



Office/Retail for Lease

949 Broadway Street
Knoxville, TN 37917



Contacts:

Ryan Matthews
(865) 320-0646

ryan@greenbrier-rea.com



Greenbrier Real Estate Advisors
2099 Thunderhead Rd. Suite 204
Knoxville, TN 37922
www.greenbrier-rea.com

Property Details

Name	Office/Retail for Lease ~ N. Broadway
Address	949 N Broadway Street Knoxville, TN 37917
Building Size	2,932 +/- SF
Price	**See Agent

Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	8,850	80,999	155,560
Average Household Income	\$44,882	\$38,994	\$48,753

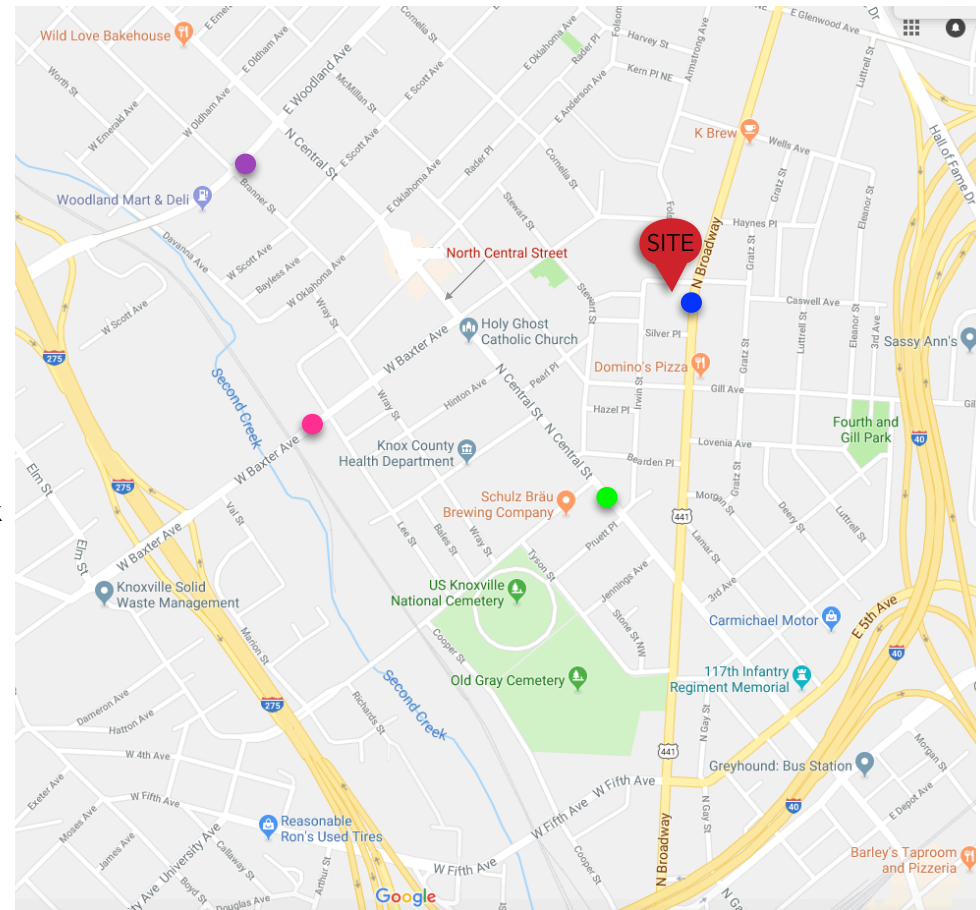
Market Overview

- Located on SW Corner of Caswell Avenue & N Broadway Street
- Centrally located near historic neighborhoods of Old North Knox and 4th & Gill and only 1.5 miles from Downtown Knoxville
- Growing entertainment and restaurant area
- Area retailers include: Three Rivers Market, Central Flats & Taps, K Brew, Schultz Brau Brewing Company, etc...

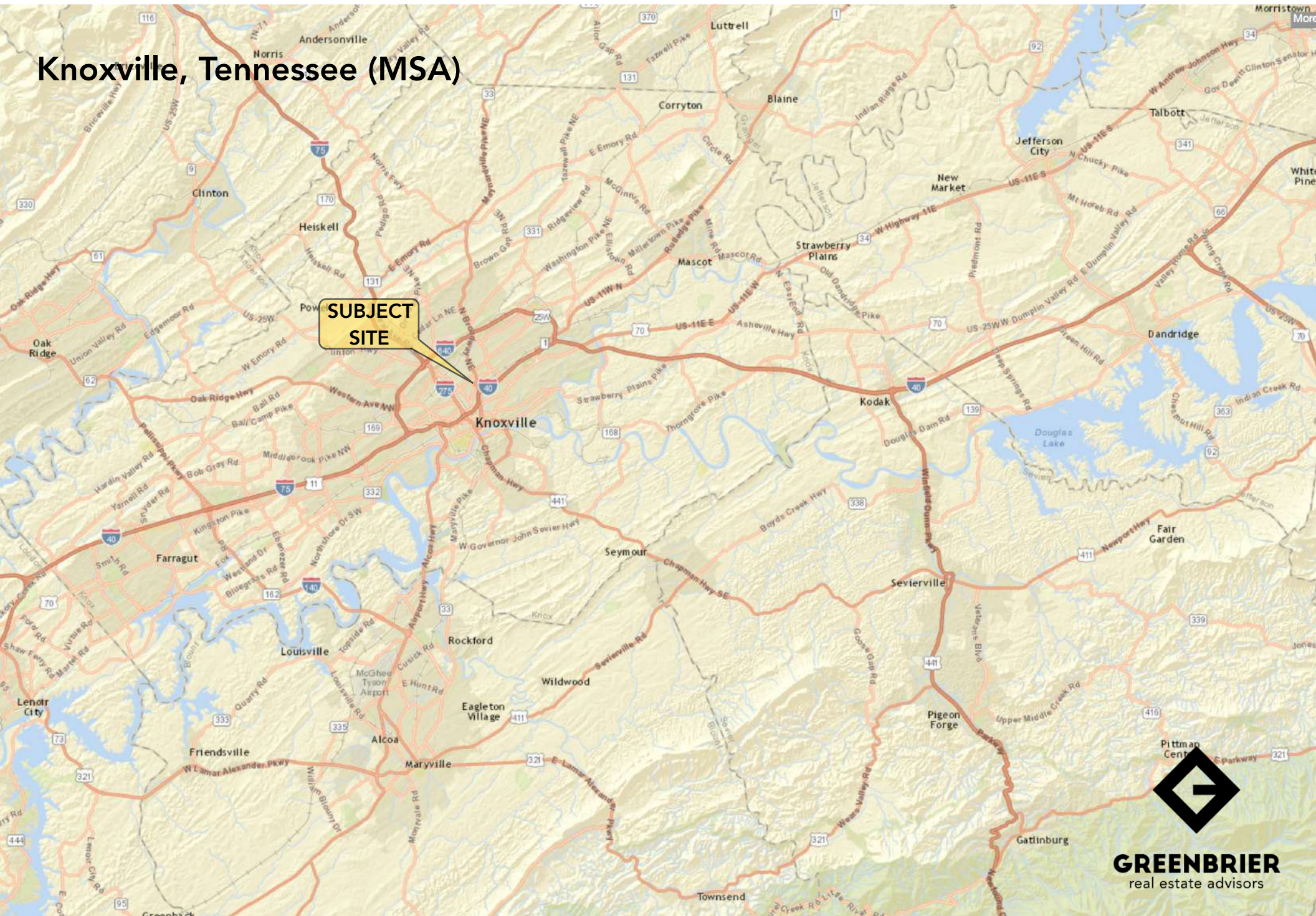
Traffic Counts

N Broadway Street	28,690 ADT	●
N Central Street	8,139 ADT	●
W Woodland Avenue	15,309 ADT	●
W Baxter Avenue	7,786 ADT	●

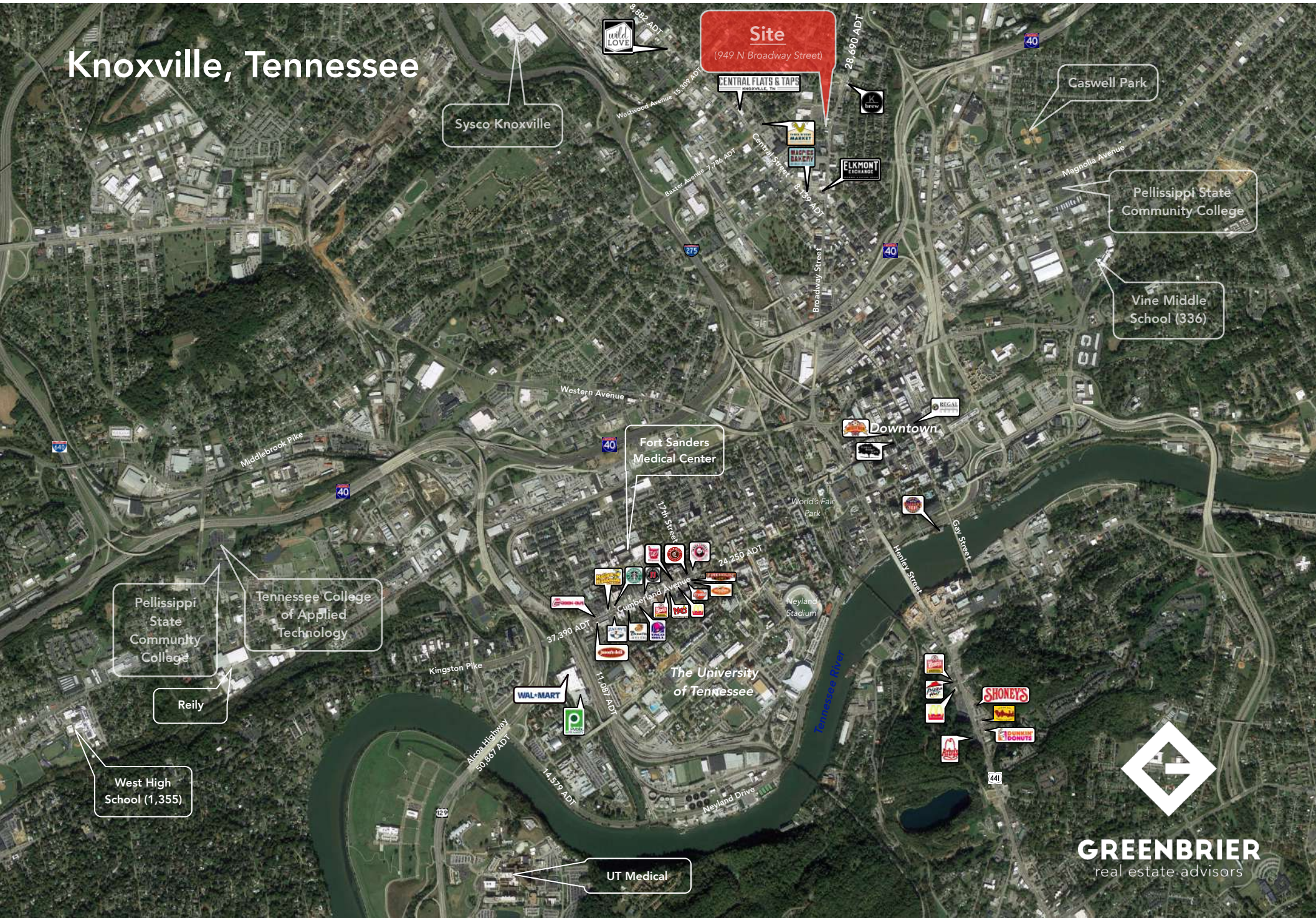
Map

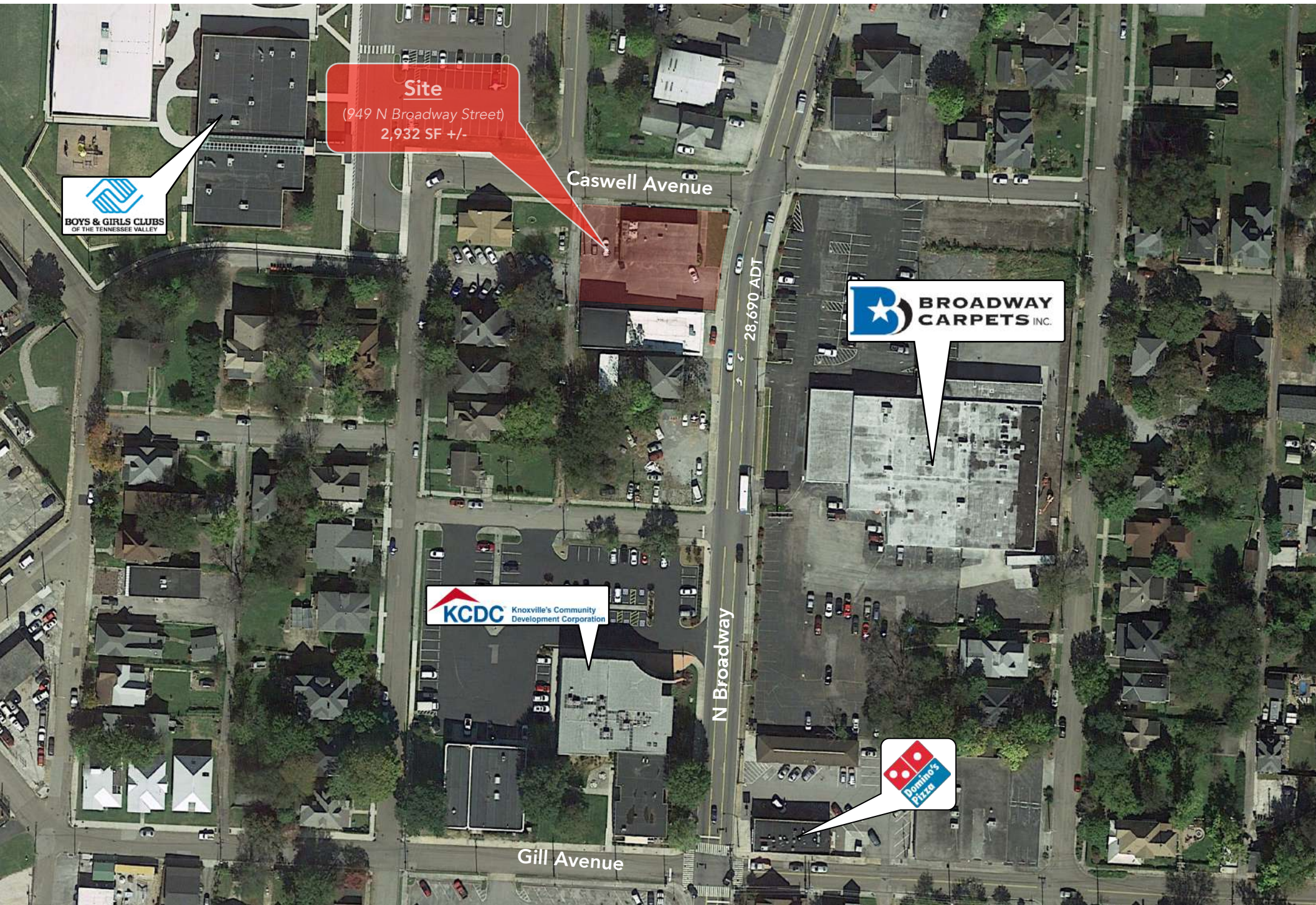


Knoxville, Tennessee (MSA)

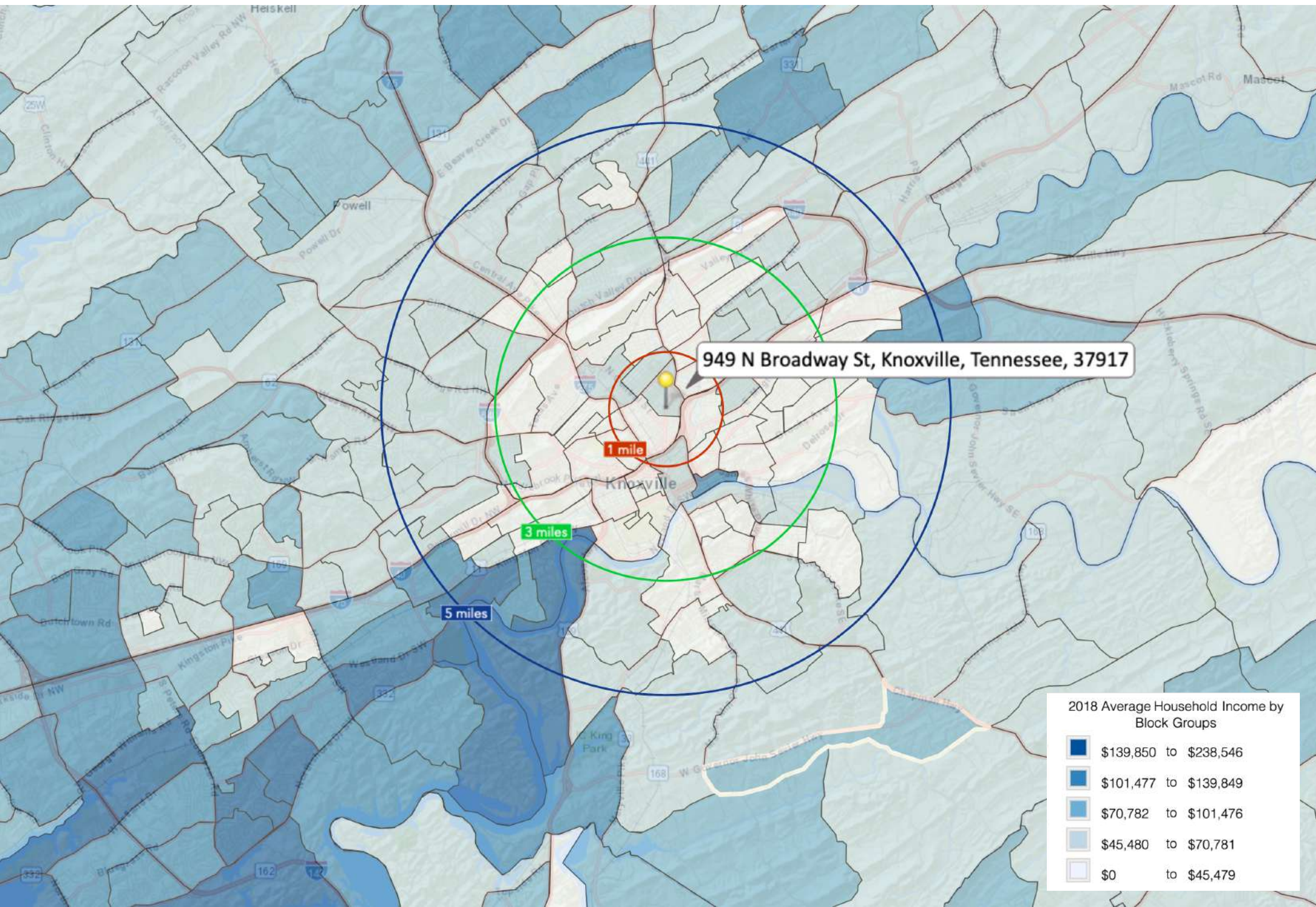


Knoxville, Tennessee









(5 Mile Radius)

KEY FACTS

155,560

Population



Average
Household Size

34.0

Median Age

\$33,646

Median Household
Income

EDUCATION

12%

No High
School
Diploma



29%

High School
Graduate



31%

Some
College



27%

Bachelor's/Grad/Prof
Degree

2018 Daytime Population

2018 Total Daytime
Population

200,975

2018 Daytime Population:
Workers

117,138

2018 Daytime Population:
Residents

83,837

BUSINESS



7,117

Total Businesses



115,195

Total Employees

Total Retail Sales



\$2,556,850,402

Total Retail Sales

EMPLOYMENT



White Collar

61%



Blue Collar

20%



Services

20%

3.9%

Unemployment
Rate

949 N Broadway St, Knoxville, Tennessee, 37917

Average Household Income



\$48,753

2017 Average Household
Income

ANNUAL HOUSEHOLD SPENDING



\$1,311

Apparel &
Services



\$107

Computers &
Hardware



\$2,139

Eating Out



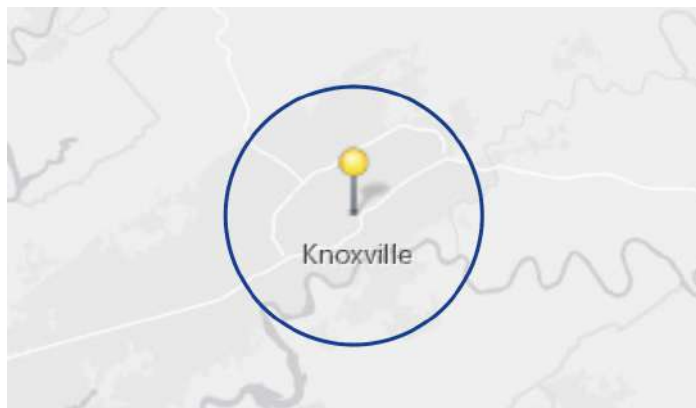
\$3,105

Groceries



\$3,371

Health Care



MARKET ECONOMIC INFORMATION

POPULATION FIGURES

Knoxville, TN DMA 1,346,917
 Ranked 62nd out of 210
 DMA markets in U.S.

KNOXVILLE, TN MSA 837,571

CITY OF KNOXVILLE POPULATION 178,874

KNOX COUNTY POPULATION 432,226

TOP EMPLOYERS

	Employees
1. U.S. Department of Energy – Oak Ridge	12,927
2. Covenant Health	9,016
3. University of Tennessee	8,754
4. Mercy Health Partners	5,711
5. Wal-Mart Stores	4,869
6. K-VA-T Food Stores (Food City)	3,853
7. State of Tennessee	3,834
8. University Health Systems	3,727
9. Knoxville County Government	3,021
10. Denso Manufacturing	3,000
11. Clayton Homes	2,695
12. Dollywood	2,573
13. Blount Memorial Hospital	2,180
14. Blount County Schools	2,100
15. Yum Brands	2,000

MSA SECTOR BREAKDOWN ON EMPLOYMENT

Industry	Employees
Construction	17,200
Finance, Insurance, Real Estate	15,100
Government	55,200
Manufacturing – Total	47,700
– Durable Goods	32,000
– Nondurable Goods	15,700
Services	96,400
Trade	91,000
Transportation, Communications, & Public Utilities	15,600

UNIVERSITIES & COLLEGES

	Enrollment
The University of Tennessee	26,877
Pellissippi State Community College	11,259
Roane State Comm. College (Harriman)	6,801
Tusculum College (Greeneville)	2,128
Carson Newman	1,713
Bryan College (Dayton)	1,466
Maryville College	1,213
Tennessee Wesleyan College	1,080
South College	1,010
Johnson University	845

AREA HOSPITALS

	# of Beds
University of Tennessee Medical Center	581
Fort Sanders Regional Medical Center	517
St. Mary's Medical Center	473
Baptist Hospital of East Tennessee	329
Parkwest Medical Center	320
Lakeshore Mental Health Institute	250
East Tennessee Children's Hospital	240

KNOXVILLE, TENNESSEE [MARKET TRADE AREA PROFILE]

LEGEND:

- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- TERTIARY TRADE AREA

