000)	3,519	21,555	48,696
Households (4/1/2010)	3,437	23,130	52,929
Households (1/1/2021)	3,775	25,575	58,653
Households (1/1/2026)	3,801	25,746	59,039
Percent Growth (2021/2010)	9.83	10.57	10.81
Percent Forecast (2026/2021)	0.69	0.67	0.66
GENERAL POPULATION CHARACTERISTICS			
Median Age	43.3	40.8	39.7
Male	3,985	27,078	66,411
Female	4,334	29,897	71,596
Density	1,809.3	1,968.3	1,649.5
Urban	8,319	56,975	135,094
Rural	0	0	2,913
GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2021)	3,775	25,575	58,653
Families	2,240	14,775	35,364
Non-Family Households	1,535	10,800	23,289
Average Size of Household	2.20	2.21	2.31
Median Age of Householder	55.1	53.5	52.6
Median Value Owner Occupied (\$)	146,335	121,896	131,480
Median Rent (\$)	502	573	562
Median Vehicles Per Household	2.3	2.1	2.1

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Demographics

GENERAL HOUSING CHARACTERISTICS			
Housing, Units	4,325	29,110	67,054
Housing, Owner Occupied	2,585	16,557	36,804
Housing, Renter Occupied	1,190	9,018	21,849
Housing, Vacant	550	3,535	8,401
POPULATION BY RACE			
White Alone	7,490	47,546	102,932
Black Alone	455	5,252	25,461
Asian Alone	50	642	1,707
American Indian and Alaska Native Alone	25	200	461
Other Race Alone	143	2,217	4,631
Two or More Races	156	1,118	2,815
POPULATION BY ETHNICITY			
Hispanic	285	3,081	6,790
White Non-Hispanic	7,320	46,321	100,281
GENERAL INCOME CHARACTERISTICS			
Total Personal Income (\$)	297,099,137	1,736,655,745	4,044,894,253
Total Household Income (\$)	294,669,246	1,717,943,541	3,972,226,828
Median Household Income (\$)	59,369	53,647	52,282
Average Household Income (\$)	78,058	67,173	67,724
Per Capita Income (\$)	35,713	30,481	29,309
RETAIL SALES			
Total Retail Sales (including Food Services) (\$)	14,261	666,137	2,082,809
CONSUMER EXPENDITURES			
Total Annual Expenditures (\$000)	245,557.0	1,565,145.1	3,499,051.0
EMPLOYMENT BY PLACE OF BUSINESS			
Employees, Total (by Place of Work)	661	11,907	37,909
Establishments, Total (by Place of Work)	83	927	2,167

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