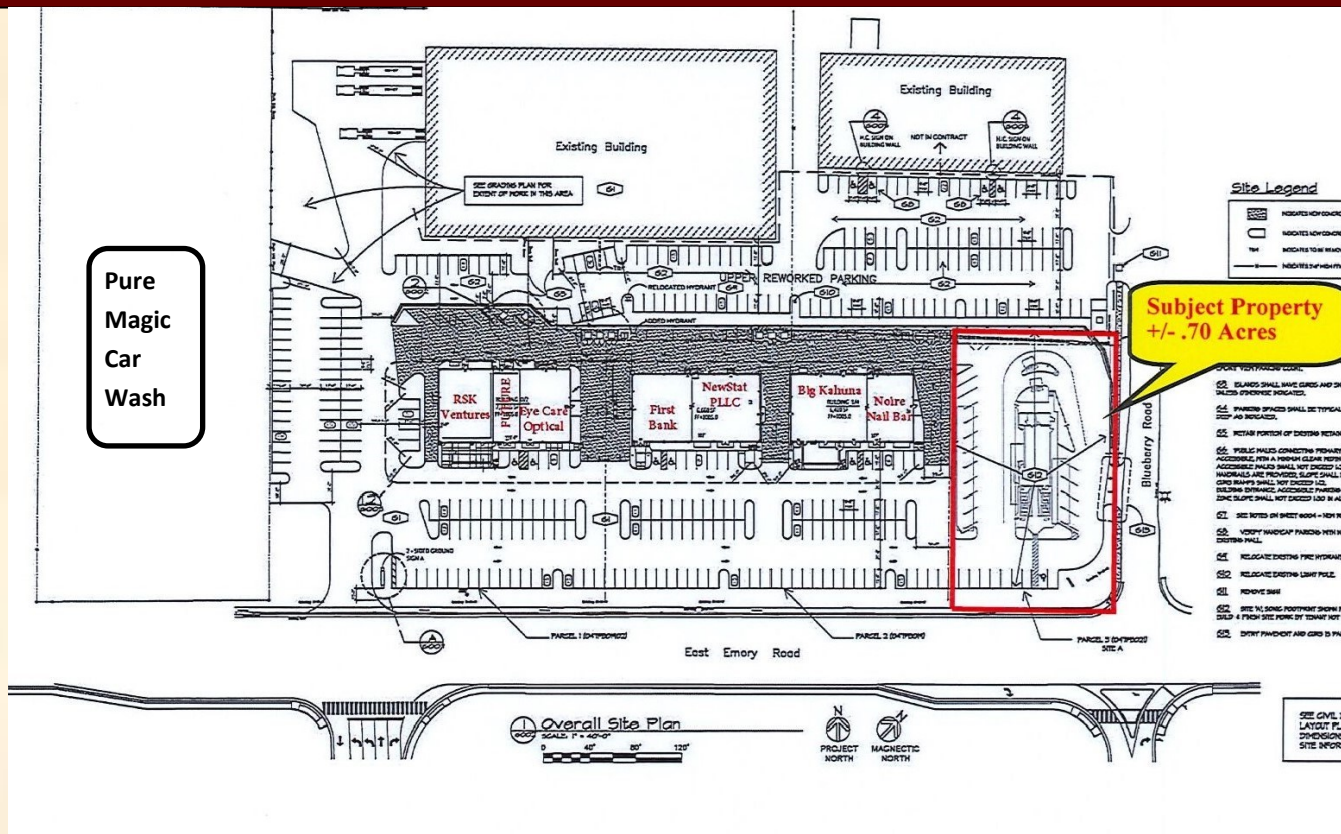


Emory View Development

229 E. Emory Road, Powell, Tennessee



**Ground Lease
 Out Parcel Available**

Property Information

- ◆ Ground Lease or Build-to Suit Opportunity
- ◆ Build-to Suit pricing upon request; **\$85,000** per year NNN Ground Lease
- ◆ Traffic signal access / High visibility
- ◆ Tremendous Residential & Retail growth market
- ◆ Free standing Drive-Thru opportunity
- ◆ Traffic Count: E. Emory and I-75: +/- 65,000
- ◆ Traffic Count: E. Emory and Emory Rd: +/- 25,000
- ◆ Demographics:

	<u>3-mile</u>	<u>5-mile</u>	<u>10-mile</u>
Population:	30,097	94,873	351,427
Avg Household Income:	\$91,282	\$75,658	\$78,131

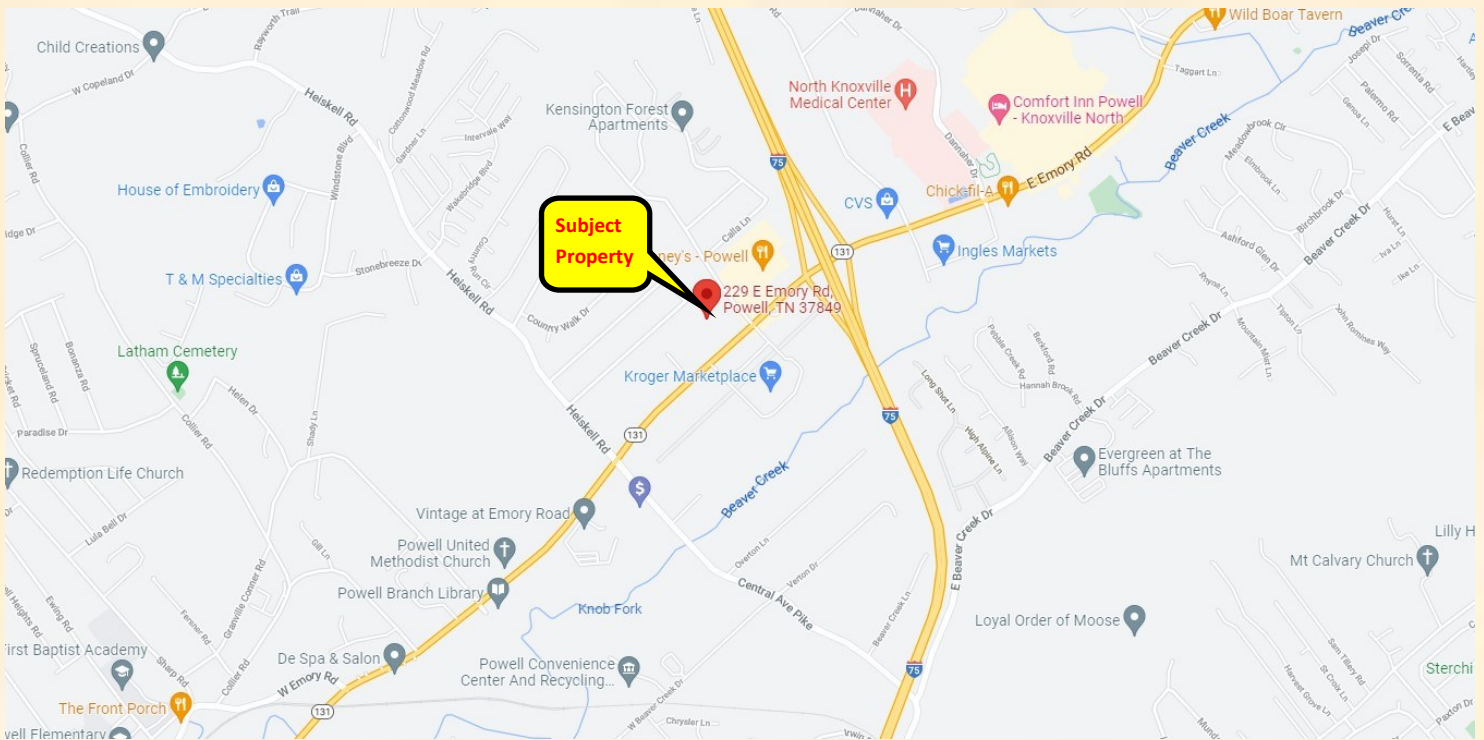
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Regional Map



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Retail Arial



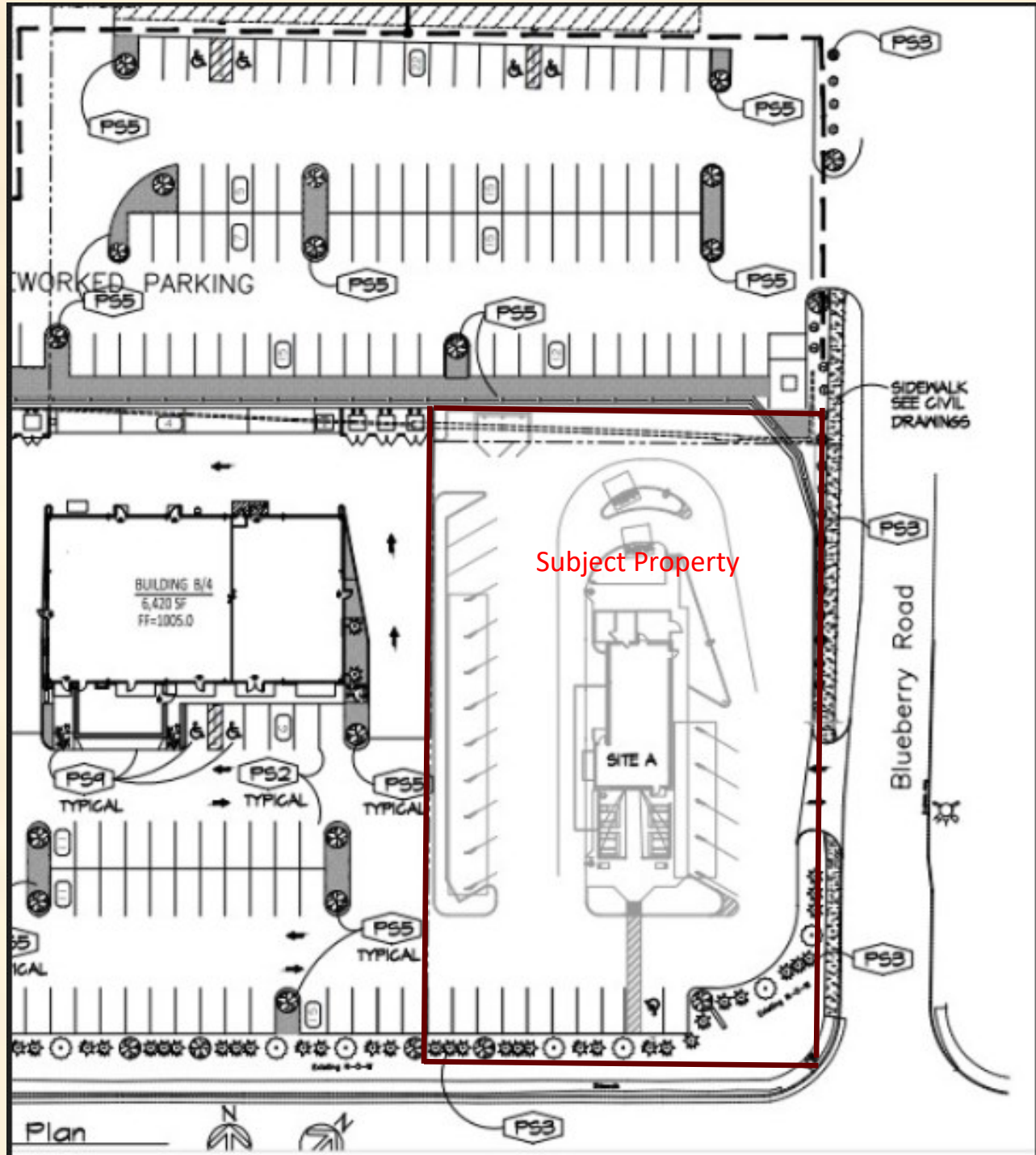
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Proposed Site Plan



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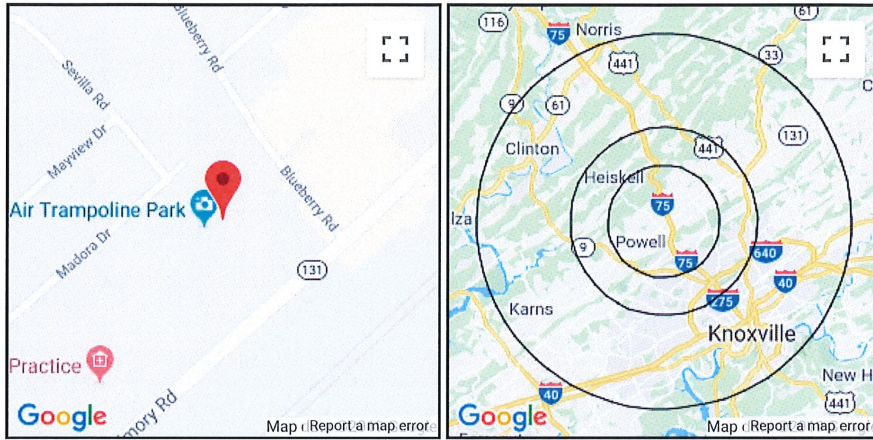
Demographics

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

Address: 229 East Emory Road, Knoxville TN
 Latitude: 36° : 02' : 48"
 Longitude: -84° : 00' : 19"



Description	3 Miles	5 Miles	10 Miles
POPULATION BY YEAR			
Population (4/1/1990)	17,944	65,646	269,445
Population (4/1/2000)	23,604	77,111	296,759
Population (4/1/2010)	27,699	87,573	326,560
Population (1/1/2019)	30,097	94,873	351,427
Population (1/1/2024)	31,091	98,030	362,373
Percent Growth (2019/2010)	8.66	8.34	7.61
Percent Forecast (2024/2019)	3.30	3.33	3.11
HOUSEHOLDS BY YEAR			
Households (4/1/1990)	7,024	26,751	109,433
Households (4/1/2000)	9,425	32,418	125,366
Households (4/1/2010)	11,113	36,681	136,399
Households (1/1/2019)	12,056	39,656	146,907
Households (1/1/2024)	12,440	40,921	151,456
Percent Growth (2019/2010)	8.49	8.11	7.70
Percent Forecast (2024/2019)	3.19	3.19	3.10
GENERAL POPULATION CHARACTERISTICS			
Median Age	39.7	38.6	36.8
Male	14,527	45,523	170,928
Female	15,570	49,350	180,499
Density	1,205.9	1,262.4	1,070.5
Urban	28,639	90,622	326,197
Rural	1,458	4,251	25,230

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Demographics

GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2019)	12,056	39,656	146,907
Families	8,498	25,983	88,324
Non-Family Households	3,558	13,673	58,583
Average Size of Household	2.47	2.38	2.31
Median Age of Householder	51.3	50.8	49.5
Median Value Owner Occupied (\$)	160,482	140,322	147,938
Median Rent (\$)	654	600	617
Median Vehicles Per Household	2.4	2.2	2.1
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	12,939	43,454	163,604
Housing, Owner Occupied	9,065	25,986	85,793
Housing, Renter Occupied	2,991	13,670	61,114
Housing, Vacant	883	3,798	16,697
POPULATION BY RACE			
White Alone	28,003	80,888	287,213
Black Alone	810	7,558	39,709
Asian Alone	364	1,176	6,450
American Indian and Alaska Native Alone	99	357	1,254
Other Race Alone	301	2,397	7,243
Two or More Races	520	2,497	9,558
POPULATION BY ETHNICITY			
Hispanic	745	4,558	15,575
White Non-Hispanic	27,639	79,093	280,193
GENERAL INCOME CHARACTERISTICS			
Total Household Income (\$)	1,100,491,640	3,000,278,078	11,478,028,543
Median Household Income (\$)	76,678	61,276	58,668
Average Household Income (\$)	91,282	75,658	78,131
Per Capita Income (\$)	36,740	31,794	33,227
RETAIL SALES			
Total Retail Sales (including Food Services) (\$)	672,270	1,808,282	6,739,133
CONSUMER EXPENDITURES			
Total Annual Expenditures (\$000)	829,392.9	2,492,042.8	9,043,810.1
EMPLOYMENT BY PLACE OF BUSINESS			
Employees, Total (by Place of Work)	7,953	28,618	166,814
Establishments, Total (by Place of Work)	572	1,638	8,092
EASI QUALITY OF LIFE			
EASI Quality of Life Index (US Avg=100)	108	105	105
EASI Total Crime Index (US Avg=100; A=High)	68	99	106
EASI Weather Index (US Avg=100)	106	106	108
BLOCK GROUP COUNT	12	45	191

Footnotes:

© 2019 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 1/1/2019 unless otherwise stated.

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 101 Haag Avenue, Bellmawr, NJ 08031

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Additional Pages

Exhibit "G"

LANDLORD'S WORK

Landlord shall deliver the Property in a fine-graded condition with all utilities, including but not limited to sewer, water, electric, gas and telephone, brought to the Property line and made adequate and available for Tenant's Permitted Use with cross easements to traffic signal.

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DISCLOSURE

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.

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